



# Clearwood

Community Newsletter  
Summer 2018



## 2018 Consumer Confidence Report

The 2018 Clearwood Water System Consumer Confidence Report is available online at: [www.clearwood-yelm.com/waterfiles/CCR2018.pdf](http://www.clearwood-yelm.com/waterfiles/CCR2018.pdf). Please remember to keep your (and your renter's) phone numbers up to date with the office. If there is an emergency, we will be notifying you by phone.



### Clearwood Office Extended Hours

May 19, 2018 – September 1, 2018

- Monday: 9am – 5pm
- Tuesday: 9am – 5pm
- Wednesday: 9am – 7pm
- Thursday: 9am – 5pm
- Friday: 9am- 5pm
- Saturday: 9am – 1pm



### What's New at Patrol

by John Moore

It's spring and the weather is warming up. Patrol has been receiving reports of cars being broken into and the contents stolen. Most of the incidents now and in the past could have been prevented by simply locking your car and

setting the alarm. Patrol would like to remind all of you to be careful and to lock your car and home at night or when not in use.

Patrol is trying something new this year. If you are going to be away for a few days, let the office know. Patrol and the Thurston County Sheriff Department will add your name and home to our patrol schedule. All information is kept confidential, the officers will go onto your property and check to make sure no one has broken in to your home. Patrol only asks that you sign a release giving them permission to be on your property. Patrol will not go into your home unless it has been broken into but will inform the Sheriff immediately. The home checks will be made at no cost to you to make our community as safe as possible. You may view and print the form for the Vacation Watch on our website on the Documents and Forms page.



### CLEARWOOD OFFICIAL WEBSITE

[www.clearwood-yelm.com](http://www.clearwood-yelm.com)

Board minutes, governing documents, maps, financial reports, upcoming events, announcements, past newsletters, forms, and so much more!



### Emergency Preparedness

Do you know what it means? Do you know what you need? If we had an emergency – are you prepared?

Our May Informational Meeting will focus on Emergency Preparedness. As the warmer season begins and the likelihood of fires increase, it is our goal to promote emergency awareness.

Join us at the May Informational Meeting in welcoming guest speaker **Roseanne Garrand**. Roseanne is a public education specialist for the State of Washington Emergency Management Division for the Washington Military Department.

### 2018 May Informational Meeting

May 19, 2018 at 9am - Bald Hills Fire Department



*Last chance* for Member input on ballot issues!

SIGN UP to write PROs & CONs for ballot issues!

Discuss the Proposed 2019 Budget

Well 5 Update

Refreshments will be served

**Door Prizes!**

## FIREWOOD FOR SALE

Split and cut – You haul –  
Clearwood residents only  
Small pickup - \$50 + tax =  
\$53.95

Large pickup - \$80 + tax = \$86.32

Large pickup with side racks - \$100 + tax = \$107.90

Pay at Clearwood Office & bring receipt to the wood lot

Contact: (360) 894-7259



## 15th ANNUAL CLEARWOOD COMMUNITY YARD SALE

Saturday, July 28th 9:00am-5:00pm

Sunday, July 29th 9:00am -3:00pm

Clearwood's front and back gates will be OPEN to the Public on  
both days from 9:00am -3:00pm

**Clean out those closets & garages and meet lots of folks!**



### Pool Updates

by Chenoa Nichol, Pool Manager

For the 2018 season, we unfortunately do not have swim lesson space available currently. We are down to just one instructor with very limited availability. Certified swim instructors that are interested in teaching can contact me at [cnichol@clearwood.org](mailto:cnichol@clearwood.org). On a positive note, no more pool bracelets! As we now will have a more secure gate system, all you need to access the pool is your name and division/lot or address.

**Opening Dates:** Pool will be open Memorial Day weekend (May 26<sup>th</sup>, 27<sup>th</sup>, and 28<sup>th</sup>). Weekends and holidays only until June 25<sup>th</sup>, then the pool will be open full time.

**Max Capacity:** Clearwood pool max capacity is 117 people in the building according to the Thurston County Fire Code. Occasionally, we reach max capacity and we must clear the pool area halfway through a swim session. The people waiting outside the pool area will be the first to re-enter the pool after the building is cleared out. This is the fairest way of handling this situation.

**For all Pool and Spa rules, please visit our website at [www.clearwood-yelm.com/amenities/](http://www.clearwood-yelm.com/amenities/).**

### **Clearwood Community Pool Hours**

#### **Monday – Friday**

12:00 – 2:00 Open Swim

2:00 – 2:30 Swim Lessons

2:30 – 4:00 Adult Only Swim

4:00 – 6:00 Open Swim

6:00 – 6:30 Swim Lessons

6:30 – 7:00 – Lap and Exercise/Lessons

7:00 – 7:45 – Open Swim

#### **Saturday – Sunday – Holidays**

12:00 – 3:00 Open Swim

3:00 – 3:30 Swim Lessons

3:30 – 5:00 Adult Only Swim

5:00 – 7:45 Open Swim



Members,

This newsletter is intended to notify you under the requirements of the Association By-laws of the 2018 May Informational Meeting. Included in this newsletter you will find the required 2019 Budget information as well as the Resolution Titles that will be voted on at our Annual Membership Meeting in August including six (6) Board Resolutions and two (2) Member Resolutions.

Full Resolutions will be presented at the meeting by the Board of Directors. Member Resolutions will be presented by the Author or their designee. Copies of the Resolutions will be available on clipboards in the rear of the meeting room where Members will have the opportunity to sign up to prepare PRO's and CON's of each Resolution in 400 words or less to be included with the full Resolution which will go out in the Voter's Pamphlet mailed in advance of the August Meeting.

The theme of our May meeting is Emergency Preparedness. In addition, we will have updates for you on the status of Well 5, the Beach Bulkhead work, the Gates Project, Meadow Road paving that is occurring at this time.

We hope to see you at the meeting!

**A Message from  
Our President**

Per Lot – Assessment

	2015	2016	2017	2018	2019
Operations	310	310	310	395	395
General Reserves	145	145	145	145	145
Future Reserves	15	15	15	15	15
Water Base Rate	185	185	185	185	185
<b>Total</b>	<b>655</b>	<b>655</b>	<b>655</b>	<b>740</b>	<b>740</b>

Water Usage Calculated & Billed Quarterly

TIER	FROM	PER # CUBIC FEET (CF)	COST
1	0-2500	100	\$2.30
2	2501-3000	100	\$3.45
3	3501 and up	100	\$4.55

Reserve Projects

Water Reserve Projects		General Reserve Projects	
<b>2017</b>		<b>2017</b>	
Well #5 Project	60,268	Pool Roof and Siding	40,673
Water Plan	12,217	<b>Total</b>	<b>40,673</b>
<b>Total</b>	<b>72,485</b>	<b>2018</b>	
<b>2018</b>		Meadow Road	7,000
Well Pump/Motor #1 Replace	11,300	Bridge – Rampart	20,000
Water Service Meters – Replace Ph. 7	8,000	Beach Bulkheads – Otter	20,000
Water Meter Setters – Replace Ph. 7	16,000	Beach Bulkheads – Reichel	20,000
Well #5 Project	689,700	Restroom – Loop	22,500
Public Utility Water – Pay Tax	12,000	Trails – Maintain/Repair	6,000
<b>Total</b>	<b>737,000</b>	Pool – Fence Replacement	22,500
<b>2019</b>		Security Cameras	5,500
Sanitary Survey	6,050	Playground Fill	20,000
Source Flow Meters	7,650	Playground Borders	12,000
Water Service Meters – Replace Ph. 8	7,400	Kubota Mowing Deck Implement	3,207
Water Meter Setters – Replace Ph. 8	24,450	Security – Gate Operators/Sally Arm	120,000
Water Trailer – Purchase	6,050	Office Computer Upgrade	7,500
Water Truck – Replace	10,000	John Deere Mower	3,400
Public Utility Water – Pay Tax	12,000	Dock – Otter (fishing)	29,000
<b>Total</b>	<b>73,600</b>	<b>Total</b>	<b>318,607</b>
		<b>2019</b>	
		Beach Bulkheads – Longmire	20,000
<b>Impact Projects</b>		Dock – Blue Lk Fishing (1 of 4)	25,500
2017 – None		Dock – Blue Lk Fishing (2 of 4)	25,500
<b>2018</b>		Dock – Horseshoe (a – right)	23,900
Meadow Road	30,000	Tennis – Longmire (replace)	50,000
<b>Total</b>	<b>30,000</b>	Tennis – Longmire (seal)	8,000
2019 – None		Mailboxes – Replace Front Gate	16,500
		Mailboxes – Replace Longmire	22,500
		Pool Bldg Interior Remodel	6,200
<b>Future Reserves Projects</b>		Maint Equip – Sander (old)	49,600
<b>2017</b>		Maint Equip – Plow (old)	7,400
Kayak Dry Dock	2,428	Maint Equip – Street Sweeper	22,500
<b>Total</b>	<b>2,428</b>	Maint Equip – Vac Truck	47,500
2018 – None		Maint Equip – Truck 1999 Ford F450	30,600
2019 - None		Office Bldg – Carpet, Paint	6,200
		<b>Total</b>	<b>361,900</b>

<b>Reserves - Cash Balances</b>					
	Actual 2015	Actual 2016	Actual 2017	Proposed 2018	Proposed 2019
<b>Water Reserves</b>					
Water Reserve Income Received	289,939	269,152	253,947	250,675	250,675
Water Reserve Previous Balance	163,814	334,717	512,127	687,054	200,729
Water Projects	(119,036)	(91,741)	(79,020)	(737,000)	(73,600)
<b>Total Water Reserve</b>	<b>334,717</b>	<b>512,128</b>	<b>687,054</b>	<b>200,729</b>	<b>377,804</b>
Water Reserve CD's	309	378	378	378	378
<b>Total</b>	<b>335,026</b>	<b>512,506</b>	<b>687,432</b>	<b>201,107</b>	<b>378,182</b>
<b>General Reserves</b>					
General Reserve Income Received	463,672	211,552	199,825	196,475	196,475
General Reserve Previous Balance	230,421	486,268	630,863	785,821	633,689
General Reserve Projects	(207,825)	(66,957)	(44,867)	(318,607)	(361,900)
<b>Total General Reserves</b>	<b>486,268</b>	<b>630,863</b>	<b>785,821</b>	<b>663,689</b>	<b>468,264</b>
General Reserve CD's	1,139,514	1,156,438	1,156,438	1,156,438	1,156,438
<b>Total</b>	<b>1,625,783</b>	<b>1,787,301</b>	<b>1,942,259</b>	<b>1,820,127</b>	<b>1,624,702</b>
<b>Future Reserves</b>					
Future Reserve Income Received	23,937	21,230	20,707	20,325	20,325
Future Reserve Previous Balance	70,150	71,196	92,426	110,705	131,030
Future Reserve Projects	(22,891)	-	(2,428)	-	-
<b>Total Future Reserves</b>	<b>71,196</b>	<b>92,426</b>	<b>110,705</b>	<b>131,030</b>	<b>151,355</b>
Future Reserve CD's	42,002	42,880	42,880	42,880	42,880
<b>Total</b>	<b>113,198</b>	<b>135,306</b>	<b>153,585</b>	<b>173,910</b>	<b>194,235</b>
<b>Impact Fees</b>					
Roads Previous Balance	39,853	37,379	37,430	41,290	41,290
Income	8,310	51	3,860	-	-
Projects	(10,784)	-	-	(30,000)	-
Roads CD's	89,348	89,348	89,348	59,348	59,348
<b>Total Roads</b>	<b>126,727</b>	<b>126,778</b>	<b>219,986</b>	<b>70,638</b>	<b>100,638</b>
Fire Protection Previous Balance	32,378	35,631	35,651	37,161	37,161
Income	3,252	20	1,510	-	-
Projects	-	-	-	-	-
Fire Protection CD's	58,885	58,885	58,885	58,885	58,885
<b>Total Fire Protection</b>	<b>94,515</b>	<b>94,536</b>	<b>96,046</b>	<b>96,046</b>	<b>96,046</b>
Parks Previous Balance	877	1,359	1,362	1,586	1,586
Income	482	3	224	-	-
Projects	-	-	-	-	-
<b>Total Parks</b>	<b>1,359</b>	<b>1,362</b>	<b>1,586</b>	<b>1,586</b>	<b>1,586</b>

### Operations and Water System Budget

	Actual 2015	Actual 2016	Actual 2017	Amended 2018	Proposed 2019
Operations Income	536,267	544,102	538,791	623,225	614,400
Operations Expenses	500,716	534,859	545,253	623,225	614,400
Operations Income-Expenses	35,551	9,243	(6,462)	-	-
Water System Income	173,365	192,790	246,210	189,191	209,908
Water Operations Expenses	156,605	116,775	185,034	189,191	209,908
Water Income-Expenses	16,760	76,015	61,176	-	-

### 2019 RESOLUTIONS

#### RESOLUTIONS TO BE DISCUSSED

**Resolution 2018-03-01** – A Resolution to Comply with RCW 64.38.045 Regarding the Annual Audit

**Resolution 2018-03-02** – A Resolution to Approve the August 2017 Annual Membership Meeting Minutes and October 2017 Special Membership Meeting Minutes

**Resolution 2018-03-03** – A Resolution to Ratify the 2019 Budget

**Resolution 2018-03-04** – A Resolution to Clarify the Meaning of Members Present, Authorized Agent and Proxy; Provide Electronic Voting as an Option Increasing Access to Voting

**Resolution 2018-03-05** – A Resolution to Amend the By-Laws Regarding Members Seeking to be Seated on the Board of Directors and Flexibility to the Number of Directors

**Resolution 2018-03-06** – A Resolution Concerning Directors Missing Board Meetings

**Resolution 2018-03-07** – A Nonbinding Resolution Concerning Professional Property Management

**Resolution 2018-03-08** – A Resolution Concerning Mail-in Voting at ALL Membership Meetings



BOY SCOUTS OF AMERICA

#### **Local Boy Scout Troop 603**

by Kimberly Johnston

Boy Scout Troop 603 is now recruiting boys age 10 and a half to 17 years old. We are a small troop, but we are mighty! We are a very active troop. We go camping, hiking, and practice survival skills. We are preparing for a 50-mile hike in August. We do some community service around town. We have a project coming up at Cougar Mountain Bible Camp. We graduate a lot of Eagle Scouts. If your boy(s) enjoy getting out in nature and having fun, come join us at Single Tree Lodge at 6:30pm Monday nights. You can also contact with questions to Scout Master Russ Harrison at (360) 894-8127 or Committee Chair Kimberly Johnston at (253) 389-3928.

#### **Mossy Roofs**

by Kathy Vosberg



- ⊙ Moss on roofs is unsightly and will do damage to your roof by lifting the shingles and wicking water under the shingles, eventually causing damage to the sheathing.
- ⊙ Moss left untreated, can cause mold to develop.
- ⊙ Once mold has developed, it can become a health hazard for the inhabitants of the structure.

Before moss does damage to the roof, it is advisable to have it professionally cleaned and treated.

- ✓ Several treatment options are available which professionals have stated should contain Zinc Sulfate.
- ✓ Zinc Sulfate is non-toxic, so it is safe for plants and surrounding vegetation.
- ✓ Treatment is advised at least twice a year, especially if you live in Clearwood with our abundant Trees.

## When Do I Need a Building Permit?

by Tommy Drybread

The Architectural Control Committee is one that is appointed by the Board and has their delegated authority to issue Building Permits to residents who are making changes, additions, adjustments to their lot, home, landscape, etc. We have a lot of new families in the neighborhood and want to ensure everyone understands the rules.



Refer to the Covenants, By Laws and the Rules and Regulations under the Architectural Control Committee. You can find all of them on the internet [www.Clearwood-Yelm](http://www.Clearwood-Yelm) under Documents.

For most things that you do to your lot or house, you need a permit. Permits can be obtained at the Business Office during business hours. You need a permit to landscape community property that is adjacent to your property and would need a signed affidavit. You need a permit change the landscape of your home, if you are adding a porch, a driveway, adding a structure, building a fire pit etc.

If you are painting your house, putting on a new roof, gutters, building a fence, shed, or other structure, you must do a couple things in preparation of getting your permit.

- 1) You need to stake out your property lines with string.
- 2) You need to provide the ACC with the type of material you are using (cedar for example for a fence, or paint chips for a new house color that must be of colors that are acceptable in the governing documents).

Don't start work without a permit. Work being done without a permit is subject to \$100 fine. If ACC must put up a stop work order and you ignore it, you will be fined \$500.

If you have a dangerous tree that you wish to remove on your property, you need to get a permit. You are responsible for the expense. If there is a dangerous tree on community property, ACC or Maintenance will evaluate it and determine if it needs to come down. In that case the community may remove the tree.

Some jobs also require a County Permit from Thurston County. If you have doubts the ACC can help you.

Depending on the work that you intend to do, there may be a fee for the permit. Permit's once obtained must be posted in a visible location from the street and may not be removed until inspected by the ACC.



### Help Stop Vandalism to Clearwood Property!

Vandalism is a widespread problem and Clearwood is not immune. Our public amenities are often the target of vandalism attacks and are expensive to clean and repair. Our restrooms, cabanas, and swimming pool as well as our parks, playgrounds, and beaches are all at risk. We can spend anywhere from \$5,000 to \$8,000 a year on vandalism. Unfortunately, that money cannot be used on other things and generally the damages are not high enough to file an insurance claim once the deductible is considered. If you see people committing vandalism, please say something. Call the Sheriff's office with a description and notify the front office. Vandalism is a crime and we will prosecute.

### **Clearwood Community Association Communications Committee**

Wendi Broden  
Yvonne Moore

Our goal is to provide as much transparency  
as we can to the community!

Visit us online at  
[www.clearwood-yelm.com](http://www.clearwood-yelm.com)