

**HIGH VALLEY COUNTRY CLUB
P O Box 427
Packwood, WA. 98361**

**A Message from your Board of Trustees
January 2011**

See our web site at www.HighValleyCC.org

TRUSTEE POSITIONS

Three (3) High Valley Country Club Trustee positions will open and be voted on during the regular elections in May. The board meets at 9:00am on the third (3rd) Saturday of every month, except December. There are no board meetings in December. If you can spare the time, we wish you would consider running for the Board. The term runs for three (3) years. All property owners are members of this corporation and have a voice in its operation. Please submit a brief biography to the Board of Trustees at the above address if you would like to participate on the board to be added to the ballot.

All property owners are encouraged to take the time to come to the Board Meetings. Your input is important. Thank you to all the folks who volunteer to serve. High Valley cannot flourish without people willing to serve in a number of roles.

ANNUAL DUES

DUES ARE DUE BY MAY 1 OF EACH YEAR!!!! Tucked inside the envelope with the newsletter, you will find the dues statement for the 2010-2011 fiscal year. Payment is due May 1. Members, who have not paid their dues by May 1, will be denied pool, golf, and clubhouse privileges as of that date. Also their votes in the election of trustees will not count. Accounts not paid by June 1, will be assessed a \$20.00 late fee, and a notice of intent to lien will be sent as of July 1. Liens are filed after August 1. Save yourself some money and undue stress by paying on time!!

WATER SYSTEM

For questions about the water system call the High Valley Country Club maintenance department at **(360) 494-8432**. For Emergency Water Repair call **(360) 496-8979**.

Winter is upon us; hope you have winterized your water pipes. Lewis County is responsible for snowplowing our streets, if you put up a sign for the plow operator; they will be less likely to leave snow in your driveway if it is marked.

WATER METERS

A recent decision by the Washington State Supreme Court affirmed the position that HVCC is subject to the rules and regulations pertaining to municipal water systems. In order to comply with the Municipal Water Law (MWL), the HVCC board has passed the following resolution:

High Valley Country Club will protect our water rights by fully complying with the 2003 Municipal Water Law as stated in the third edition of the law's guidebook including:

1. Publicly establishing water savings goals
2. Specific water savings measures
3. Implementation of a plan to meet the goals
4. Installing water meters on all customer connections

To comply with the MWL, High Valley Country Club will immediately begin a program of:

1. Prepare a detailed compliance plan for submittal by July 1, 2011 as required by Law.
2. Install a target number of 125 meters per year to meet the requirements of all meters installed by January 22, 2017.

COVENANTS

The High Valley Country Club covenants are no longer in force. The HVCC Board is addressing the issues regarding our covenants and has passed the following resolution.

- 1) The Board will approve draft covenants based on the original covenants enacted by High Valley Park in 1962.
- 2) The draft covenants will be posted for comment by the members on the website, in the clubhouse and on the HVCC bulletin board.
- 3) The Board will then consider the comments and finalize draft covenants and present those draft covenants to the membership at the Annual Meeting of High Valley Country Club.
- 4) The covenants will then be submitted by mail ballot to the membership for final approval. The board will allow 90 days before counting the ballots.
- 5) After 30 days from ballot mailing, a program to gain 100% return of ballots will be instituted including such methods as: telephoning, emailing and tracing members.

Assuming that the covenants are approved, the new covenants will be recorded and implemented.

HIGH VALLEY COUNTRY CLUB AUDIT

High Valley is considered a homeowner's association by the state of Washington. As such, our community falls under the laws that govern Homeowner's Associations (HOA's). Since High Valley collects greater than \$50,000 a year in dues, we are required by law to audit the High Valley financial statements annually. The Trustees took action earlier this year to bring High Valley into compliance with this law by conducting a search and ultimately hiring an accounting firm to perform this audit. Because the association had not recently conducted an audit, much time was spent by the auditor testing our financial records of account, our assets, and interviewing our bookkeeper, treasurer and employees. The results of this audit have strengthened some processes in the way we report and conduct business.

A preliminary report has been published by the auditor finding High Valley's financial statements, "present fairly, in all material aspects, the financial position of High Valley Country Club as of April 30, 2010, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America." An audit may be waved any year that sixty-seven percent of the owners vote to wave the audit. The vote must take place in a meeting where a quorum of owners is present. The Trustees expect to have a final report soon.

OTHER

The gas fireplace has been installed in the Clubhouse. It has a cozy and warm effect on the Clubhouse. Many Thanks to our High Valley Women's Club! The High Valley Women's Club and High Valley Country Club shared the fireplace cost equally.

REFERENCE NUMBERS

The High Valley Country Club Board receives a number of phone calls concerning issues we have little or no control over. The following list is provided in an attempt to steer your concerns to the proper authority:

Sheriff: (360) 740-1105 - Issues concerning traffic problems, illegal parking in cul-de-sac, (emergency vehicle access to property), dogs, crimes, noise, and violence.

County Compliance and Health Officer: (360) 740-1261- Bill Teitzel for issues concerning car hulks, septic systems, trash or general violations of county codes.

Forest Service: (360) 497-1100 – Issues concerning ATVs or motorcycles on Forestland or roads.

Packwood Fire Department: (360) 494-4123 – Burn restrictions, permits are available online.

Garbage Service: (800) 525-4167 LeMay (White Pass a Waste Connections Co.)