

TIMBERLAKE COMMUNITY CLUB, INC.

2880 East Timberlake West Drive
Shelton, WA 98584-7936
Phone: 360-427-8928 * Fax: 360-427-1755
E-mail: timberlakeecc@hctc.com * Website: timberlakeecc.com
Office WINTER Hours: Monday – Friday. - 9:00 a.m.-4:30 p.m.
Closed for Lunch 12:00 – 12:30 p.m.
(Excluding Holidays)

NOVEMBER 2021 NEWSLETTER



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**To our members who pay online through our website ~ please note that there is a change in the way payments are done. The billing company has provided a video and step by step instructions. Please see Pam’s article and/or our website @ [www.timberlakeecc.com](http://www.timberlakeecc.com).**

**MESSAGE FROM THE PRESIDENT**

Hi everyone. Just a few comments I want to make. First off, I want to congratulate all the members and the Activities Committee for answering the call-in donating emergency supplies, blankets, clothing bedding, food and small appliances to the Allen family. They are new members to our community that had their U-Haul Vehicle catch fire a couple nights ago that destroyed the vehicle and its entire contents. The quick response was incredible, and I am proud of the entire community. Great job everyone!

Rather quiet since the last Newsletter but I want to let you all know of the success of the Activities Committee in organizing the Crafts Fair at the MPC recently. It was fabulous! Looking forward to the next one. Have to admit, if I am there the next time, I will leave my Credit Cards at home. Rather over did it. Sure, was fun. Lots of great stuff available. Didn’t count how many came through but it sure looked crowded the whole time I was there.

Lastly, we have had some interesting weather this past couple of weeks, and I understand that is likely to get even more interesting as the season progresses. Get your generators warmed up and safely store some extra fuel along with blankets, candles, and extra emergency supplies.

There are some great events that are coming along in the near future and will write about them in my next letter.

Stay warm and safe and look after one another. Hope to see you at our next Community Meeting. Check the Website Calendar for the date and time

**Lynwood David, President**



**MESSAGE FROM THE WATER/MAINTENANCE DEPARTMENT**

Well, the mowing season is coming to a end and wet weather is moving in. We are letting water out of the lake because we do not want to over fill like what happened last winter. The rest of the play equipment parts for Cedar Park have arrived. The crew will be getting ready to start putting it together.

The Water Department had over 4 leaks this round since the last newsletter. They were all service lines caused by roots and rocks. The chlorine generator is going to be replaced due to age which is 17 to 20 years old, and the HOA cannot operate without it if it breaks down completely. Starting to give false readings and not making chlorine as it should. The DOH requires that we maintain a minimum level of Chlorine. It is better to replace unit that is no longer made with a new one that is less expensive to maintain. Total cost of new unit installed will be \$31,500 plus tax. The cost had already been planned for in the water reserve.

The Water Board and Board members that can attending are going to have available two training sessions on private water systems in HOA’s that has been offered this year for free. It will be in the MPC thru Zoom each is about 3 hours. Most are offered in Seattle, Bellingham or Yakima, Walla Walla, Wenatchee at a cost per board member.

Marcus and Joe were informed of a staining problem in their toilet by a member. The crew found a problem with the Iron and Manganese filters and has been corrected. It was brought to their attention by a member. If you suspect that you have a problem with your water, please call them. You see a problem with maintaining the HOA call Marcus.

Your Water and Maintenance staff are working hard to keep your water flowing and safe and the maintenance keeping your HOA clean and looking good.

**Terry L Hubbard, Water/Maintenance**

## **MESSAGE FROM THE TREASURER**

The information below shows the status of the TLCC budget through September 2021 which is the end of our fiscal year. The income during the 2020-2021 fiscal year far exceeded the budgeted levels. As the building boom in our community continues, we will continue to see our permit and transfer fees exceed budgeted levels, but our interest income was lower than expected because CD interest rates dropped dramatically in 2020-2021. The new budget corrected the interest projections. The Water Reserves income for the year ended in a slightly negative position about 4% below the budgeted level. The General Expenses ended the year above the budgeted level (+8.8%) and the Water Expenses for the year were 7.2% below the budgeted level. Combined, this means that our total cumulative expenses for the year were 0.3% under budget and our total income was 22.7% higher than projected. The net income was almost 14 times more than we projected for the year. This means we will have substantial deposits into our operating reserve accounts following the close of the fiscal year. See below for more info and please feel free to email me at [timberlakesec@hcc.net](mailto:timberlakesec@hcc.net) with any questions you have about the budget, expenditures, or anything else.

**Christy Vaughn, Treasurer**

### **TLCC Budget Status Summary as of September 30, 2021**

Oct '20 - Sept '21

| Income                                     | Actual Amounts    | Budget Amount     | Variance         |                                                                              |
|--------------------------------------------|-------------------|-------------------|------------------|------------------------------------------------------------------------------|
| Total 6500 · General Income                | \$ 338,077        | \$ 335,200        | \$ 2,877         | (1) General Income exceeded the budget projection by \$2,877 or 0.9%         |
| Total 8500 · Water Income                  | \$ 467,279        | \$ 378,900        | \$ 88,379        | (2) Water Income exceeded the budget projection by \$88,379 or 23.3%         |
| <b>Total Income</b>                        | <b>\$ 805,357</b> | <b>\$ 714,100</b> | <b>\$ 91,257</b> | (3) Total Income exceeded budget projections by \$91,257 or 12.8%            |
| Expenses                                   |                   |                   |                  |                                                                              |
| Total 6000-01 · General                    | \$ 356,791        | \$ 327,900        | \$ (28,891)      | (4) General Expenses <u>exceeded</u> the budgeted amount by \$28,891 or 8.8% |
| Total 8000-00 · Water                      | \$ 339,283        | \$ 374,650        | \$ 35,367        | (5) Water Expenses were \$225,367 or 9.4% lower than the budgeted amount     |
| <b>Total Expense</b>                       | <b>\$ 696,075</b> | <b>\$ 702,550</b> | <b>\$ 6,475</b>  | (6) Total Expenses were \$6,475 or 0.9% lower than the budgeted amount       |
| <b>Net Income</b>                          | <b>\$ 109,282</b> | <b>\$ 11,550</b>  | <b>\$ 97,732</b> | (7) Net Income was \$97,732 higher than the budgeted amounts                 |
| <b>Reserves</b> Total 8511 · Water Reserve | \$ 301,146        | \$ 313,956        | \$ (12,810)      | (8) Water Reserves collected were \$12,810 or 4% lower than expected         |

| Recoverable Legal Income/Expenses      | Oct '20 - Sept '21 |                                                                                        |
|----------------------------------------|--------------------|----------------------------------------------------------------------------------------|
| 6526 · General - Legal Recoverable     | \$ 28,327          |                                                                                        |
| 8503-03 · Water - Legal Recoverable    | \$ 28,364          |                                                                                        |
| <b>Total Reimb. Legal Income</b>       | <b>\$ 56,692</b>   |                                                                                        |
| 606002A · General - Reimbursable Legal | \$ 5,102           |                                                                                        |
| 806001A · Water - Reimbursable Legal   | \$ 5,702           |                                                                                        |
| <b>Total Reimb. Legal Expense</b>      | <b>\$ 10,804</b>   |                                                                                        |
| <b>Net Income</b>                      | <b>\$ 45,888</b>   | (9) We recovered \$45,888 in Recoverable Legal payments for prior years' expenditures. |

## **MESSAGE FROM THE WATER DEPARTMENT**

Hello from the Water Department,

I hope everybody had a good summer. It was hot and dry one, so it was refreshing to get some rain. I would like to thank everyone for their efforts in conserving water. The water department flushed the water mains and exercised valves in October this helps to remove sediment and brings fresh water into the system. We do this every year for annual maintenance. If you have any water quality concerns, please call the water department. Thank you

**Marcus Vind, Water Manager**

## **ACTIVITY COMMITTEE**

Fall is here and it's time to start thinking about the holidays.

In October we had our Trunk-or Treat and Halloween House Decorating Contest. Winners will be posted on our website and announce at the next Community Meeting.

Our Holiday Food Drive starts the 1<sup>st</sup> of November. A member of the community has already made a generous donation. The Food Drive usually runs until around the 16<sup>th</sup> of the month.

We are having a Chili Cook-Off again this year. It is November 13<sup>th</sup>. If you want to enter, be sure to get your application from the office. We are looking forward to tasting some good chilis again this year.

The Craft Fair was a big success, and the vendors are wanting to have another one in the Spring. We will let you know as the time gets closer.

The Activity Committee wants to wish everyone a Happy Thanksgiving and thanks for participating in all of our activities.

Schedule for the rest of 2021:

Chili Cook Off ~ November 13<sup>th</sup>

Holiday Food Drive 1 - 16

Christmas House Decorating December 1<sup>st</sup> through December 21<sup>st</sup>

Kids Tree Decorating ~ December 11<sup>th</sup>

Santa ~ December 18<sup>th</sup>

**Catherine Hubbard, Activity Committee Chair**

## **MESSAGE FROM THE OFFICE**

At the last Community Meeting in September a request was made for some current statistics as our community has grown and changed in leaps and bounds the past year and a half.

Currently we have 924 residential lots, 59 of those are rentals, and 14 are estates.

The past Fiscal Year October 2020 – September 2021 we had 122 owner sales, that's a lot of new members!

During the past Fiscal year, we also processed permits for 44 new homes.

Welcome new Members! Hope to meet you soon! To all of our members ~ Happy Holidays and hope to see more folks at our community meetings!

**Sheila Hedlund, Office Manager**

## **New Customer Online Payment Setup**

Our billing system is changing for payments that are made online at timberlakeecc.com. This is a summary of some of the changes that will take place in November-December. Once the updated version has been installed, our members will be able to register their online access to pay their billing.

To make payments to each account (lot), members will need to Register online. Each member will need four pieces of information to do this. They will need their book number(s), account number(s), first service address line as it appears on each of your bills, and their email address. As members register their account(s), they will establish a Username, a Password and create Security questions that will be used when Username and/or Passwords are forgotten.

Since an email address will be part of the requirement to verify the identity of the customer registering their account, it will become important for valid email addresses to be stored in our billing system. If you wish to pay your accounts online or for members that wish to Continue to pay online, it will be necessary to update the office with your email address. Please contact us and we can update this information.

We will also be placing links to our website of a document which will contain information for members accessing the Customer Online Service. A short video will also be available on our website which will walk you through step by step to complete setting up your online bill pay. If at any time you have any questions, please feel free to contact the Timberlake office for assistance.

Thank you

**Pam Thorne-Cochran, Member Services**

## **COVENANTS/PERMITTING COORDINATOR'S MESSAGE**

### **Covenants-**

Fall is in the air. I hope you all are staying warm and enjoying your pumpkin spice. Thank you to all of you Members for ending a great summer and keeping your lawns mowed and showing us your beautiful flowers and gardens. We had a lot of animal complaints over the summer regarding dogs running loose without their owners. That has been a lot better, there has only been a couple of complaints in the last 2 months. Thank you for keeping your animals on a leash.

**Speeders, dirt bikers, thefts, strange behavior, and all civil matters please call the Sheriff (911 or the non-Emergency line at 360-426-4441). Please be cautious when driving. Our children are at their bus stops and the deer are roaming everywhere. Speeders, PLEASE slow down! If you have any Covenant Complaints, please call the office, or fill out a Complaint form. You can find the forms in our office, on our website or I can gladly email or mail you one. Thank you, Happy Turkey Day and go Hawks! Angi-**

### **Permits-**

What a busy Summer that we have had. Also thank you members for getting your proper permits, and for working with Timberlake and staying in compliance. Remember before your projects begin, please contact the office to see if a permit is required. We do not want to fine you. There will be a new Tree Resolution coming soon, with some important changes. **TREES-** Any time that you are wanting to cut trees please contact the office so we can point you in the right direction. There is a fine up to \$1000.00 for cutting Evergreen trees without a proper permit. There is an additional fine of \$400.00 per tree that is cut down without the proper permit. There will also be a fine if you do not hang your Permit while work is in progress. Please contact the office or visit our website for all Rules and Resolutions at Timberlakeecc.com. The new Tree Resolution will be 2021-05. I would like to thank our President Lynwood David who is also over Covenants and permitting for his assistance and great service throughout the year. Thanks Lyn! Have a great fall and winter - Happy Holidays - Angi

## **RULES COMMITTEE**

STOP! Read on for special offer. We are offering you an exclusive invitation to join your fellow members on the Rules Committee. We review present rules and resolutions and work (and have fun) making them easier to understand. Presently reviewing the Rental Resolution and updating the Handbook. Meetings are the first and third Thursdays each month at 6:00 pm at the MPC. No special skills required. Come and join us! Looking forward to seeing you. **Si ~ Rules Committee Chair**

## **LAKE SAFETY COMMITTEE**

### **RULES COMMITTEE**

Boat registration, all boats need it!

**Ray Tomlinson ~ Board of Directors Liaison for the Lake Safety Committee**

## **CERT**

### **Community Emergency Response Team**

Welcome to November!! It's the month for family gathering, of turkey dinners and pumpkin pie. Let's all hope we can meet under one roof, even if outdoors. My family met via zoom last year at 9 am Pacific time to accommodate those who are in Canada and North Carolina. There were lots of mugs of coffee and cheers to each other, but no turkey in sight as everyone still needed to travel before, we could eat together or have the chance to carve that bird. Yes, it was strange. There were no after dinner back yard football games, for the young at heart, but it felt good just the same. No matter how we all celebrate this year let's make the most of this Thanksgiving.

CERT wants to remind you to check your batteries in your Smoke Detector and Carbon Monoxide Detector this month. While checking batteries make sure your flashlight has new batteries too, as winter storms often leave us in the dark. You can always activate the flashlight on your phone as a backup too. Speaking of power outages, we hope you have a few meals that you can make without the aid of electricity. Even a peanut butter and jelly sandwiches can be a treat by candlelight. For those with propane, just remember to double check that your burner is off when you are done. Above all do not use charcoal inside your home for heat or for cooking food. It could cost you your life. Wood stoves are a great back up for heat and cooking. If it has been over a year since you have used your wood stove for heat, make sure your flue is clear of cobwebs and old soot. No one wants a Chimney fire. Be safe this Thanksgiving holiday enjoy your family and friends. Let's be thankful for those who are with us, young or old, newly born this year or in remembrance of those who we are missing this Thanksgiving Day. Celebrate each other, be kind and be thankful.

## **ANNOUNCEMENTS**

### **MONTHLY COMMITTEE SCHEDULES:**

First Tuesday – Activity Committee 6:00 p.m.

First and Third Thursday - Rules Committee 7:00 p.m.

Third Tuesday - Water Board Meeting 2:00 p.m.

Second and Fourth Thursday – CERT Committee 7:00 p.m.

Fourth Saturday – Community Meeting November 20, 2021, 10:00 a.m.

**AUTOMATIC PAYMENT PLAN** To sign up for this program you may obtain a form from the website or from the office. There is a \$1.50 fee per billing for this service.

**DID YOU KNOW?** If you need a tractor for chores such as spreading gravel or digging a trench, your Timberlake HOA Maintenance Department can help. Depending on availability, we will provide a tractor with an operator to help with your tasks. Member cost is \$75.00 per hour. Call (360) 427-8928 Extension 4 to schedule.

### **Timberlake Community Club**

#### **AGENDA**

**November 20, 2021**

**10:00 a.m.**

Call meeting to Order

Pledge of Allegiance

Announcements

Approval of Meeting Minutes of September 25, 2021

Presidents Report, Lynwood David

Treasurers Report, Christy Vaughn

Water /Maintenance Report, Terry Hubbard

Covenants and Permitting Report: Lynwood David

#### **Committee Reports:**

Activity Committee, Cathy Hubbard

CERT Committee, MaryAnne Preece

Rules Committee, Si Cappelletti

Lake Safety, Ray Tomlinson

Old Business

New Business

Open Floor

Adjournment