

TIMBERLAKE COMMUNITY CLUB, INC.

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Office **SUMMER Hours: Monday – Friday. - 9:00 a.m.-5:00 p.m.**

Closed for Lunch 12:00 – 12:30 p.m.

(Excluding Holidays)

MARCH 2019 NEWSLETTER



MESSAGE FROM THE PRESIDENT

While trying to walk around the Lake after one of our recent big snows, I have an admission to make, envy hit me when about six ATV's zoomed by, kicking up snow. They sure looked like they were having fun! Speaking of the recent snows, we need to say a big thanks to the County's PUD 3 crews for maintaining our power lines that minimized our outages. The County Snow Plow made it here a couple of times to plow. Just so you know, the roads here at Timberlake are owned, maintained and plowed by Mason County Public Works. Seems like the light weight tarp/aluminum tube car type covers suffered the most here in the neighborhood. Several have been seen collapsed while on our walkabouts. Everyday Timberlake business has been normal the past couple of months. Our Nominating Committee is making progress in working to identify candidates for our two open Board of Directors positions. These two positions are filled by our Board for the remainders of these two terms. **Please visit our TLCC web site at Timberlakeecc.com for announcements.** There is a reoccurring covenant violation that seems to be popping up here in the Timberlake Home Owner's Association. It deals with property owners trying to rent/lease their property out for full time Tent or RV use this is prohibited. Owners on their own properties are allowed 6 months Tent/RV recreation use. Our Covenants and By-Laws are not structured to allow non-owner "KOA" type campground uses. Should you see this practice happening or see it in advertising, please contact the Office. **We have two important Town Hall Meetings coming up dealing with subjects that directly affects us all. The first Town Hall deals with planning for the next Budget. The second Town Hall is to find out what you wish for hired Timberlake SECURITY. The Board asks you to please attend these two meetings and give your opinions. SPEAK UP! See the COMING SOON adjacent column.**

Please be safe and careful while we have temps below freezing! I hope you all made it through the ice and snow without any car dings or injuries. Sure wish it was time for one of our Activity Club's BBQ's! Take Care!

Tom Hanson – Timberlake Board President

MESSAGES FROM THE VICE-PRESIDENT



Office News

We all weathered the snow-and are looking forward to daffodils & tulips. Congratulations Pam, celebrating her 1-year anniversary on January 22! As many of you may know, Cheryl our Covenants Coordinator had to leave due to family illness. Thanks, so much Cheryl, you have big shoes to fill. We miss you so much.

RULES COMMITTEE

The Rules Committee is finalizing the Covenants User Manual adding the last chapter, Emergency & Alternate Exits. We are looking forward to distribution at the April 27th Community Meeting. Newcomers Welcome every 1st and 3rd Thursday at 7 pm.

NOMINATING COMMITTEE

Thank you, Nominating Committee, Shane Frost, Linda Miller & Ken Bassett for helping in selecting the future Board members and the office staff Sheila & Cheryl for their interview skills in selecting the New Covenants Coordinator, Angi Bence.

COMING SOON, DON'T MISS THESE EVENTS

- ✚ Budget Meeting March 16 at 10 am
If you missed the last budget meeting, bring your ideas and concerns. Speak up!
- ✚ March 30 **Let's Talk Security** at 10 am
Our Security Contract is changing,
Be in the know, about community options for security services for our HOA, your input is needed.

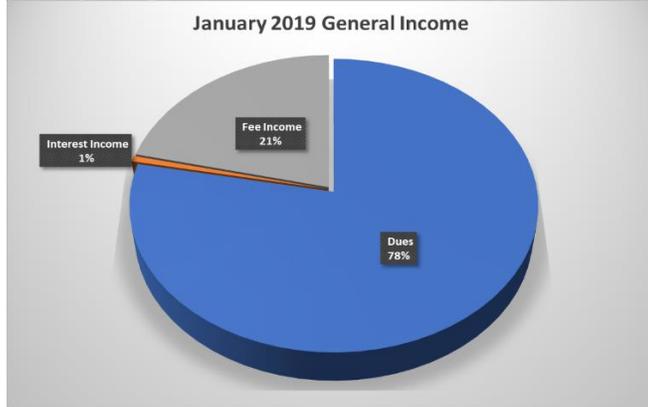
MaryAnne Preece – Timberlake Board Vice-President



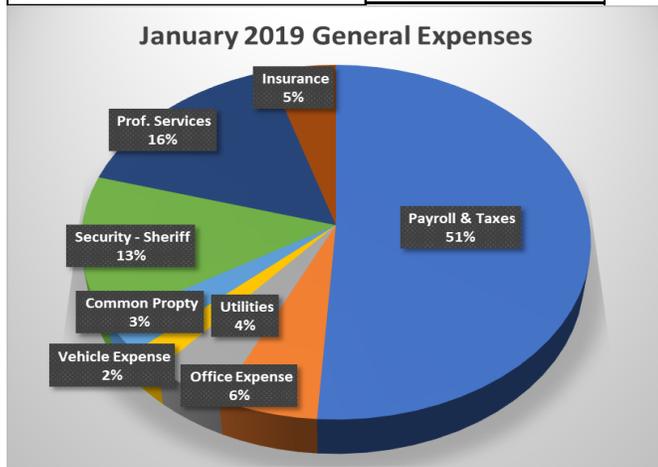
MESSAGE FROM THE TREASURER

Thank you to everyone who attended the January Budget Town Hall meeting. We have another Budget Town Hall scheduled for March 16th at 10 am at the MPC. Please come join your neighbors and the Board as we discuss the upcoming budget, special projects, and other budget related topics. This is your opportunity to provide input into the upcoming 2019 – 2020 budget!

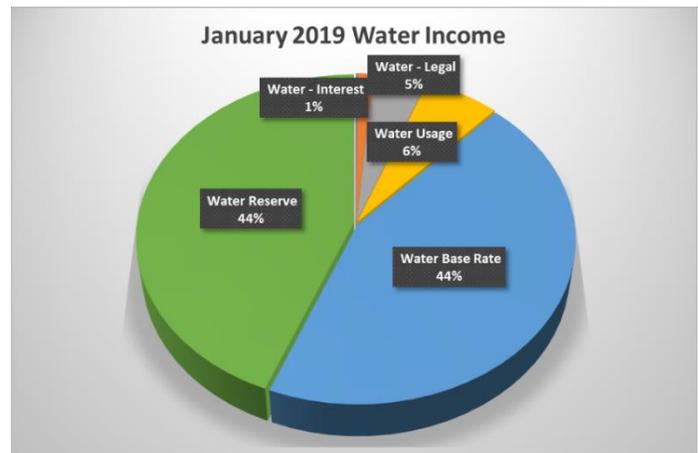
Christy Vaughn, Treasurer



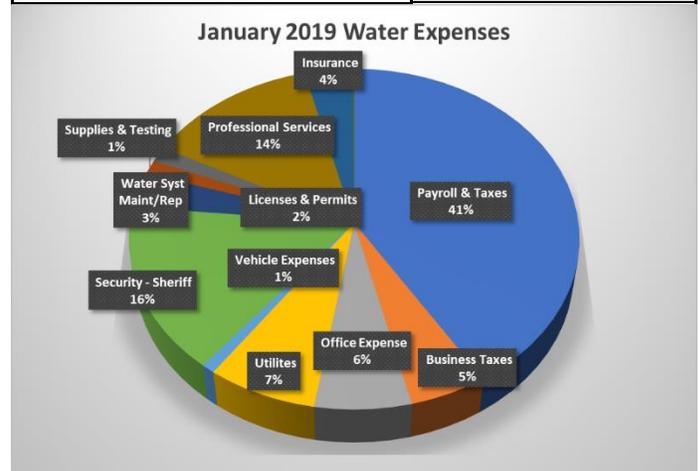
General Income	
Dues	\$ 19,170
Interest Income	\$ 151
Fee Income	\$ 5,219
Total General Income	\$ 24,540



General Expenses	
Payroll & Taxes	\$ 11,204
Office Expense	\$ 1,279
Utilities	\$ 955
Vehicle Expense	\$ 442
Common Propty	\$ 663
Security - Sheriff	\$ 2,901
Prof. Services	\$ 3,462
Insurance	\$ 1,032
Total Expenses	\$ 21,938



Water Income	
Equipment Rental	\$ 79
Water - Interest	\$ 829
Water - Legal	\$ 2,943
Water Usage	\$ 4,095
Water Base Rate	\$ 29,509
Water Reserve	\$ 29,339
Total Water Income	\$ 66,795



Water Expenses	
Payroll & Taxes	\$ 11,327
Business Taxes	\$ 1,407
Office Expense	\$ 1,750
Utilities	\$ 1,990
Vehicle Expenses	\$ 241
Security - Sheriff	\$ 4,351
Water Syst Maint/Rep	\$ 919
Supplies & Testing	\$ 373
Licenses & Permits	\$ 395
Professional Services	\$ 3,711
Insurance	\$ 1,020
Special Projects	\$ 52
Total Water Expenses	\$ 27,536

Christy Vaughn - Treasurer

WATER & MAINTENANCE DEPARTMENTS

Things in the Water Department are running smooth with only one problem that happened during the big snow. A tree fell into power lines and PUD came out and cut the tree out of the line. One of the Limbs acted like a spear and came down and went straight into the ground and broke a 4" main. The new pump system worked as designed and recorded the loss of pressure and shut the system down instead of continuing to pump and empty our system. Marcus, Craig and a very helpful member who brought his excavator and helped dig out the line so they could repair it. They were able to close valves so only a few members were out of water and the system was put back on line while the repairs were completed. Please if Marcus does not answer the emergency phone when you call about a water outage, there is a good chance that Marcus and Craig are up to their knees in water trying to repair or find the leak so please be patient with them. Marcus will try putting a message on the phone when there is a problem and they are working on correcting the problem. NEXT a Good note...The Water Department was able to sell two of the old pump motors that were replaced. They gave us \$1,750 which was put back into the water reserve account. Good Job Guys.

Maintenance has a big job cleaning up all the broken trees and limbs that came down from the heavy snow. Other than the big snow things in maintenance department are pretty normal for this time of the year. Just lots of normal clean up, painting and getting things ready for summer. A new metal hand rail was installed on the steps leading up to the MPC from the parking area, so it is safe to use. The crew made the hand rail and what a nice job they did.

I would like to say thank you to the members that stopped by the water department in the snow and offered their time to help with the water main break. Also, to Buzz for bringing his excavator to help dig up the broken water main.

THANK YOU!

That is what makes this a great place to live.

At the February 23rd Community meeting the board approved the proposal from the Water Board for CHS Engineering to proceed with getting bids for the replacement of 964 feet of asbestos concrete 8 inch waterline. The total cost is estimated to be \$271,000. CHS engineering will be the lead on the job because they are engineering the job and have to sign off with the County and DOH that it was done correctly. Marcus will do daily checks and note it in a log book. Marcus has had first-hand knowledge in the installation of water lines and how it should be done. This is the first installment of the plan for replacement of our water mains. Stay tuned more to come.

Terry L. Hubbard, Water/Maintenance Director



WATER DEPARTMENT

Hello from the Water Department, I hope everybody survived the storm, it was a mess. Thank you for your patience during the water outage on February 11th. A tree fell and one of the branches stuck in the ground and punctured our mainline. This was also a mess, but everything went smooth considering the nasty weather. I want to thank Workman Contracting for helping us out. We had a lot of very appreciative members when it was fixed. Thank You for all the nice comments.

Marcus Vind, Water Manager

ACTIVITY COMMITTEE

The Activity Committee is up and running again after a month off. At our first meeting we set a schedule for the coming years activities. Starting the 13th of April there is going to be an Easter Egg Hunt at Springer Park. It will start at 11:00 a.m. and run to 1:00 p.m. Check the website and reader board for more information.

Upcoming Events:

April 13th ~ Easter Egg Hunt

May 25th ~ French Toast Breakfast

June 21st ~ BBQ @ MPC

July 27th ~ BBQ @ Springer Park

August 31st ~ Ice Cream Social

October 31st ~ Halloween

November 9th ~ Chili Cook Off

December 14th ~ Santa

December 15th ~ Santa around the lake – weather permitting

Times are not set in stone yet. More information will be on the web and in the next newsletter.

We are always hoping new members will join the committee. Last month two new members joined, I want to thank them for coming and participating. We meet the first Tuesday of every month at 6 at the MPC.

Catherine Hubbard, Activity Committee President

CALENDAR OF EVENTS

MARCH 2019 EVENTS

March 5 - Activity Committee -6:00 p.m.

March 7th – Rules Committee 7:00 p.m.

March 16th – Budget Town Hall Mtg 10 a.m.

March 19th - Water Board Meeting 6:30 p.m.

March 21st – Rules Committee 7:00 p.m.

March 30th – Security Town Hall 10a.m.

APRIL 2019 EVENTS

April 2nd - Activity Committee -6:00 p.m.

April 11th – Rules Committee 7:00 p.m.

April 13th – Easter Egg Hunt

April 16th – Water Board Meeting 6:30 p.m.

April 18th – Rules Committee 7:00 p.m.

April 27th – Community Meeting



COVENANTS COORDINATOR'S MESSAGE

As I depart this position, I feel blessed to have had the opportunity to get to know so many of you and to become more integrated within the community. I found streets that I never knew existed and became aware of those who truly support one another. I have a new appreciation of how diligent and dedicated our staff is as they serve us all. Though I wish I could continue a family situation now makes that impossible. I encourage you all to welcome the person who takes my place and to remember that whoever the new covenants coordinator is, they are performing a very necessary job to ensure that we all live in a safe and beautiful community. Thank you!

MESSAGE FROM THE OFFICE

The Great Northwest is always full of weather surprises! Hope everyone made it through the storms okay. I would like to take this opportunity to remind folks that Timberlake Roads are owned by Mason County. Timberlake is not responsible or equipped to plow the roads. Please let your neighbors and friends know that Timberlake is not responsible for snow removal on our roads! The Mason County Switch Board number is 360-427-9670. **Sheila, Office Manager**

Hope everyone had a great New Year! Now that we have survived Snow-mageddon we are finally, hopefully, headed to spring!

And speaking of spring, for anyone who has not re-registered their motor boats and obtained a new Big Lake boat launch key and Timberlake boat decal sticker, please visit us in the MPC or print a Motor Boat Registration form off of our website. If you were not born before January 1, 1955, you must also take the Mandatory Boating Safety Education course and provide us with a copy of this, as well as the new Registration for your boat (if it is required to be registered in Washington State).

If you are needing to complete any work around your property, that changes the foot print, please obtain a Permit Application from us or print one off our website under Forms.

Hopefully everyone is ready to get out of the melancholy of winter and into the newness and beginning of the Spring months. Be safe and have a great Easter!

Pam Thorne-Cochran, Member Services

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'll 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.

MESSAGE FROM THE MEMBERSHIP

Once Again ~ we have received multiple complaints regarding Dogs. While walking your dog please take along your "doo doo bags" and pick up after your pet. There are areas that are overwhelmed with this problem...

Please pick up after your pet....

RESOLUTION 2015-01 SECTION 2.10 ~ ANIMALS PARAGRAPH E:

Animals must not cause nuisances. Dog feces must not accumulate on property and/or cause offensive odors due to unsanitary conditions. *Dog owners are responsible for picking up and disposing of their dog's feces while walking their dogs on the streets, shoulders, and in the Timberlake Community's common areas and parks.*



**Timberlake CC
Community Meeting
April 27, 2019
Agenda**

~Pride in Ownership~

Call meeting to order/Pledge of Allegiance

Announcements

Approval of Meeting Minutes:

Approval of February 23, 2019 Community Meeting Minutes

Presidents Report, Thomas Hanson

Vice President Report, Mary Anne Preece

Treasurers Report, Christy Vaughn

Water /Maintenance Report, Terry Hubbard

Committee Reports: Activity Committee, Rules Committee, Permit Approval Committee, Covenants Report, and Lake Safety

Old Business

New Business

Open Floor

Adjournment

**A detailed agenda at the MPC or on the website:
timberlakecc.com**

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