

Paradise Service Associates (PSA) Newsletter

December 2024

Happy Holidays!! 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.

Just a reminder: If you are renting your property long term (more than 30 days), a Landlord/ tenant form is due January 31, 2025. Mail to PSA 261 E Shore Dr, Grapeview, WA 98546. The forms are on our website @paradise-service-associates.org. We use this information for notification in case of theft, water leaks and any other information that is important to our residents.

Park News: The Park is officially closed from November 1, 2024 to March 31, 2025. Jerry and Sue Swaser are residing at the park but are not paid staff. We have been told they are planning to accept the caretaker position, again, beginning on March 15th, 2025. If you haven't met them yet please stop by and introduce yourselves.

Future 2025 park activities planned:

- April (date to be determined): Polar Plunge (breakfast 10am, Plunge at noon)

Meeting Notice: The next PSA Board of Directors meeting will be held at Mason Benson Community Club (MBCC) **on Saturday, January 18th, 2025 at 10:00am.** All meetings and events are posted on the Community Bulletin Board (while park is open) and a message sent via email. 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.

PSA Board of Directors (BOD): The PSA BOD, made up of 9 members, are looking for members interested in serving on the board. We will have 2 openings for 2025 (2 members are retiring). The board meets every other month and participates in the Annual meeting 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, officers serve a 1-year term.

2025 Homeowner Dues: The invoices for 2025 Homeowners dues will be sent out in a few days. If you do not receive one please contact Velinda at velindab123@gmail.com or call 360-870-7999. The 2025 dues are \$300 per lot and due January 31, 2025. A \$25 penalty (\$10 penalty wrong on the invoices) is added for every month your dues are late. If dues, and penalties, are still unpaid, the following will occur:

February 1 - Second notice - \$25 re-billing fee added to balance.

March 1 - Third notice (30 days past due) - \$25 re-billing fee added to balance.

April 1 - Final notice (60 days past due)

Lost Park privileges

1. \$25 re-billing fee added to balance.
2. Certified letter sent with delinquent dues invoice
3. Letter with bill, stating: "If not paid by May 1, your account may be sent to collections and water may be shut off. Appropriate disconnect and reconnect fees will be added."

May 1 - Collections (90 days past due)

1. The account will be sent to collections 15 days from the date of notice (May 1st) if the account and fees are not paid in full.
2. Water will be shut off.

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.

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

Jan 18: PSA Board meeting at MBCC

Jan: January (date to be determined): Campfire and S'mores Party

March 15: PSA Board meeting at MBCC

April 1st: Park opens

April: Polar Plunge (date to be determined) Breakfast at 10am, Plunge at noon)

May 3rd: Cinco de Mayo Taco Feed Potluck 4-6pm at the Hut (\$5 per person)

May 24th: Board meeting, 10am at the Hut

Memorial Weekend Saturday May 23-Monday 26th: Neighborhood Street give away: This is your opportunity to offer items on the street for **free** (must be removed by Monday evening) One man's junk is another's treasure!

July 3rd: Paradise Community Parade with Decorated Golf Carts 5pm

July 3rd: 4th of July Celebration, BBQ Potluck 6:00pm (\$10 per person), fireworks 10:30PM, etc.

July 12th: Annual membership meeting at the Hut (Sign in at 1pm, meeting starts at 2pm)

July 19th: Board meeting, 10am at the Hut

August 3th: Luau at Paradise 1pm Hosted by Pat Wood and Aaron/Diane Parrott

Aug 30th: Annual Spaghetti Feed with Live band (\$10 per person)/Poker/Cruise Run (\$10 per entry and win ½ the pot) 5PM

September 20th: Board meeting, 10am at the Hut

Sept 28 tentative: Brats and Beer Dinner co-sponsored with MBCC

November 15th: PSA Board meeting at Mason Benson Community Center 10AM

Vandalism: Fortunately, we have had very little vandalism in our community in 2024. 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 notify our block watch coordinator, Sue Lord (contact info below) and call the sheriff's office and report it. Vandalism and theft information is sent out to all members on our PSA2020@googlegroups.com list.

Governing Documents Committee News (Tina Simms Chairman): The committee met in 2024 several times and were successful in presenting several new and revised rules to the Board of Directors that were approved. The new rules were recorded at Mason County and are posted on the PSA website. Velinda and Susan Lord have been attending the Mason County Commissioner and Planning Advisory zoom meetings regarding the regulations for Short Term Rentals that will be managed by Mason County. You can view the STR draft on the Mason County Commissioners website.

Facilities Committee News (Daniel McClough Chairman): The ski dock has been moved to inside the marina, thanks to Jerry and a few members. Seasonal launch fee (\$25), seasonal kayak storage (\$70), and Hut rental (\$25 per day) will remain the same for 2025.

Finance Committee News (Forrest Strickland Chair): The Finance committee will be meeting, in 2025, to review the past 2 (two) years expenses to prepare for the 2026 budget (that will be voted on at the 2025 Annual meeting) PSA hired a new bookkeeping firm in mid-2024, The Taxman. Alex, from The Taxman, is our new bookkeeper. Alex is doing a fantastic job and preparing to send out 2025 dues invoices shortly. The Taxman is offered a much more reasonable rate than Belfair Tax.

Marina Committee News: The Loyalty Program was approved by the Board for 2025. The Program runs from February 1 to February 28th, 2025. Applications should be submitted to Kip Miller (in care of) 261 E Shore Dr, Grapeview, WA 98546. Any member who rented a slip in 2024 is eligible to rent **one** slip under this program. Moorage fees for 2025 are \$400 (jet ski) and \$800 (boat slip). Daily moorage fees will be \$25 per day. The new docks are installed, so Dock C renters will remain the same except jet skis will be moored on the west side of Dock C. The new launch is ready for the park opening. A marina committee meeting will be scheduled after February 28, 2025, by Kip, to determine where the Loyalty renters will be moored. Loyalty applications will simply guarantee a slip.

Water System Committee News: The water system committee led by Will James, continues to monitor and manage our water system to ensure compliance and good water usage stewardship.

Webpage: We have created a Paradise member email account that can be used 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. We, also, have a PSA Facebook page "Paradise at Mason Lake" that you can join for additional information pertaining to Paradise Shores. We have also created a Paradise Calendar on the web page that will have PSA board meetings, the Annual meeting, PSA events, and dates the Hut has been reserved.

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.

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 who devote many hours to serving 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 chair) wjames5851@gmail.com 805-276-3857
Secretary: Susan Lord susanlord1220@gmail.com 253-882-9139
Treasurer: Forrest Strickland forrestpsa@gmail.com 503-706-0689
Director Maureen Allen (Public Relations/Membership) mozongirl@msn.com 360-275-3903
Director Susan Lord (Web page/Block Watch Chair) susanlord1220@gmail.com 253-882-9139
Director Kip Miller (Marina Chair) kipsemail@gmail.com 253-225-9126
Director Daniel McClough (Facilities Chair) danielmcclough@yahoo.com 503-999-3868
Director Kevin Killinger (Water Committee) masonlakekevin@gmail.com 360-620-7493
Director: Tina Simms (Governing Doc's/Activities chair) simmsfab4@msn.com 360-463-2294