



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

*A Message from Your Board of Trustees*  
**January 2015**

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

**Announcements, Reminders & Acknowledgements**

Are you on **Facebook**? Like our page – *High Valley Packwood!*

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!

- Our newsletter is a quarterly publication. The January and April newsletters are mailed to all members as the mailing also contains other important documents that need the member's attention. Our July and October newsletters are available in an electronic format and can be sent via email. Any member that would like to receive the newsletter via email may sign up at our High Valley Web Site. Every member that signs up saves High Valley volunteers' time, as well as the costs of printing and mailing.
- Remember that the newsletter is how our community can stay in touch with the happenings of High Valley and just as importantly our neighbors and friends. If any member has something to add to the newsletter, please feel free to send your article to us at the High Valley office.
- The enclosed invoice will reflect your dues for 2014-2015 and any balance due on the pool assessment. Over 200 of our members have shown support for the pool project by paying in advance! Again, a big thank you to those who have paid the full amount and a reminder that we still appreciate those of you who can pay the balance or any additional portion of it this year.
- Through some generous donations, High Valley has been able to purchase a parcel of property that will provide our members access to the river. Located at the intersection of Slalom Way and Holiday Lane, this high bank level parcel provides an extremely nice viewing area of the River, the Valley, and our surrounding mountains. Please feel free to stop by and enjoy our new open space and please remember to treat the area and neighbors with the courtesy and respect that they deserve. A Heartfelt **Thank You** goes out to our Member Donors that made this purchase possible: Bob & Sandy Conklin, Toni Just, Ernie & Lois Enz, Johnny & Stephanie Emtman, Susan & Kirk Duncan, John & Glenda Anderson, Bill Rice, Judy Ashley-Rice.
- Some of our members have asked us to review and propose changes to our bylaws. Amending a bylaw needs to be carefully thought out as it changes the contract with the membership about how our organization operates. In amending a bylaw, it is important that the rights of all members continue to be protected. One way to do this is to be sure all members are given previous notice and the opportunity to weigh in on any change.

Current High Valley Country Club Bylaws state in **Article X Amendments**

These By-laws may be amended at any time by a vote of a majority of the members of the Corporation present in person at any regular or special meeting of the members or by special mail vote.

Here are some of the changes the board has been asked to consider:

1. Require a two-thirds vote in favor of any change in bylaws and previous notice as recommended by Roberts Rules of Order.
2. Require Notice to the membership of Bylaw amendments not less than 20 days prior to the designated meeting.
3. Allow members to vote by written proxy.
4. Change water reconnect fee from \$75 to \$150.
5. Require the person next in line with the most votes automatically be on the board. (Motion made at the 2014 Annual Meeting was tabled for review by the board. Washington State Law, RCW 24.03.105 addresses this)
6. Change the membership structure to a two-tiered structure: 1<sup>st</sup> tier-water, and 2nd tier-facilities use. (This would require a change in our Articles of Incorporation, and a vote from the majority of our members before the board researches this suggestion.)

If you have any comments or suggestions regarding bylaw changes, please contact us.

## Updates

### Clubhouse Report: Judy Ashley-Rice

In October, an extermination service sprayed the clubhouse for fly and insect control. This will help alleviate our pest frustrations! Hooray!

December was celebrated with A Holiday Potluck Gathering for members who reside year round or still brave the winters in High Valley. A big note of thanks goes to Amanda Meekhof and her team of Elves for heading up this wonderful event and for those who volunteered in decorating & clean up.

We are currently in the process of measuring the clubhouse to create an AS-built floor plan for the purpose of planning & estimating future clubhouse projects as well as addressing current issues and/or event planning. Walk through inspections are planned encompassing a survey and review of safety issues, building code questions and maintenance concerns.

Volunteers are needed to participate on a Planning Committee. Members who could contribute as to past clubhouse successes & failures as well as members who could bring fresh, new ideas & suggestions are valued and greatly needed. Your involvement is important, and appreciated. The hope is to involve committee members along with the Golf & Pool Trustees to create a long-term master plan, which will bring new clubhouse opportunities and uses to the membership.

Please email *questions, suggestions & Committee interest* to [highvalley@lewiscounty.com](mailto:highvalley@lewiscounty.com)

AND remember to **Buy a Brick!**

### Golf Report: Bob Conklin

In preparing for winter the greens have been roped off. It is not perfect but does *help* keep the elk off of them. The course is extremely wet this time of year and since we do not have cart paths we ask our members with power carts to use care and to try to avoid the soft muddy areas and stay clear of greens. As we get farther into winter avoid playing when greens have frost or are frozen. We had a dead tree looming over the #2 green. After contact was made with the lot owner, he removed it. Thank you to Dave Bunting.

### Pools Report: Jarl Peterson

The pool contractor has been busy, chipping, scraping, plumbing and so on! It appears we had main drain leaks and pipe issues. The pool structure itself appears to be in pretty good shape. The furnaces and heat pumps are in and a water heater for the bathroom needed replacing. Winter is setting in and things will slow down until the spring. When the weather gets better the interior plaster on the pool will be done. The fence will be replaced and we will be training our staff. This has been a long process but as we continue evaluating our reserve study it becomes clearer that the pool will be in a much more manageable state for the future. Thank you community and volunteers!

## **Property Committee Update: Judy Ashley-Rice**

Our new form is available online at the [highvalleycc.org](http://highvalleycc.org) website for the membership to submit an Inquiry or Report a Covenant Non Compliance concerns. The contents of your submission will be kept confidential and you will receive a reply. Forms are also available with 24 hour access outside the clubhouse entry doors should you choose to mail one to our attention.

On our website, you will find a Draft of Amendments to the 1991 Covenants. These proposed amendments include suggested changes from previous years, (1997/ 2004 /2005), plus new items addressed by this committee and issues which mandate updating to comply with current laws, codes and ordinances. You may also obtain a copy by email or by mail. Send your request to [highvalley@lewiscounty.com](mailto:highvalley@lewiscounty.com) or to P.O. Box 427, Packwood, WA 98361

The existing 1991 language is in standard type with deletions crossed out. The new proposed amendments are in ***Bold Italic*** type. Please review and evaluate this document carefully and provide us with feedback. We solicit your ideas and suggested changes on or before 2/27/15. We can be contacted via US Mail, send an email to our attention at [highvalley@lewiscounty.com](mailto:highvalley@lewiscounty.com) or if you prefer place a comment on Facebook. The Property Committee needs your help and involvement prior to putting forth this document to be voted on by the membership. *It is our goal to enhance and protect the value, desirability and safety of the properties throughout all of High Valley.* We look forward to hearing from you.

The election of new property committee members takes place during the May Annual meeting. The committee is looking for 5 members, possible one from each park, to volunteer and who could attend monthly meetings. If you are interested or have questions please contact us.

## **Special Projects: John Anderson**

Special thanks to Bill Rice for volunteering his very professional help in updating the conference room/office in the pool building.

A special thanks to Jan Anderson, Glenda Anderson, Bill and Judy Rice for helping me digitize the entire High Valley documents. The documents (about 5,000 pages) are in one file and are kept for preservation of the hard work that has been done. This was a huge project.

The 2010 and 2011 files that were missing have been found and are now included in the large digitized file as well as copied and paper copies filed.

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

The High Valley Women's Club is so appreciative to all our members and guests who have helped out during the 2014 events. A huge THANK YOU to all for their participation, work, and items or monies donated during this past year. The money that we earn each year goes towards making High Valley Country Club better. We are constantly updating our Clubhouse through new furniture, flooring, painting, updating kitchen cooking items, gardening tasks, purchasing outdoor plants and more. We also have new ideas to help our local food banks this coming year. We have gained many new members who have brought their willing hearts, hands, and fresh ideas to our club. Joan Melton is one of our new members who did a fantastic job coordinating the Fall Harvest event with Darlene Cartwright. Our kitchen crew is always the best at organization, serving, and cleaning up in an efficient way that is amazing. You know who you are and a big hug to all of you. This coming summer will be our annual golf tournament and H.V. picnic. We are looking forward to having a full roster of players for the golf tournament and a fun new twist for child activities at the picnic. There will be more information as those events draw closer.

Amanda Meekhof deserves a heartfelt thank you for her coordination of the Christmas potluck. Thanks to all who helped her out with that event while many of our members were enjoying the sunshine in the south. Our hearts were with you even if our bodies were basking in the sun...sorry to rub it in.

We will regroup the first Monday in May (May 4th) with the Women's Club meeting and luncheon. Please invite your female friends, and let them know that they are needed to help with our fun activities and also what yummy luncheons we have. High Valley Women's Club wishes you a fantastic NEW YEAR!

## **Jan. 2015 Water Report**

This year, 2014 we are close to setting a new record for water use, for the lowest use in 12 years. In 2011 we used 37.3 million gallons. Right now in mid Dec. we are at 35.6 million gallons. If we can get a month ending total of less than 1.6 million gallons we will have a new record low.

In early Dec, we noticed a spike in water use to 30-35 thousand gallons per day and pump usage of 2.5 hrs per day. We checked the meters in sections 2,3,4, & 5 and found several meters spinning with no one home. We turned off most of them and notified people who were home of leaks.

We are now down to between 15-20 thousand gallons per day and less than 1 hr pump usage. This is a big savings for water use and power bills. This is the idea behind the Water Use Efficiency Law and metering all hookups.

To make sure your home is leak free. When you are certain no water is being used, check your meter reading, and then 30 minutes later check it again. If your reading is higher, You have a LEAK.

Of course this only works if you have a meter installed.

Which brings up our meter installation progress. We currently have about 500 meters installed, with approximately 395 left to do. We have until Jan. 2017 to complete the installations. We are asking for approval to hire a helper this spring thru the summer to help us get completed by the deadline, and I think we should have no problem finishing in time with the extra help.

Thank you for your help reporting water leaks and keeping our water system running efficiently.