



# Clearwood Community Association

## Upcoming COMMUNITY EVENTS

### Family Night Pool Party!

July 20<sup>th</sup>

Hot Dogs served from 6-6:40pm

Pool Party from 7-10pm

Located at the Connie Sinnemon Pool  
(Formerly the Clearwood Pool)

Sno Cones, Popcorn and Cotton  
Candy provided!

Bring your own chairs, blankets and  
side dishes to enjoy a nice family  
picnic.

Raffle prizes (must be present to win)  
& the New Pool Name unveiling.

Standard Pool Procedures & Policies  
Apply.

### Clearwood 16<sup>th</sup> Annual Yard Sale

Saturday, July 27, 2019

Sunday, July 28, 2019

9am-5pm

Clearwood Community front and  
back gates will be OPEN to the public  
both days from 9am-3pm.

\*\*An advertisement will also go out  
in the Nisqually Valley News\*\*



Clearwood has a variety of Committees that need  
volunteers. Please visit us online for detailed information  
about each Committee and their meeting times!  
All volunteers must pass a CCA Background Check and  
forms can be obtained in the office.

## ANNUAL MEETING



August 17<sup>th</sup>

9am at Reichel Beach

Bring a dish to share with your neighbors for our potluck!



## Garden Club



The Community Property Committee (CPC) is sponsoring a Garden Club. Come and share your interests and garden knowledge at our next Garden Club meeting on July 20, 2019, at 10:00 am. We'll meet at the Reichel Beach parking lot and then carpool to Kismet and Nanette's house where Kismet will teach on Vertical Farming with Companion Planting.

If you are a first-time gardener or new to Clearwood, Garden Club members are happy to help get you started with gardening ideas. Also, Garden Club would like to know if anyone is interested in making a Concrete Garden Bench?



# Clearwood Community Association

## Message from the CCA Board President

I am excited for where we are headed as a community! There's a rather vivid transition in culture here; it's refreshing to say the least. We are moving forward on many stale issues: In the past two months, the bulkhead at Otter Beach is completed, the docks at Otter beach are in the works, and the bulkhead replacement at Reichel Beach is about to begin. We are engaged in very good conversations and progression on Well # 5. Stability in governance and management of our Association is within our reach! Our Board has committed to see through the active financial investigation and to see through the implementation of external management. Our Membership and our staff deserve a committed Board that operates without emotional interference and only in sound judgement.

Take time to VOTE this year. Carefully read the resolutions before you and carefully consider whom you wish to elect to your Board of Directors. We're doing great things here and I believe that our long-term success lies in the community becoming more involved, and in continuity and stability of our management. I implore you to make your opinions known.

I ask that you consider volunteering. We have many needs and our volunteers are constantly doing incredible work to enhance our community. Whether you're a strong numbers person passionate about financial controls, or love gardening and beautifying, or are good with planning and prospecting infrastructure needs, there's a place for your passions. I hope to see you at the Annual Membership Meeting and election!



Sincerely and Respectfully,

**Aaron M. Lang**

*President of the Board & Operations Manager*

## ***The pool is now OPEN DAILY!***

### Weekdays (Mon-Fri)

**12pm-2pm: Open Swim**

**2pm-2:30pm: Maintenance**

**2:30pm-4pm: Adult Swim  
(18+ in pool area)**

**4pm-6pm: Open Swim**

**6pm-6:30pm: Swim Lesson/Maintenance**

**6:30pm-7pm: Lap Exercise Swim/Swim Lessons**

**7pm-7:45pm: Open Swim (last swim of evening)**

### Weekends (Sat-Sun) & Holidays

**12pm-3pm: Open Swim**

**3pm-3:30pm: Maintenance**

**3:30pm-5pm: Adult Swim (18+ in pool area)**

**5pm-7:45pm: Open Swim (last swim of evening)**





# Clearwood Community Association

Well 5 Update  
June 2019

## **Water Rights:**

Pacific Groundwater Group (PGWG) submitted their statement of work for expediting our water rights, and the Board approved it at the June 10th board meeting. The signed contract was sent with a \$5,000 deposit. The total cost is expected to be \$14,914.54. We have been informed that it will take up to twenty (20) weeks for this process to conclude, giving us a mid-October timeframe for approval of our water rights request.

Two important things to note: 1) We are applying for umbrella rights, meaning that if we ever have to dig another well, our new rights will cover the entire community and we will not have this issue of finding that our source selection is outside of the section our rights encompass; 2) We are applying for 1,000 gpm, which is enough water to meet our max buildout demand.

## **Groundwater Influence:**

PGWG has a hydrologist on staff and we have contracted with him to work with Department of Health (DOH) on the Groundwater Influence issue. He does not believe it is applicable to Well 5 and is hoping to convince them to remove the GWI requirement. DOH has agreed to relook at current test results. The cost of this contract is \$4,835.00

## **Electrical and Transmission Line Installation:**

Northwest Water Systems has asked that we take responsibility for the bid process for both installing power to the site and installing the transmission line. They have provided the necessary information and list of recommended contractors. This has been turned over to the Roads and Water Committee. They have a member on the committee who works for the Dept of Transportation as a facilities director (21 years) and has the expertise to develop a professional Request for Proposal.

The goal here is to have the power and transmission line installed and ready for the water rights approval in October or shortly thereafter so we can begin building the treatment plant.

## **Cost Overview:**

In October 2016, the Board of Directors approved an additional \$750,000 to complete the Well 5 project. We have spent \$103,424 since then, leaving a balance of \$646,575.18. Overall project cost including those incurred prior to the above-mentioned board vote is \$349,293.02. NWWS recently submitted an updated estimation of future costs. They are estimating \$366,545 to complete the project. There will be some additional items (generator, etc) that will need to be purchased, and costs provided by NWWS are estimates, but even if there is a cost overrun of 25%, we can still expect to complete this project well within our budget.

## **Issues:**

The only issue at this point in time is flow treatment. When NWWS first submitted their Analysis of Alternatives, they recommended partial flow treatment. The previous boards have always preferred full flow treatment. NWWS has submitted an updated recommendation, urging the Board to consider partial flow treatment at 207 gpm; which would save approximately \$150,000. Before the Board considers this item, they should solicit information and history from Albert Darrow (Water Manager) and Greg Marshall (former water task force member) so they understand the ramifications of choosing partial vs. full flow treatment. This decision should be made on more than just a financial basis. NWWS updated costs include full flow treatment, so if partial is selected, it will reduce the amount needed for future project costs

## **Accomplishments:**

Began process of expediting water rights  
Began conversations with DOH to resolve the groundwater influence issue  
Updated project costs and expenses  
Received approval to proceed with bid process for water transmission Line and Electrical Power to site

“If there is magic on this planet, it is contained in Water”  
Loren Eiseley



# Clearwood Community Association



## ***Bald Eagle Rescue Update***

In May it was brought to our attention that a Bald Eagle was found, injured, at one of the lakes. With quick action from our staff and concerned members, we were able to get help immediately. Thank you to Raindancer Wild Bird Rescue for rescuing him and thank you to PAWS for offering him a home while on the mend!

***Just a friendly reminder, which caused this unfortunate situation, please remove your fish hooks from your caught fish if you choose to release them back into the lakes. Wildlife eat the fish and the fish hooks and lead poisoning can cause severe damage.***

Our amazing Office Administrator, Racheal, was able to capture some great pictures of his release back into the wild!

## ***Thank You!***

The Community Property Committee would like to send out public recognition and a declaration of thanks to all the past committee members. Your dedication and steadfast community support have been spectacular. You have all dedicated your time, talent, and money to make this community a place of welcome and beauty. We, the current and future committee members, will strive to continue your example to make our community an exceptional place to live.



**Sign up for our Weekly Email Newsletter! Receive the latest updates, committee & board meeting reminders, upcoming events and so much more!**

**Visit us online to sign up.**

**[www.clearwood-yelm.com/email-list-signup](http://www.clearwood-yelm.com/email-list-signup)**

## **Visit Us Online!**

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

## **Contact us!**

**Office or Maintenance:(360) 894-2941  
Email the Board: [info@clearwood.org](mailto:info@clearwood.org)  
Clearwood Emergencies:(360) 894-6044**



**The Board meets the 3<sup>rd</sup> Saturday of every month at 9am at the Clearwood Office.**

**The next meeting is scheduled for Saturday, July 20<sup>th</sup>.**