



## 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)

## SEPTEMBER 2021 NEWSLETTER



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**Due to the rapid spread of the Delta variant, effective Monday August 30, 2021, our office will be closed to reduce the flow of incoming traffic. Please call-in advance to schedule an appointment- 360-427-8928. Thank you!**

### **MESSAGE FROM THE PRESIDENT**

#### **Get Involved!**

I want to mention the great work that the Activities and Cert Committees have been doing this year.

The Activity Committee has been doing an incredible job at organizing events for us. I have attended a number of them this year since restrictions have been lifted on outdoor events. Thank you to Chairperson, Cathy Hubbard, and all the volunteer members for an incredible amount of effort on their part to bring the events to the Timberlake members and guests successfully. The BBQ on the Big Lake Island and the Annual Meeting at Springer Park in particular. The food was absolutely incredible and the Salads and Desserts brought by the Committee and Community members were fabulous. I have heard that Community Members were quite pleased and made some suggestions for future events. The Activities Committee are planning more events given the resources available. The more volunteers, the more the Committee can offer.

So please help us by joining this Committee and with the planning and execution of future events.

#### **Get Involved!**

The Cert Committee has been working very hard in making emergency plans for our Community. To make it succeed they need volunteers to help carry out these plans that the Chairperson, Maryanne Preece, laid out at the Annual Meeting. It can only succeed with more involvement by Community Members willing to donate their time and assist when there is an emergency that affects the membership directly.

#### **Get Involved!**

All the planning that these Committees are involved in also depends on one other thing and that is our Governor regarding the current Mask and Meeting restrictions that are in force at this time.

Stay safe everyone and hope to see you at our next event.

**Lynwood David, President**

### **MESSAGE FROM THE VICE PRESIDENT**

I decided to become more involved with the HOA to find out what I was being told was true. Being on the Board of Directors seemed to be the best way to do so. I put my name in and I was voted in. 2020 and 2021 have been interesting years and I have learned a lot.

One of the things I have learned is most of what I have heard about Timberlake Community Club and its leadership is not true. The parts which are true no longer apply because this is a different board and a different time. It is not the first board to be blamed for its predecessors. It is also not the first-time people won't let go of the past, hindering the present and the ability to move forward.

I was surprised to hear about 18% of eligible voters turned in valid ballots this year. I was surprised we didn't have a quorum (fifty voting members) at the Annual Community meeting. I can't help but wonder what would have changed had more people voted. We were voting on important issues. The General and Water Budget, how to have the HOA books audited, Board of Director positions, and Security.

Per the covenants, resolutions, and by-laws there is only so much the Board of Directors can do. Per the covenants, resolutions, and by-laws there needs to be a certain number of votes. We need people to participate. The 18% who participated in the vote, made the decision as to what is going to happen for the next year.

When there is something, you believe needs to be addressed, help us address it by letting us know through contacting the office or coming to the Community Meetings. Vote when we send out the ballots. Ask questions until you are satisfied with the answer. Verify everything you hear to slow down the rumor mill.

This is a wonderful community when we work together.

**Dawn Howard, Vice President**

## MESSAGE FROM THE TREASURER

The information below shows the status of the TLCC budget through July 2021. We continue to see our income during the 2020-2021 budget exceed the budgeted levels. As the building boom in our community continues, we will continue to see our permit and transfer fees exceed budgeted levels. The Water Reserves income was running about 2% above the budgeted level last month but has returned to a slightly negative position this month and is now 3.6% below the budgeted level. The General Expenses are still running just above the budgeted level (+1.1%) and the Water Expenses continue to run just over 12% below the budgeted level. Combined, this means that our total cumulative expenses for the year to-date are 5.9% under budget and our total income is 9.9% higher than projected.

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

### TLCC Budget Status Summary as of July 31, 2021

Oct '20 - July '21

| Income                      | Actual Amounts    | Budget Amount     | Variance          |
|-----------------------------|-------------------|-------------------|-------------------|
| Total 6500 · General Income | \$ 297,085        | \$ 279,673        | \$ 17,412         |
| Total 8500 · Water Income   | \$ 392,677        | \$ 315,770        | \$ 76,907         |
| Total 8511 · Water Reserve  | \$ 252,115        | \$ 261,630        | \$ (9,515)        |
| Total Income                | \$ 941,877        | \$ 857,073        | \$ 84,804         |
| <b>Expenses</b>             |                   |                   |                   |
| Total 6000-01 · General     | \$ 289,925        | \$ 286,762        | \$ (3,163)        |
| Total 8000-00 · Water       | \$ 286,142        | \$ 325,750        | \$ 39,608         |
| Total Expense               | \$ 576,068        | \$ 612,512        | \$ 36,444         |
| <b>Net Income</b>           | <b>\$ 365,809</b> | <b>\$ 244,561</b> | <b>\$ 121,248</b> |

## MESSAGE FROM THE WATER/MAINTENANCE DEPARTMENT

Well, there is not a lot to talk about.

The Maintenance crew is still waiting on the new swing set for Cedar Park.

After the BBQ at the Island several members mentioned that they had a hard time getting across the road to the bridge because of the drop off from road to the bridge. These members suggested that a concrete walkway from the road to the bridge would be great and make it easier. Joe, Marcus, and Craig are working on a design and cost for it.

Mowing is still happening but mostly dandelions because of the heat and lack of water most of the grass has gone dormant.

Maintenance has put out for bids to upgrade our heating and cooling system in the MPC.

Maintenance has gotten several at-a-boys for how clean they are keeping the showers and bathrooms.

They are working on the runoff water problem at the end of Springer Park that a member asked about. Which is not a problem this year. The Lake is low because of the lack of rain this year. They have the spillway shut down as far as it can be. There is just not enough water coming in as needed to keep lake as high as normal.

The evacuation signs and arrows have been changed so they are easy to see and understand. There were a few extra arrows added in some areas.

Water had a few leaks and would like to apologize for the miscommunication about the leak that was put out on Next Door which was not authorized by the Board, or the Water Department and the information was **incorrect**. The Water Department uses **Auto Call Messaging** to call the effected members. If you did not receive a call 1. It did not affect you or 2. The office does not have your correct number. So please call the office and make sure they have the correct number for you. Face Book and Next Door are not a part of the HOA, and the Water Department does not monitor any of them. If you have a problem, please call the Office or Water department, they will try to answer your questions or come out and check out your problem.

Marcus and Joe are asking for bids on our Chlorine Generator, which is 20 years old, usually is replaced after 15 to 20 years. The unit is in need to be replaced. The BP cell is no longer made, and if the transformer quits it takes 12 weeks to get one. This Chlorine Generator cell is old school and very costly. Cell only replacement installed last time cost around \$12,000.00. The new units come with Cell and Power supply units, and Control panel. This unit is very necessary to having safe drinking water. They are trying to be proactive so there is no disruption in your drinking water.

Please try and conserve on water.

Terry L Hubbard, Water/Maintenance

## **MESSAGE FROM THE WATER DEPARTMENT**

Hello from the water department, I hope everyone is having a great summer. It has been a warm and dry one. Please continue watching your water usage. Our water system has done well keeping up with the demand during the peak times, but I still like to see people water in the early morning or late evening. It puts a strain on the system when everyone waters during the hottest part of the day. We still have a lot of summer left so keep that in mind. Thank you

**Marcus Vind, Water Manager**

## **MESSAGE FROM THE OFFICE**

I would like to thank everyone involved in the Election process this year, the Office Staff for preparing the mailing, and the Election Committee for coming in and counting the ballots. Thank You Larry Rushton for once again Chairing this Committee. With that being said, I want to express my disappointment in the low turnout of ballots returned. We sent out 1025 Election/Ballot packets with only 212 being returned. That is only 18%! Out of the 196 we could only count 189 as valid votes. Three ballots were duplicates, four were returned in the "Ballot" envelope with no return address envelope.

Several notes and comments were received so I would like to clarify the concerns as presented by members with their ballots.

1. *How is this a private vote if you are asking for all our information?* The counting committee consists of 4 groups of two, they are each assigned a section of the alphabet. Each group is given the envelopes as they are received in the ballot box, the first step is to sort them alphabetically. They are then distributed to the group as assigned. The group will then open the return envelopes and set the ballot envelope aside. The return envelopes once recorded on the master sheet(s) are picked up by the chair. The group then opens the ballot envelopes which have no identity on them. This is based on the same procedures used for the State and Federal elections.

2. *One note was received requesting resumes from the Candidates.* The Election newsletter has the candidate resumes included. The packet consists of the Newsletter, Ballot, Budget, and Reserve Study disclosure. Candidates are requested to fill out a question-and-answer sheet which requests a short resume for the newsletter. If the note was misinterpreted, please let us know what you would like to see in the candidate resumes, these suggestions can be brought forward as recommendations for possible addition to the Application.

3. *A comment was made "I didn't receive my ballot" ~* after the meeting we checked the stack of envelopes returned with no forwarding address, the person who commented on this was one of the returned envelopes. We were handing out ballots to members who did not receive them in the office, a simple signature is all that was needed.

Please when there is change in your status of any kind, call the office, and update us.

**Sheila Hedlund, Office Manager**

Hello everyone from the office! Summer has been a very hot one this year. Hope everyone managed to stay cool and safe. I wanted to let everyone know that we now have vehicle placards that members can get at the office. They are free to obtain. They are for members to use on your rearview mirror when you take your vehicle to the parks and lakes, also known as the common areas. They are removable and do not require you to attach them to your vehicle. If for any reason you need to replace one due to damage or loss, there is a \$5.00 charge. You may have one to use between your vehicles, or one for each vehicle, this is up to you. We will also be going back to our winter hours at the MPC. Starting October 1st, the office will be open Monday through Friday from 9am to 4:30pm. We are closed weekends and for lunch from noon to 12:30 p.m.

We have quite a bit of fun activities coming up for everyone to enjoy in the fall and winter months so keep your eyes on the reader boards as well as the website at [timberlakecc.com](http://timberlakecc.com). Or call us at the office for more information. Hope everyone stays safe during the coming months and have a Happy Halloween.

**Pam Thorne-Cochran, Member Services**

## **COVENANTS/PERMITTING COORDINATOR'S MESSAGE**

### **Covenants-**

I hope you are all staying cool and safe through this excessive heat that we have been having.

Thank you to all Members for keeping your lawns mowed. I have sent out a lot of letters regarding tall grass this year. It is very important to keep up on as fire season is upon us. Thank you again.

Also, we have had a lot of complaints/concerns regarding dogs running loose and not being on a leash. All animals (dogs/cats) when away from the boundaries of their residence must be on a leash, and always accompanied. Dogs must also not cause noise disturbances by excessive barking. They are our companions and protectors, but we must follow the rules and have respect for our neighbors. This is in Resolutions **2012-01** Animal Control and **2021-04**.

**Dirt bikers, speeders, strange behavior, possible thefts, all Civil matters etc.:** You must call the Sheriff. If you feel something is an Emergency, they want you to call **911**. The Non- Emergency number is **360-426-4441**. Thank you for updating the Office with these important concerns. These are things that we do need to know and take note of as there may be Covenant Violations to address. We cannot chase speeders or dirt bikers, but we can send letters out to the homeowner if we know where they belong. Also, we cannot get in the middle of Civil Matters. Remember we are here to help you, but our hands are somewhat tied when it comes to legal matters. Thank you for watching out for one another and our neighborhood. Angi-

### **Permits-**

It has still been extremely busy in the Permit Dept. What a Spring and Summer that we have had. **Resolution 2021-03 and 2021-04** are recorded and in effect. Please come into the office to get your copy or go to our Website at **Timberlakeecc.com** to get a list of what is required and permissible for Timberlake. Be sure to always check with the office, and with Mason County before you start any project to see if one is required. The Timberlake **Tree Resolution 97-01** is still the correct Resolution to go by currently. You do NOT need a Permit to remove bushes or shrubs. You also do NOT need a permit to take down any Alder trees of any size currently. There will be a new Tree Resolution soon with some changes, please contact the office with any questions regarding Trees or Permits of any kind. It is better to be safe before starting your project as we do not want to fine you. Thank you for following the rules and take care. Angi-

### **ACTIVITY COMMITTEE**

We want to thank everyone who came to the BBQ on the Island. It's been a long time coming. It was great seeing everyone out and enjoying themselves.

Schedule for the rest of 2021:  
Ice Cream Social ~ September 4<sup>th</sup>  
Halloween House Decorating ~ October 1<sup>st</sup> through October 31<sup>st</sup>  
Craft Fair ~ October 4<sup>th</sup>  
Trunk Or Treat ~ October 31<sup>st</sup>  
Chili Cook Off ~ November 13<sup>th</sup>  
Holiday Food Drive  
Christmas House Decorating December 1<sup>st</sup> through December 21<sup>st</sup>  
Kids Tree Decorating ~ December 11<sup>th</sup>  
Santa ~ December 18<sup>th</sup>

**Catherine Hubbard, Activity Committee Chair**

### **MONTHLY COMMITTEE SCHEDULES:**

First Tuesday – Activity Committee 6:00 p.m.  
First and Third Thursday - Rules Committee 7:00 p.m.  
Third Tuesday - Water Board Meeting 2:00 p.m.  
Second and Fourth Thursday – CERT Committee 7:00 p.m.  
Fourth Saturday – Community Meeting September 25, 2021, 10:00 a.m.

### **CERT**

#### ***Community Emergency Response Team***

What's your evacuation plan? Perhaps you have noticed the evacuation plan signs that are more prominently displayed as you are exiting or entering TCC. They are blue on a white signboard and are modeled after the Tsunami warning signs. Take a moment to look at the attached map, check where you should exit in case of an emergency such as a wildfire or an event that might block the main entrance/exit. If you live in Division 2, 9, 10, 11, 12, 13, know how to exit via the alternate exit. Even if you live in 1,3,4,5, 6,7, and 8 you should know how to exit through the alternate exit in case the main entrance/exit is blocked. Did you know that you can get emergency messages for Mason County on your phone via text? Just go to the link <https://public.alertsense.com/SignUp/?regionid=1187>. You will get helpful emergency text notices about heat waves, wind advisories, or other alerts that may impact you and your family.

### **RULES COMMITTEE**

Do you find a resolution confusing or one that needs updating! Come join the Rules Committee! Making present resolutions better is what we do. No experience needed. Come join a fun group for a few hours each month and see what a difference you can make. Interested, contact the Office for more information.

Thanks, **Si ~ Rules Committee Chair**

### **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 SEPTEMBER 25 @ 10 A.M.**

The Board of Directors will be using ZOOM along with in person attendance at the MPC for our 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  
September 25, 2021**

**Agenda**

**~Pride in Ownership~**

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**Call meeting to order**

- ✓ **Pledge of Allegiance**
- ✓ **Announcements**
- ✓ **Approval of Meeting Minutes: July 24, 2021**
- ✓ **Approval of Annual Meeting Minutes August 2019**
  - ✓ **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.

**EMERGENCY CONTACT INFORMATION:**

Please email or mail your emergency contact information with your payment. If you email us, please make sure and include your name, service address.

**ONE CALL NOW INFORMATION:**

We are asking our members to please complete the Contact Information Form below and return to the office. This will help us to update your mailing/billing address as well as your phone number for our One Call Now system. One Call Now is the robotic notification system we use to contact members in the event of an unplanned water main leak repair, or any other urgent notifications in your area. This system allows members to use up to two numbers to for contact purposes. When we send out notifications, the system will show Timberlake on your caller ID. If you are not able to retrieve your call and have a message system, the message will be left for you to retrieve when your able to. Please complete and return to the MPC Office. Thank you in advance for your assistance.

✂-----✂

**MEMBER INFORMATION CHANGE FORM**

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

Mailing Address: \_\_\_\_\_

Service Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Cell Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

This form will be used for both One Call and Emergency Contact Information.  
Either email to [timberlakeoa@hctc.com](mailto:timberlakeoa@hctc.com) or cut it out and return with your payment.

Thank you!

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**AUTOMATIC PAYMENT PLAN SIGN UP FORM:**

To sign up for this program complete the form below and return to the office. There is a \$1.50 fee per billing for this service.

TIMBERLAKE BOOK/ACCOUNT # \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

BANK NAME: \_\_\_\_\_

ROUTING NUMBER: \_\_\_\_\_

ACCOUNT NUMBER \_\_\_\_\_

I understand that my payment will be withdrawn the 15<sup>th</sup> of each billing month.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Please note this will not be valid if not signed. Thank you.