



**HIGH VALLEY COUNTRY CLUB  
PO BOX 427  
PACKWOOD, WA 98361**

*A Message From Your Board of Trustees*  
January 2014

See our website at [www.highvalleycc.org](http://www.highvalleycc.org)

**Announcements, Reminders & Acknowledgements**

Are you on **Facebook**? We currently have over **515** friends! Send us a friend request – *HighValley Packwood!*

There are two ways to get your HVCC Newsletter - email or traditional mail. By signing up for your newsletter to be sent electronically you are saving HVCC money in printing and postage costs. Send your request for electronic newsletters to: [highvalley@lewiscounty.com](mailto:highvalley@lewiscounty.com) or [hvclubhouse@lewiscounty.com](mailto:hvclubhouse@lewiscounty.com). You will receive both versions of the newsletter when ballots, dues statements, or other information is included in the mailing until we are able to create separate mailing lists.

The minutes of each monthly meeting of the HVCC Board of Trustees is available on our website. Stay up to date on what is happening in High Valley!

What changes/upgrades would you like to see at High Valley Country Club? Let the board know your ideas at the monthly board meeting or by sending a letter or email! Your input is important!

**Updates**

**President's Update: Susan Duncan**

I hope everyone had a great holiday and is ready to start the New Year with a positive outlook. We have had some great involvement from our members. I believe more members have come to the understanding that running a Homeowners Association today is more complex than in years past. Our board members have put in hours of volunteer time understanding the issues and looking for solutions. And, we have had more members showing an interest in the issues by attending board meeting and committee meetings and researching issues. We appreciate everyone's input and hope we see more of you this year.

**Volunteers needed!**

In the past we have counted on a few people, or the Women's Club, to fulfill our volunteer needs. We hope to get more of our members involved this year. Please let us know if you can help with the following:

**Tellers** – Help us count ballots for new board members and special votes

**Spring Cleanup** – Help clean up around the clubhouse and golf course or help organize the barbeque

**Help with events**-such as the Summer Picnic

### **Serve on committees-Water, Pool, Reserve and Budget**

If you have any special skills or contact with any business that can benefit our organization, be sure to let us know. Our meetings are held on the third Saturday of each month (except December). Meetings are held at the clubhouse and begin at 9:00 am.

### **Clubhouse Report: David Cartwright**

Not much has been happening at the clubhouse since last newsletter, so I'm going to take this opportunity to say "thank you" to a few good folks.

*Dave Ruby* of Ruby Construction - For letting us use his wet tile/brick saw. Without this piece of equipment we could not have laid the bricks for the Member's walkway.

*Van Anderson* - For volunteering his time to help lay bricks on the Member's Walkway. His running back and forth cutting bricks to fit was such a great help, allowing me to concentrate on the placement of our Member's bricks.

*Amanda Meekhof* - For all the time she spends taking care of the clubhouse, keeping us informed thru Facebook, writing up our minutes...and just for all the behind the scene things she does for us.

*Susan Duncan* - Thank you for taking on the mentally challenging task of being High Valley Country Club's President. This is a thankless job, but thank goodness we have Susan at the helm. She is truly all about the betterment of High Valley and ALL of its members. The President has to be unbiased and has no vote so can't take sides - that's up to the eight Trustees. The President has to keep order and at times gives us direction, it's a tireless job. She's spent hours researching materials on issues facing HVCC. We have a number of challenging issues facing HVCC this year and thank goodness we have Susan to guide us through.

*Aaron & Kindra Amidon* of Cutter's Point Coffee – thank you for keeping us supplied in coffee, cups and lids throughout the year!

We are closing in on our 100th fundraiser brick, who's it going to be? Hopefully, weather permitting, Van and I will be able to get back to laying bricks for the Member's Walkway. I have about 20 bricks ready to install so if you don't see your brick in the walkway it's sitting in the waiting room patiently waiting for installation. There are plenty of bricks still available, so don't think simply because we're in the process of laying the walkway that it's too late. If you have a special request for a brick don't hesitate to send me what you're thinking and I'll get with BricksRus and see if we can get it done. We're starting to get some pretty creative bricks so hey...put on your creative hat and let's see what you can come up with.

### **Golf Report: Bob Conklin**

Brrr its cold out there! It seems most of our winter golfers have gone south for the winter this year. Not a lot of activity on the course, except for the elk playing.

We have had a few good wind events, but they are mostly cleaned up, for now. I am sure we will get more.

We are going to have to look into a new golf net for the summer. We could possibly get another year out of this one, but I think we need something a little more permanent. Maybe a metal mesh screen that stays up year around. Are there any ideas from the membership?

We are rebuilding the reels on the JD greens mower thru the winter, and the plan is to have everything sharpened and ready for spring. We have some work planned for the other equipment as well.

### **Pools Report: Jarl Peterson**

The pool committee made up of five active community members has been reviewing the pool state of disrepair situation. The committee members are recommending that we move forward with pool repairs in order to avoid catastrophic failure or pool closure. A committee member has brought forward a finance option plan to provide the funds needed. The pool committee has reviewed this and other options for funding and has unanimously agreed that the finance option is the best plan to accomplish the work and has the least financial impact on the community. This plan will provide a low payment once a year of approximately \$55.00 per year for five years from lot owners. This averages out to about 4 to 5 dollars a month per lot owner! A Latte'!

The Pool Committee will present a recommendation to the board to send a ballot out for a finance option to provide funding for pool repairs at the January Board of Trustees Meeting. Immediately following the meeting the committee volunteers will be available for questions about the pool or the funding plan. Interested community members are encouraged to attend.

Below is a list of estimated cost for each repair. These figures are an average cost provided by multiple contractors. Upon approval of funding the Pool committee will meet with the contractors to negotiate, set contract terms and choose a contractor for the pool work.

Plaster \$67,000

Tile \$12,000

VGBA Drains \$9,000

Coping and Relief cut \$24,000

Lights \$1,000

Ladders and Railings \$3,000

Plumbing leak \$20,000

Tax \$14,000

The work is for both adult pools and the baby pool. Any funds left over will be utilized for other repairs and/or go to pool reserves.

Last season with the change in pool operations we were able to reduce wage, fuel and overall spending. Early figures place the pool approximately \$10,000 under budget. This money will go to a reserve account for pools. This will be the first time in years the pool reserve account has received any funding! Depending on the passing of the committee plan for repairs compounded with the operational changes the pool will likely be in a sustainable funding situation!

## **Message from the Water Department**

### **Water Report – Ernie Enz**

At the present time our water system is working well for High Valley's needs, but this system is getting old and will need to be updated in the future. During the past month there was a VERY COLD spell. A number of our members had frozen pipes which were not discovered until the thaw. IF you have a residence that is not continually occupied it is suggested that you visit your property to make sure that you do not have broken pipes or other issues. A couple of examples of problems reported included frozen water in the washing machine pump which broke the pump and spilled the water onto the floor, water heater problems with water heaters that are shut off.

### **RESERVES STUDY**

The State of Washington passed a law (RCW 64.38.065) which requires Homeowner's Associations to have a reserves study prepared by a reserve study professional. The purpose of this study is to determine what amount of money is needed in a reserve account(s) to maintain and/or replace systems in the future. For High Valley this study will need to focus on the water system, the clubhouse, the swim pool facility and its buildings, along with equipment that High Valley owns. This Reserves Study will establish the amount of reserves needed along with an implementation plan to obtain the needed funds. Proposals have been solicited from Reserve Study Professionals and the cost is in the neighborhood of \$6,500 to \$7,000. Be aware that this is a state law but to expend these funds, a vote of approval will have to come from the membership.

**DELAY: RESULTS IN HIGHER COSTS SO LETS ALL GET BEHIND THIS AND VOTE YES, YES, YES. THANK YOU**

**ERNIE ENZ**

**FOR MORE ON THIS OR OTHER ISSUES, FEEL FREE TO CALL ME (360) 494-5084**

### **High Valley Women's Club**

The High Valley Women's Club is a social club that meets at the clubhouse at 10:30 the first Monday of each month from May through October. (The second Monday if the first Monday is a holiday.) Our next meeting will be held on May 5<sup>th</sup>. We do many projects for High Valley and have a lot of fun in the process. All High Valley women are invited to join.

The new officers took over at the October meeting, so if you have any questions please contact either of the co-presidents. Carmel Burke (506-985-6921 or Nancy Wyatt (360-494-7271).

## Message from Your Water Department

**Alert:** Effective Jan. 4<sup>th</sup>, 2014 a new Federal Law goes into effect that has significant implications to the High Valley Water District, “The Reduction of Lead in Drinking Water Act.” This bill was sponsored by the EPA.

This law changes the definition of “lead free” from a weighted lead content of 8 percent or less to a weighted average of less than or equal to 0.25 percent for surfaces in contact with potable water.

What does this mean for HVCC water?

As of Jan. 4<sup>th</sup>, 2014, we will not be able to use our existing water parts for new meter installations.

All work done prior to this date is OK. If an existing meter or parts of the meter set go bad, we cannot replace out of our inventory, it must be a new lead free part.

The bad part of all this is, when the State of Washington set the new Water Use Efficiency Law; we were given until Jan. 2017 to install meters. However, the Federal Government is saying we can no longer use our existing inventory that we purchased to comply with the Washington State Water Use Efficiency Law, after Jan. 2014.

Many communities though out the United States understood the law to apply to newly purchased parts and fixtures and that the change would only apply to parts purchased after the compliance date of January 4, 2014. Previously purchased water system parts would not be subject to the EPA’s rule, similar to way the EPA phased out incandescence light bulbs.

There is still hope that this law will be modified. Senator Enzi from Wyoming introduced, “Senate Bill 1824,” which would give some relief to all the water systems throughout the country and would allow us to utilize our existing inventory of water parts. It is estimated that there are over 450 million dollars of inventory nationwide, and it will cost up to 1 billion dollars to replace with the new more expensive lead free parts.

Enzi hopes the Senate Majority will see the sense in this bill and join him in support of the legislation which will benefit their communities as well. Guess we shall see how this all shakes out, but this could be a major expense to HVCC, and all the other communities throughout the State of Washington, and the United States. We will be watching this bill closely and will keep you informed.