

Paradise Service Associates (PSA) Newsletter

April 2018

President's Message

Welcome Spring 2018!

I would especially like to welcome all the new homeowners at Paradise Shores Estates. Association information packets are sent out to new owners who purchase property. If you happen to see someone moving in this year, as you take your daily walk, stop by, introduce yourself and welcome them to our community. Let them know that a new owner packet, with association information, will be arriving in their mail box soon.

Meeting Notices: The next PSA Board of Directors meeting will be held at **the Park Hut on Saturday, May 19th at 10:00am**. All members, in good standing (water and dues paid up to date), are welcome to attend. Please sign in when you arrive.

PSA Board of Directors (BOD): We will have an opening on the PSA board as of April 1st. The position is being vacated by Maureen Allen, BOD secretary. This BOD term expires in June 2019. If you are interested in being appointed to the PSA board of directors, please send a letter of interest and a short description of how you can contribute to our association as a PSA director. Velindab123@gmail.com

Park News: The park drive through-gate and restrooms open April 1. Dean Graves, will once again, act as the PSA Caretaker this summer. Please make sure you, family members and guests check in with him as you enter the park. It is his responsibility to make sure only members, family and friends enter the park.

No smoking in the park except in designated area: This summer, the PSA board, has initiated a designated smoking area on the east side of the parking area (picnic table and ash tray) overlooking the marina. There will be signs posted in the park. There have been several complaints about cigarette butts littering the park.

New forms: There are 2 new forms available for members to use this year. ***Comment form:*** To better serve our PSA members, the Board of Directors would like to hear from our members in matters regarding our PSA Private Park facilities. This form can be filled out and deposited in the box provided at the Hut.

Family Guest registration form: Any association member, in good standing, that will have family/guests visiting and would like them to have access to the PSA park is encouraged to complete this form. The member should accompany the family/guests initially and provide a copy of this form to the caretaker. This registration will allow the members family/ guests to enter the park, upon checking with the caretaker, without the member being present each time. The family/guests must know the member name and lot number.

Dates to Remember (events will be posted on the community bulletin board):

Park work party and BBQ Potluck April 14 10am: Volunteers needed for planting, painting, general clean up and dock repair. Please bring gloves, tools, etc. (postponed if there is harsh weather conditions) Questions, call Jan Moon

Peninsula planting work party April 21 9AM Volunteers needed, Meet at the Hut. Questions, call Jan Moon
Cinco de Mayo Taco party May 5 Planning for Taco Bar similar to last year

PSA Annual Meeting: June 2: 2:00PM at the Hut Watch for notice mid-May

Landlord/Tenant Forms due by April 1st: Please provide 2018 Landlord/Tenant forms to PSA @261 E Shore Dr, Grapeview, WA 98546. This information is needed for security contact and park use by your tenants. Forms

are on the website or contact Velinda @360-870-7999. Dean will need the forms, on file, from the landlords in order for tenants, with permission, to enter the park in 2018, no exceptions!

2018 Homeowner Dues: We still have some delinquent dues that have not been paid. We rely on the dues to pay our bills. Late penalties of \$10 are added each month after Jan 31. If dues are not paid by May, a lien will be filed and your water shut off! All fees related to lien release and turning back on your water will be your responsibility.

Marina Seasonal Moorage (\$200 single/\$400 oversized), Daily moorage (\$15), and Launch fees (\$25) will remain the same in 2018. Contact Dean for forms and slip assignments. Form are also available on our PSA website. Paradise_Service_Associates.org

New Year's Day Marina Committee Fund Raiser: The marina committee sponsored a *Polar Plunge & Pancake Breakfast* at the Hut on Monday, Jan 1st. It was a huge success and several members actually did the plunge after breakfast. The Hoodie sales and breakfast proceeds brought in \$835.

Paradise at Mason Lake Hoodies: (Hoodies \$35-\$40)/t shirts (\$15) We still have some on hand (excellent gifts) and have pre-paid order forms if we don't have what you want. (Many of you had asked about children's sizes. Contact Jan Moon, 360-426-1557 or Tina Simms @simmsfab4@msn.com if you have questions.

Webpage: All newsletters, board minutes, committee meeting minutes, and financials are posted on the PSA website. Please share the newsletter with your co-owners, family, guests, and **tenants**. This will enhance their experience visiting our community and the park. Web page address is paradise_service_associates.org. We now have a PSA Facebook page "Paradise at Mason Lake" that you can join for additional information pertaining to Paradise Shores. Also, check out the Belfair Community Network site.

Committee Activities: Committee reports will be posted on the PSA website once they are approved. If you would like to volunteer your time (project supplies are also needed) for any of the PSA committees, let any of the board members or committee chairs know. We could use more involvement on the committees so that the same members are not doing all the work. Contact info is at the end of the newsletter.

Bylaws/Rules Committee News: Committee has reviewed Bylaws and are going to start reviewing Rule/Guidelines in April. Next meeting will be posted on community bulletin board or contact Tom Moore.

Facilities Committee News: The Facilities Committee met on March 3, 2018 at Jan Moon's house, 1 PM. The 2018 Caretaker agreement was reviewed and was recommended to the PSA board for approval at the March BOD meeting. Jan, I and Dean went over contract and Dean accepted the position. Welcome back, Dean. . A Launch sticker is required again this year to launch water craft at the park. Launch forms are available from Dean or on the web site. The sticker cost is \$25 and allows the member to launch all summer long. The sticker is to be attached or visible to Dean when you launch. You are more than welcome to donate additional amounts too! An alternative for launching is to use the Mason County launch at the north end of the lake. Facilities is planning several work parties in April and May, dates will be posted on community bulletin board. Volunteers are always needed. Some work party tasks include painting, dock repair, planting, grounds clean up, etc. Work party and bbq scheduled for April 14, 10 AM. The peninsula bank on the marina side is eroding so the committee has contacted and is receiving help from Mason County Conservation to purchase and plant natural vegetation to help restore it. This work party is scheduled for 9 AM, April 21. One major plan the committee has been working on is to replace the boat launch, it has been deteriorating for several years. We have a draft drawing and are working with the marina committee to secure permits. 2019 facility budget has been provided to the board and approved.

Finance Committee News: Finance committee met on March 4, 2018. The committee received budgets from facilities, marina, water and general expenditures to prepare the 2019 Budget for board approval at the March meeting. The board approved the 2019 budget and the members will be voting to ratify it at the annual meeting June 2, 2018. Brenda (PSA treasurer) has been working diligently with the new bookkeepers at Belfair Tax and Bookkeeping (BT&B) to get our financial house in order. The transition was pretty smooth considering the incomplete information provided by NWS. BT&B continue to send delinquent dues invoices, adding \$10 late fees, each month. **Delinquent dues accounts June 1st will have water shut off (according to our governing documents) and liens filed with Mason County.** All fees to reinstate water service will be the member's responsibility. **PLEASE PAY YOUR DUES!**

Marina Committee News: A couple of new marina safety upgrades for 2018 include 3 emergency throw ring floatation devices, an access ladder on each floating dock in case of emergency and a convex mirror located at the entrance of the marina for vessel drivers to see any oncoming or exiting vessels. With respect to the marina renovation project, 3 consultants are under contract with PSA as we continue to work through a solution, while meeting codes and safety standards. We expect to have 3 Draft options for review by the committee members available at the end of April. Meetings are posted on the community bulletin board or call Blair for more info. We encourage all marina users to attend and join the committee. In addition, a reminder that all vessels are required to be dead slow or maximum 5mph to the outer marker buoy. Violators will have their marina privilege revoked for the season. Last year we had numerous near misses.

Water Committee News: The water system committee lead by Rick Galvin, met Sunday, April 8 at Velinda's. Several issues were discussed regarding the 2018 project list. High priority projects will be the north well site drainage and installing a monitoring software to warn of pump failure. These projects are scheduled to be completed by April or May, depending on contractor's schedule. Other projects are flushing and painting fire hydrants, well site maintenance, and protecting water system bollards that are located throughout Paradise Shores. Several water system repairs have been done. Olympic Drive and E Shore Dr were the most recent. Our generator was put to the test last month when the electricity to the pumps was not running to capacity. The generator kicked in over several days, as the PUD fixed the problem, and provided water to all the members without a glitch. Thanks, to Rick, who coordinated everyone involved while he was on vacation.

Safety/Security: If you see any activity that seems suspicious, please call the *Sheriff's office at 350- 275-4467 Ext 313.*

Huge thanks to all the directors and volunteers that devote many hours to serve on committees, show up at work parties, and donate materials and labor to the PSA. We all benefit from these dedicated folks.

Velinda Brown
PSA President

BOD contact information:

President Velinda Brown Velindab123@gmail.com 360-870-7999

Vice President Tom Moore (Water Co-chair/Gov Docs Chair) Tvmoore171@hotmail.com 360-426-9621

Secretary: Vacant BOD position

Treasurer Brenda Bamford (Finance Chair) tbbamford@yahoo.com 360-701-9826

Director Darlene Dennewith (Membership Chair) Dennewith1@outlook.com 253 948 2863

Director Rick Galvin (Water System Chair) rdgalvin@comcast.net 425-235-9776

Director Jan Moon (Facilities Chair) ronjanm@wavecable.com 360-426-1557

Director Blair Harter (Marina Chair) harterblair@gmail.com 206-371-5458

Director Joe Quarto (Facilities Co-chair) gluefingers@gmail.com 206-992-5663