



# TIMBERLAKE COMMUNITY CLUB, INC.

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**Office WINTER Hours:** Monday – Friday. - 9:00 a.m.-4:30 p.m.

Closed for Lunch 12:00 – 12:30 p.m.

(Excluding Holidays)

## JANUARY 2021 NEWSLETTER



### MESSAGE FROM THE PRESIDENT & WATER/MAINTENANCE DIRECTOR

Well, here we are ready to get to the new year and leave this one behind way behind. It has been a tough year on everyone, and I would like to say thank you to our staff for the hard work that they have put in this year working within the COVID-19 regulations and trying to get everything working for ZOOM meetings. The first one was good but we need more members to attend. Check with the office to see how to get your invite.

Since the last letter there has been no major problems with the water or maintenance. The thumb that was ordered for the backhoe has come in and the guys will be installing it as the weather gets better. The guys had to reroof the grey shed across from the MPC so they can use it for storage and keep things dry. The CERT container is in place and in use. Timber Park now has a new septic tank installed so it will be ready to go in the spring. When the old tank was removed it was found that a root had grown into the tank and cracked it open. That tree was removed.

I want to say good job to the water maintenance guys for the great job they did on the Santa sleigh for the Activity committee. It was built so it can be used again. The Clumsy Elf says that the Santa parade was a hit. I will leave it to Activity Chairperson Cathy to explain more how it was and the details.

Here is something to think about in the coming year. Timberlake CC has changed a lot since it was started in 1966. It was a nice place to buy vacation lots and come here on the weekends and camp. Then with RV's you could stay for a week or two then go back to your permanent homes or use your lot as a snowbird stop over for six months. Well folks that has changed, it is now a full-size urban development with 824 homes, full-time residents and 6 full time staff. At our growth rate it will not be long before we will be at full capacity according to the County and no more new homes can be built. As Timberlake changes so should the Resolutions which need to change to keep up with the times. Your Rules Committee will be going over the Resolutions and reviewing them to try to bring them to up to date keeping within our Covenants as written. As soon as they complete a Resolution the BOD will go over it and then send it to the attorney to make sure it is legally ok, then put it out to the membership for comments. After 60 days for reviewing, it can be filed with the County. Some of our resolutions will be kept as is, others replaced and/or updated to clarify them.

Please stay safe wear your masks as needed and stay healthy

Hope you had a great Christmas and a Happy New Years

Thank You

**Terry Hubbard, President and Water/Maintenance Director**

### MESSAGE FROM THE VICE PRESIDENT

Permits have slowed down, and I am amazed at the number of approved new home this year with more coming already for next year.

I want to say thanks to the Angi for keeping me on the straight and narrow this year with permits. Also, the Office and Maintenance staff for working through 2020 keeping things running as smooth as possible. Thumbs up to all of them.

Congratulations to the Activities Committee while held up with the restrictions this year managed to pull off a great “Trunk or Treat” at the MPC. Good turnout by the kids and parents made the effort well worthwhile. How about that big event! The Parade through the community to celebrate Christmas. The Santa Run Parade was a major success. It was the first Parade that I have participated in. Felt great to hear the kids screaming and yelling as we passed by. I am looking forward to doing this again next year. It was a wonderful feeling to have the efforts of the Mason County Fire Department, Paramedics and the Washington State Patrol participate to make this Parade an even bigger success. Most of all a huge High Five to the Maintenance Department for building our float. It was absolutely fabulous. Made me proud. Wishing a Merry Christmas and a Happy New Year to all.

**Lynwood David**

**Vice President and Director of Covenants and Permits**

### MESSAGE FROM THE WATER DEPARTMENT

Hello from the Water Department, I hope everyone is doing well. If you have noticed blue marks around your meter box, we have been going around the neighborhood trimming around all of them and cleaning them out. This is important and helpful for both the water department and the homeowner if there is a water emergency to locate the shut off as quickly as possible. Always have your meter box visible and cleared of any debris. This is the homeowner's responsibility. Thank you and have a Happy New Year!

**Marcus Vind, Water Manager**

## MESSAGE FROM THE TREASURER

As we enter the new budget year and leave 2020 behind us, we thankfully do not have very exciting budget status news to report. We continue to see our income during the first couple of months under the new 2020-2021 budget exceed the monthly projections (this is due to members that pay their dues for the entire year at the beginning of the fiscal year). The building permit and transfer fees we have been collecting in the past couple of months continue to exceed the amounts we included in the budget. The General Expenses are about 2% below the budgeted level to-date and the Water Expenses are currently about 19% below the budgeted level.

Please feel free to email me at [timberlakesec@hcc.net](mailto:timberlakesec@hcc.net) with any questions you have about the budget.

**Christy Vaughn, Treasurer**

### Timberlake Community Club 2020-2021 Budget Status as of November 2020

	Oct - Nov 20	Budget	Variance	Notes
<b>General Income</b>	<b>\$ 90,761</b>	<b>\$ 57,414</b>	<b>\$ 33,347</b>	General Income is \$33,347 higher than budget
<b>Water Income</b>	<b>\$ 88,167</b>	<b>\$ 63,250</b>	<b>\$ 24,917</b>	Water Income is \$24,917 higher than budget
<b>Total Income</b>	<b>\$ 178,929</b>	<b>\$ 120,664</b>	<b>\$ 58,265</b>	Total Income is \$58,265 higher than budget
<b>General Expenses</b>	<b>\$ 42,483</b>	<b>\$ 43,220</b>	<b>\$ (737)</b>	General Expenses are \$737 lower than budget
<b>Water Expenses</b>	<b>\$ 42,940</b>	<b>\$ 52,974</b>	<b>\$ (10,034)</b>	Water Expenses are \$10,034 lower than budget
<b>Total Expenses</b>	<b>\$ 85,422</b>	<b>\$ 96,194</b>	<b>\$ (10,772)</b>	Total Expenses are \$10,772 lower than budget
<b>Net Income</b>	<b>\$ 93,506</b>	<b>\$ 24,470</b>	<b>\$ 69,036</b>	Net Income is \$69,036 higher than budget
<b>Water Reserves</b>	<b>\$ 47,742</b>	<b>\$ 50,150</b>	<b>\$ (2,408)</b>	Water Reserve Income is \$2,408 lower than budget

## MESSAGE FROM THE OFFICE

Happy New Year! This year I would like to see the photo gallery on our website get some updated photos! If you have some photos of our area, please consider sharing them. Send your photos to [timberlakecc@hctc.com](mailto:timberlakecc@hctc.com). This could be a fun project for everyone to get involved in!

The other day we were talking about customer service and what that means to us. It is assisting members by phone or in person and striving to answer your questions and take care of your concerns as they come in. I feel our staff, including water and maintenance, takes this responsibility seriously. I am proud to be a member of this team.

**Sheila Hedlund, Office Manager**

Hello everyone from the office! Hope everyone, given our “new normal”, had a safe and happy holiday. Given the state restrictions and the office being closed to membership, we have stayed busy and have been conducting business as usual. We miss seeing everyone but know we will get back to seeing everyone soon. So, with the new 2021, let us make this a great year! Take care and be safe.

**Pam Thorne-Cochran, Member Services**

## COVENANTS COORDINATOR'S MESSAGE

### Covenants Newsletter-December 2020

I hope everyone had a great Holiday Season and is staying healthy and warm. A couple of things from Covenants Department: Please bring in your garbage cans, they must be removed from the roadside within 24 hours of garbage/recycle pick-up, we are seeing a lot of them being left out throughout the week. Animals: All Dogs, and Cats included must be on a leash or confined within the boundaries of their residence/property. Outdoor Burning: The maximum recreational fire should be no more than 3 feet in diameter. The Fire Department has been present in Timberlake recently because of excessive amounts of smoke caused from burning garbage, rubbish, and toxic materials. All these matters can come with a fine, please follow the rules and try your best to be a great neighbor. If you are unsure of any Covenants, Rules or Regulations or if you may just have some questions, please give us a call, or visit our website at [Timberlakecc.com](http://Timberlakecc.com). Angi-

### Permitting-December 2020

What a busy year for Permitting it has been. There have been a bunch of new projects going on throughout the year and they are continuing, and it is December. Brrr!! Thank you to all of you for coming in and filling out the proper Building Permit Application along with all site plans and documents that may be needed. Also, thank you for waiting for the “final approval,” and a Timberlake permit. Work that requires a permit must not begin without an Approved Permit from Timberlake. If work begins without an “approved permit” you are subject to a fine. Unfortunately, there have been a number of fines assessed this year. If you have any questions regarding permits or the process, please call the office or visit our website at [Timberlakecc.com](http://Timberlakecc.com). Angi

## **ACTIVITY COMMITTEE**

First off, I want to thank Mason County Fire and the State Patrol for bringing Santa to Timberlakes. We were surprised to hear they were coming so we decided to combine our parade with theirs. Unfortunately, it was raining so bad Santa had to sit inside the firetruck.

The Activity Committee was lucky to get Mrs. Claus on such short notice to join the parade. The Grinch came along with 4 of Santa's elves. Even though it was a very wet night everyone seemed to have a good time.

We would also like to thank the water and maintenance departments for making and decorating the sleigh. They did a fantastic job. Timberlakes has some very talented employees.

The winners of the Christmas Decorating Contest are 1<sup>st</sup> Place ~ Sean and Diane Sanchez, 2<sup>nd</sup> Place ~ Melissa and Christopher Drewry, and 3<sup>rd</sup> Place ~ Mark Chappell.

In January we will be making more raccoons to sell. When they are ready to sell it will be posted on the reader board.

Hope everyone had a great holiday and may the new year be better than 2020.

**Catherine Hubbard, Activity Committee President**



### **MONTHLY COMMITTEE SCHEDULES:**

First Tuesday – Activity Committee 6:00 p.m.

First Thursday - Rules Committee 7:00 p.m.

Third Tuesday - Water Board Meeting 2:00 p.m.

Second/Third Wednesday – Working Board Mtg 5:00 p.m.

Second Thursday – CERT Committee 7:00 p.m.

Third Thursday – Rules Committee 7:00 p.m.

Fourth Thursday – CERT Committee 7:00 p.m.

**Third Saturday – Community Meeting January 23, 2021**

## **CERT**

### **Community Emergency Response Team**

As we are all looking forward to the release of the Covid vaccine, let us not forget the importance of staying safe, while we still take precautions for ourselves and our families

The CERT committee has been inviting all of you to participate in the Zoom format of virtual meetings as a means of awareness about emergency responses. Watch for an opportunity to experience some formal training in **February** as we join Hartstein Island for 3 days of engaging hands-on training and activities. We want you to be informed, involved, and know what it takes to **NOT** be a victim in, or during an emergency. There are essential things *you should know* in order to keep your family safe. What would you do if we were out of electric power for several weeks or longer? Are you prepared? Do you have a family emergency plan in place? Do you know what are the essential items you should have on hand? Our committee has a lot of information to share with you.

Watch for announcements on the activities committee Facebook page, the TCC Web site and Next-door. Our meetings whether at the MPC or on Zoom **are the 2<sup>nd</sup> & 4<sup>th</sup> Thursdays at 7pm** we hope to see you on **January 14<sup>th</sup> and 28<sup>th</sup>**.

The CERT team mission is to assist the TCC community in the event of a disaster, provide support in responding when first responders cannot be due to strained resources and damaged infrastructure. Go to [www.timberlakecc.com](http://www.timberlakecc.com) for announcements and meetings posted under CERT and *NEWS*.

## **ANNOUNCEMENTS**

**AUTOMATIC PAYMENT PLAN** To sign up for this program you may obtain a form from the website or from the office. There is a \$1.50 fee per billing for this service.

**DID YOU KNOW?** If you need a tractor for chores such as spreading gravel or digging a trench, your Timberlake HOA Maintenance Department can help. Depending on availability, we will provide a tractor with an operator to help with your tasks. Member cost is \$75.00 per hour. Call (360) 427-8928 Extension 4 to schedule.

### **TIMBERLAKE COMMUNITY MEETING TO BE HELD JANUARY 23 AT 10 A.M.**

The Board of Directors will be using ZOOM for our virtual community meetings. If you are interested in joining these meetings, we will need your email address. When we are ready to host a meeting, an invitation will be sent to your email giving access and notice of when the meetings will be held. Please note that when you sign into the ZOOM meetings you are consenting to being on video and/or recorded. These recordings and printed copies can be accessed by the public through our Timberlake Website.

#### **EMAIL CONTACT UPDATE FORM**

**Name:** \_\_\_\_\_

**Email:** \_\_\_\_\_

## **Timberlake CC Community Meeting January 23, 2021 Agenda**

**~Pride in Ownership~**

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### **Call meeting to order**

- ✓ **Pledge of Allegiance**
- ✓ **Announcements**
- ✓ **Approval of Meeting Minutes: November 21, 2020**
  - ✓ **Presidents Report**
  - ✓ **Treasurer's Report, Christy Vaughn**
  - ✓ **Water /Maintenance Report, Terry Hubbard**
    - ✓ **Covenants Report, Lynwood David**
      - ✓ **Committee Reports:**
        - **Activity Committee**
        - **Rules Committee**
        - **CERT Committee**
      - **Permit Approval Committee**
        - ✓ **Old Business**
        - ✓ **New Business**
        - ✓ **Open Floor**
        - ✓ **Adjournment**

Agenda is subject to revisions up to the time of the meeting