

Paradise Service Associates (PSA) Newsletter

March 2019

Welcome Spring 2019! After the cold weather and snow, we are all looking forward to a great spring and summer. Of course, with spring comes property clean up. We would like anyone visiting Paradise Shores to see how nice our properties are kept. When properties are being sold, curb appeal is very important. If you are unable to do physical work to your yard, please notify one of the board members. We may be able to help. Also, dogs are to be on leashes and not allowed to run loose.

Meeting Notices: The next PSA Board of Directors meeting will be held at **The Hut (in the park) on Saturday, May 18th 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. As always, board and committee meetings are posted on the Community bulletin board. **Annual PSA meeting is scheduled for July 6th, 2:00 PM at the Hut. Member sign in will be at 1:00PM. Agenda includes: vote for directors, budget, etc.**

PSA Board of Directors (BOD): **There is 1 opening on the PSA Board.** If you are interested in serving on 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 to Velindab123@gmail.com or mail to 261 E Shore Dr., Grapeview, 98546. Board members serve a 3 year term.

Park News: Dean Graves has been hired and will continue as our caretaker from April 1 to October 31, 2019. Please welcome him back. Scott Graves has volunteered to provide back-up for Dean this year. Anyone entering the park is required to check in with Dean or Scott.

2019 Homeowner Dues: Late notices (2019 dues) are being sent each month to members who have not paid. The 2019 dues remain at \$265 but accumulate a \$10 penalty for each month past due from January 31. Any member that has delinquent dues or water payments will be subject to the following (as per PSA Rules and Guidelines):

- March 1: \$10 re-billing fee added to the balance
- April 1: Final notice (60 days past due)
Loss of Park privileges, \$10 re-billing fee added to balance, Certified letter will be sent, 12% annual interest assessed from 1st day past due added to the balance, and letter with bill.
Letter with bill stating: If not paid by May 1st, a lien will be applied to the property with a lien fee of \$125 plus interest. Water will be shut off, appropriate disconnect and reconnect fees will be added.
- May 1: Lien filed (90 days past due), certified letter sent and water shut off.

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

May 15, 2019 Work party and BBQ. T shirts and Hoodies will be available for purchase.

July 4th celebration with BBQ

July 6th Annual PSA Meeting

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 also 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 are 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.* *Chairman* contact info is at the end of the newsletter.

Bylaws/Rules Committee News: Committee has reviewed Bylaws and Rule/Guidelines. The committee has found several rules that need to be clarified. Since the PSA board are authorized to adopt rules changes, the committee will be submitting rule changes for board approval in the very near future. Since Bylaw changes must be approved by the members, those will be submitted at a later date.

Facilities Committee News:

The Facilities Committee met at Jan Moon's on March 11. Sandwich board sign will be placed at the entrance of the park that reminds members and their guests to check in with the caretaker Dean upon entering the park. Hopefully, this will help to avoid any confrontations. Highlights of the meetings were: 2019 projects, caretaker contract, AED for park, electrical outlets at The Hut, Work party and BBQ on May 18th after BOD meeting. Security cameras have been purchased and will be installed by April 1. Security camera signs will also be put up. The BOD approved Dan's Locksmith to install a locking system for the walk through gate that will use a pin entry. Each member will be assigned a pin number to enter. The system will provide monitoring information. This will especially help to protect the park during the off-season. It will also allow boaters to exit the park after hours, if needed.

The facilities committee has purchased 2 kayak/paddle board storage racks (room for 6 on each) for the 2019 season. Each household will be limited to 2 kayaks. The fee for storing each kayak for the season is \$70. Forms are on website or from the caretaker. Reminder: there is No Smoking in the park except in the designated area. We will continue plantings on the marina side of the peninsula to avoid erosion. Surface boards are also being replaced on the swim dock. Next meeting will be April 1, 6PM, at Jan Moon's.

Launch permits: Permits are \$25 for the season. Submit applications to Dean and receive a launch sticker. Alternative launch is at the county park, north end of the lake.

Finance Committee News: Finance committee met on March 13th, 2019. Topics discussed: 2018 year-end balance, delinquent dues, and the variance report. Brenda Bamford provided financial information to the board members at the March 16th meeting. Finance committee recommended to BOD to transfer excess 2018 funds to the park reserve and savings. Belfair Tax has filed 2018 and all delinquent IRS returns. The finance committee will be meeting in April to prepare the 2020 PSA budget for the Annual Meeting, July 6th. All committee chairs are expected to have their budgets to Finance by April 15.

Marina Committee News:

Marina Upgrade: Plans for the marina and launch configuration have been selected, with 61 slips available. The next step is to obtain the final information prior to filing for building permits with the various agencies. The site Geotechnical report is complete and available if you would like to read a copy. The structural drawings for the marina design, floats, boat launch and pile design are complete and you may view a copy of the plan from Blair Harter or the caretaker. Currently the Biologist is working on the 3 reports due as part of the permit approval from the various agencies. The SEPA and JARPA drafts are complete and are under final review from our consultants. The committee is now working on qualified contractors to solicit bids. If you have any input on contractors, please do not hesitate to attend or contact one of the committee members. Next marina committee meeting will be April 10th at 7PM. This meeting will be via GO to Meeting (call in). Contact Blair for information to attend.

Marina slips are available for rent as of March 15 from Jan Moon. After April 15, contact Dean, caretaker. Second slip available after April 15. Slips are \$200 (single) and \$400 oversize. Applications must include current (up to date) insurance information and boat registration. If you renew after you have applied for a slip, please provide an updated copy of registration and insurance to Dean.

Water System Committee News: The water system monitoring system (warn of a pump failure) that was installed in 2018 is working as expected. Tom Moore, water system chair, has

scheduled a tank reservoir clean out for March 30th. No one will be affected by this procedure. Additional projects for 2019 include flushing fire hydrants and protecting blow offs located throughout the system. Next meeting will be May 1st at Tom's house.

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

Reckless driving through the Paradise neighborhoods by golf carts or any other ATV's will not be tolerated. The BOD request that if you see people traveling at excessive and dangerous speeds please note the make and model of the vehicle, location and time of the occurrence. Please report this information to either Velinda Brown, PSA President or William James, PSA Secretary. (Contact information is below,) We will compile the information and report it to the Sherriff's office and they will make extra patrols based on that information.

Reminder! Ferrill Gas Co-op: Paradise Shores members are invited to join, contact Jacob Behrens 360-509-7645. Co-op can get reduced propane gas rates, need 5 member minimum, 10 or more is best variable rate. Current leased tanks with other vendors can be exchanged at no cost. Member will have to make arrangement for tank pick up.

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 PSA. We all benefit from these dedicated folks.

Velinda Brown
PSA President

BOD contact information:

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Vice President Tom Moore (Water Chairman) Tvmoore171@hotmail.com 360-426-9621

Secretary: Will James (Facilities Chair) wjames5851@gmail.com 805-276-3857

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

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