

Paradise Service Associates (PSA) Newsletter
August 2022

Welcome to the sizzling summer of 2022!

Welcome to all the new homeowners at Paradise Shores Estates (PSA). Association information packets are sent out to new owners who purchase property. If you happen to see someone moving in, as you take your daily walk, stop by, introduce yourself and welcome them to our community.

July 9th, 2022 Annual Meeting Report This year we had 39 out of 175 eligible members vote, either in person or by proxy, at this year's meeting. According to our PSA bylaws, there must be 15% of the members, who are eligible to vote, to pass the budget and elect board members. I hope more of you will be willing to participate next year.

Ballot results:

Budget 2023: Approved 34 Reject 2

Audit: Approve 8 Reject 31 No audit is needed

Board directors and Officers elected:

Velinda Brown (President) 35 votes

Will James (Vice President) 32 votes

Dan McClough (appointed as Facilities Chair) 33 votes

PSA Board of Directors (BOD): The PSA BOD is looking for members interested in serving on the board. We currently have one opening, vacated by Tom Moore, when he decided to not run for another term. The board meets every other month and participates in the Annual meeting normally held in July. Many of our current board members have been serving for many years and would like to retire. If you are interested, 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.

BOD Meeting Notice: The next PSA Board of Directors meeting will be held at The Hut on **Saturday, September 17th 2022 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 and the Web site calendar.

Community News: 07/07/2022 - News Release - [Mason County Burning Restrictions](#) -EFFECTIVE 12:01 AM - Friday July 8, 2022 UNTIL FURTHER NOTICE

In concert with the Washington State Department of Natural Resources (DNR), the Mason County Fire Marshal's office will be restricting all burning for Permitted Land Clearing activities effective midnight Thursday July 7th. This restriction will remain in effect until further notice. Please note that Recreational Fires (I.E. Campfires) may continue at this time providing they meet all the criteria found

in the Guidelines for Outdoor Burning in Mason County found at: [Guidelines for outdoor burning in Mason County](#)

Vandalism: We have received reports of mail, gas, and other items being stolen throughout our community, over the past few weeks. Mason County Sheriff's Office is recommending locking mail boxes and gas caps. Please keep an eye out and if you see something, say something. If you find yourself a victim, please call the sheriff's office and report it. Vandalism and theft information is sent out to all members on our PSA2020@googlegroups.com list. **If you are not receiving these notices, it may mean we do not have your email.**

Park News: We will be welcoming our new caretakers, Jerry and Sue Swaser, to our park on August 15, 2022. They have ties to the Belfair community and their son is the principle of Sandhill Elementary. I'm sure it won't take them to long to blend in with our community and to get to know each and every one of us. Please be courteous and respectful as they transition into their new position.

You are required to check in with the caretakers when you enter the park.

- a. If you want family/friends to use the park without the member's presence, you must fill out a "Family Guest registration" form (provided on web site) and provide it to the caretaker to keep on file.
- b. There is no swimming or fishing off the marina docks**
- c. Kayak storage is still available (contact Jerry or Sue)
- d. If you are planning to reserve The Hut for an activity, check the white board in the Hut or the Web Site calendar for reservations already made (or contact the caretakers)

2. We continue to get incidents reported, by several members, that dog owners are not keeping their dogs on leashes and not picking up after them. Pet owners should clean up after their pet and dispose of the contents at their own residence accordingly. Leaving poop and/or bagged poop unattended is unacceptable. Thanks for your cooperation.

Paradise at Mason Lake T Shirts and 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. We have several children's sizes available. Contact Bobbi Warbington, 360-870-1675, if you have questions.

Dates to Remember (events will be posted on the community bulletin board and Web Page Calendar):

Sept 3rd: Poker Run Meet at the park entrance Sign up is at 1:30pm Run starts at 2PM \$10 donation for the park reserve

Sept 3rd: Annual Spaghetti Potluck Marina fundraiser 5pm at the Hut **AND** live music by Soulstice from 6-10PM Cost is \$10 per person

Sept 9 & 10: 3rd Annual Community Yard sale 9am -4PM Yard sales (held at members home)

Sept 17: PSA BOD meeting at the Hut 10am

Nov 19th: BOD meeting at MBCC 10am

Governing Documents Committee News (Larry Pazaski Chairman): Several rules were approved at the July 17th BOD meeting. The committee continues to review a few of the remaining rules and will present their suggested revisions to the BOD at the September meeting for approval. After all have been approved, the recorded Rules and Guidelines will be posted on the PSA web site.

Facilities Committee News (Daniel McClough): We will need volunteers to move the ski dock to the inside of the marina after all boats have been removed in October.

Reminder: The ski dock is for loading and unloading passengers from boats/jet skis. Please remind your friends and family that using the ski dock for sun bathing is not allowed.

Launch replacement Project: The Permit was not approved by Mason County in time to meet the deadline. Fish and Wildlife require all construction be limited from July y 15th through August 15th. The Planning department did transfer the information over to the building department and approval is expected so that we can replace the launch in 2023. The majority of the 2022 projects have been completed.

Finance Committee News (Jan Moon): Belfair Tax and Bookkeeping has assigned a bookkeeper specifically to PSA. Her name is Gissell Rivera.

Marina Committee (acting chair Velinda Brown, co-chair Larry Koltz) News:

The Marina Project has been put on hold, as of July 1, because we will not get the permit approved, by Mason County Building Department, in time to meet the construction fish window of July 15th to August 15th, as required by Fish and Wildlife. The Mason County Planning office has approved our Shoreline permit and transferred the application to the building department. The current cost is estimated at \$590,000, with 12 jet ski slips and 49 boat slips available. Heritage Bank, the only lender interested, offered to loan to us but wanted to secure the park as collateral so that was not an option. Another option was to assess all lots to finance the project, which could be up to \$4000 per lot.

According to our attorney, a vote of the membership would have to approve the assessment. Recently, several members have offered to finance the project, each lending \$100,000 at 5% for up to 10 years (which is all negotiable). This seems the best option if we are able to collect enough money in rentals to repay the loans. If any other member would like to help finance this project, contact me. I will be setting up a meeting of the investors to discuss loan amounts, interest rates, and term of the loans. Our attorney will represent PSA with contracts, etc.

There has also been talk about only replacing 1 or 2 docks at a time, presumably costing more money. At this time there has been no agreement regarding the slip fees for next year, but reasonably could increase to \$350 for single and \$700 for a double for the season. Nothing has been sent to the board as recommendations at this time. We are looking forward to the construction being completed in 2023, between July 15th and August 15th.

Water System Committee (Will James) News: The water system committee, now led by Will James, continue to monitor and manage our water system to ensure compliance and good water usage

stewardship. This spring the piping was painted inside the north well site. The next project will be to power wash/paint the storage tanks this fall.

Webpage (Sue Lord): Several members have been using the Paradise member email account for notifications, items for sale, emergency notifications, etc. If you are not receiving notifications, please provide your e mail address to Sue Lord at susanlord1220@gmail.com. The web page address is paradise-service-associates.org. Tina Simms has been posting items to our PSA Facebook page “Paradise at Mason Lake” so you can get additional information pertaining to Paradise Shores there. There is also a Paradise Calendar on the web page that will have PSA board meetings, PSA events, and dates the Hut has been reserved.

Note: 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.

Committee reports are posted on the PSA website at <http://paradise-service-associates.org> 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. It's a great way to get to know your community and we would really appreciate your time and involvement. Chairman contact info is at the end of the newsletter.

Safety/Security: If you see any activity that seems suspicious, please call the Sheriff's office at 350-275-4467 Ext 313. Also, please let Sue Lord know about the incident, for the PSA Community Block Watch report, which she shares with a contact at the Sheriff's office.

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:

President Velinda Brown: velindab123@gmail.com 360-870-7999

Vice President: Will James (Water Chairman) wjames5851@gmail.com 805-276-3857

Secretary: Susan Lord susanlord1220@gmail.com 253-882-9139 (Web Page/Block Watch Co-Chair)

Treasurer: Jan Moon janicemoon30@gmail.com 360-426-1557

Director Maureen Allen (Public relations/Membership) mozongirl@msn.com 360-275-3903

Director Larry Pazaski (Governing Documents Chair) lpazazz@gmail.com 360-432-9777

Director Daniel McClough (Facilities Chair) danielmclough@yahoo.com 503-999-3868

Director Arlen Schwandt (Facilities Co-Chair) dianes.personaltraining@yahoo.com 360-545-1002

Director: vacant