

Paradise Estates

Paradise Service Associates, Grapeview, WA

PSA Board of

Directors:

Tim Vack

-President

Angie Miller

-Vice-President

Rose Sheary

-Secretary

Brenda Bamford

-Treasurer

Rob Koenig

-Water Chair

Rick Galvin

-Finance Chair

Darren Porter

-Facilities

Chair

Bobby Miller

Lori Gross

Robert Johnson

All contact
information is on
the web site:

Web site info:

www.paradise-service-associates.org

Log in: paradise

Password: grapeview

Letter from the President

Hello – By the time you read this, winter will be upon us. This is the first of 4 planned newsletters from the new board of directors. As most of you know, the organization has faced a bit of a tumultuous time in 2011. A large number of members spoke out, and a new board was put into place on September 3, 2011. This new board of directors is determined to perform to the best of its ability and to listen to the people of our community. I volunteered to be an interim president until mid- July or until I move, whichever occurs first. I encourage you to become involved, listen to your heart and help this community come together and keep Paradise; Paradise! I would like to thank all the Board members for their dedication and hard work thus far. I would particularly like to extend a thank you to Rob Koenig, Brenda Bamford, Rick Galvin and Lori Gross for digging in and getting the job that was necessary for this transition done! PLEASE VOLUNTEER. CONTACT A COMMITTEE CHAIR AND MAKE YOURSELF AVAILABLE! 2011 financial statements will be enclosed in the next newsletter. One of our Board of Directors, Robert Johnson had a heart attack and triple by-pass surgery after the October annual meeting. He has come out with flying colors. Bob has decided to retire from the board. We thank him for all of his years of service, and the many architectural project drawings he has donated to Paradise.

--Tim Vack

Budget Vote

Contained herein is the budget for the 2012 Paradise Service Associates Corporation. Neither your dues nor your water billing will increase with this budget. The board unanimously accepted this budget. You will see further explanations within this newsletter of specific items being addressed. Please vote as soon as possible as ballots will be counted at a December 17th board meeting. If you want your vote to be anonymous, put the ballot

in an envelope and sign *it* instead of the ballot and put it in the mailing envelope. Even though the budget enclosed shows the water system also, you are voting on the 2012 annual dues.(General/Park) The water system is billed separately. The yearly dues invoices will go out with the January water billing. Be sure to write/mail 2 checks. Both made out to PSA but mailed to NWSW. (Address listed further in this newsletter)

Thank you!

The Board would like to Thank Nancy Fullerton for, not only her years of service, but her attention to detail, her excellent organizational skills and making the transition to the new treasurer so smooth. The current Finance Committee made up of the current and past 2 treasurers reviewed the books and found nothing out of the ordinary. The board would also like to say a very BIG THANK YOU to Bill Davies for his hard work and perseverance in the past several years in seeing the water system upgrade through! Next time you see either one of these folks, say “thank you”.

Water Report

In taking over as PSA water chairman for the past 3 months, I can tell you that our water system is in excellent shape thanks to the hard work of Bill Davies and his Committee. However, there is still work to be done in order to actually have a fully operational and fully completed water system with proper, expected water pressure for all members, even when the power is out, as well as meeting State guidelines for backflow suppression. Some of the work being performed at the moment:

- installation of meters on lots that were missed during the upgrade
- Fixing a couple of crossed lines that were hooked up incorrectly.

- Identifying meters that were set too high which in the winter could cause them to freeze and break;
- Those will be re-set.

I am pleased to announce that PSA has joined Evergreen Rural Water of Washington. They provide technical assistance, training and leak detection among other items to many water systems in Washington State. They will be reviewing our system shortly and will be providing direction and advice. This is an extremely low cost service with huge advantages.

Some of the projects that have been identified to start this next year upon budget approval are: Fire

Hydrant and Blow Off painting, Generator purchase and install on well site #1, Pressure Relief Valves (PRV's) engineering and installing on main distribution lines, installation of Supervisory Control and Data Acquisition (SCADA) on well site 1 and 2, and calibration and verification of well 1 meter.

This is a lot of work for a small committee to do; we would like to have as much involvement from the community as possible. We recognize the hard work of the past Water Committees and are asking that new blood step up to help out. Please contact me if you would like to volunteer. rskoenig@gmail.com

From Northwest Water System

My name is Jon Wiley. In October of 2009 I took over as the President and CEO of Northwest Water Systems, the organization keeping your water system in regulatory compliance with the state Department of Health. The last two years have been spent refocusing the business on serving water systems well by improving the transparency with which we operate. This is achieved by clearly identifying and communicating the services we perform for our clients (you), discussing what regulations drove those actions, and finally articulating how much these services cost you as a community. From here NWS is looking at how we can improve the quality of our performance and what other services we offer that can and will create value for you as a community. If you have feedback regarding aspects of our service that frustrate you terribly, or leave you pleasantly surprised please feel welcome to include a note with your water bill as it will end up in my hands. – Respectfully yours, -- Jon Wiley

Facilities Report

Many great things have been put in the budget for the Facilities Committee. Plans to fix the bulkhead on the shoreline of the park, the playground equipment will be going in this spring. You can also look forward to a new security system (cameras) that will protect our park

as well as deter any vandalism. We will be sprucing up our caretakers living area with a concrete slab, and getting rid of the wooden deck. We will be looking into bringing in a design student or company to help design our park for future upgrades and modifications. As

Chairman of the Facilities Committee
Thanks, Angie Miller
I look forward to fixing up and improving our park. Please contact me if you are interested in helping with our committee, and keep a look out on our website for work party dates!!! derwood343@gmail.com

Governing Docs

As your new Governing Documents Review Chair Person, I will be thoroughly reading all documents that pertain to the rules and regulations that our Home Owners Association, Paradise Estates abides by. My intention is to assure the homeowners of Paradise Estates that we are following all State regulations, as well as making sure that we are not held to rules in the past that do not pertain to Paradise Estates. I am seeking out volunteers that are willing to take on this venture with me. Please email me at angelamiller735@gmail.com. All documents are posted on our web site. A few NEW important insurance and RCW docs have been posted there for your information. We encourage all to read.

Change in bookkeeping

The board of directors has approved an addendum to the contract with Northwest Water Systems to perform all bookkeeping services for our association for the next year. They currently do this for 30 of their 140 customers. The board

felt they were the best choice since they know our system so well. And the price was right; \$350 / month for a year. Please be sure to keep making any checks payable to PSA (Paradise Service Associates) but...

Mail **ALL** payments to:

**NW Water Systems
(NWWS)
PO Box 123
Port Orchard, WA 98366**

Water rates and usage

You will see a change in how you are billed for water. Since our Articles of Incorporation tells us we must pass along our services at cost, you will see the base water use rate at \$15/month. This is calculated by taking the projected cost (water budget herein) and dividing it by the 215 approved connections. The remaining \$15/month is charged to all 228

lots and will be applied to our reserve accounts to be spent on such items mentioned above such as the generator, pressure reducing stations, emergency reserves and replacement reserves. Although the Board has not been officially presented with the initiative to increase the allowed

water use for the base rate, the Board is aware of the desires of the community on this front. The Board, at the November 5th meeting agreed to investigate the State's guidelines of water use for average households and to bring into alignment PSA's allowable base water rate with those at the next board meeting.

Important Dates – Mark your calendars!

BOARD MEETINGS

BOD meetings: 2nd Saturday every other month starting Jan. 14th

(additional slips/vessels): Accepted April 15

BILLS AND LOANS

Water Loan: Due 1st of each month
Water Bill: Due 1st of even months
Annual Dues: Due by Feb 1st.

ACTIVITIES

Park opens: April 1st

Spring park clean up: 1st Saturday in May

NOTE: Members must be in good standing on all accounts to be able to use the Park and the Marina. In addition, all guests must be accompanied by a Member or prior arrangements must be made with the Caretakers.

ADDITIONAL FEES

Marina initial reservations (initial slip/vessel): Accepted March 15
Marina additional reservations

Beginning of Summer Kick-off party: Memorial Day Saturday

3rd of July fireworks: 3rd of July