



The Treasure Island News

Issued By Your Board of Trustees, Treasure Island Country Club

April 2011

TICC Board of Trustees

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360-275-5828

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360-275-2253

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Editor, Debbie Axelson

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Members Approved New Bridge!

At the Special Member Meeting held April 2nd, the membership authorized the Board of Trustees to proceed with the Bridge Replacement Project and approved of the Special Assessment required to pay for this project. Since then the loan has closed and the contract has been signed. We are ready to build a bridge!

Construction of the new bridge will begin

soon after Labor Day and will be completed by next summer. We anticipate one extended bridge closure of several days sometime this winter. We can't predict exactly when that closure will be, but the Trustees will keep the membership informed and provide as much notice as possible.

THANK YOU MEMBERS for your continued support

throughout this process. Thank you not only for your affirmative votes, but for the consistently record breaking number of lots represented at all of the Special Meetings. Special thanks and appreciation to Dan Doyle and Roger Hansen for their time and expertise they have devoted to this project. We couldn't have done it without them!

TICC Board of Trustees

Memory Lane... Call for Bridge Photos



The old bridge will be gone in about a year. As a memory for all of us, the Board is putting together a photo tribute. If you have any interesting photos to contribute, please give them to

Linda Pryor. Printed photos will be scanned and returned to you. You can send digital photos to her by email at treasureisland44@yahoo.com. We are looking for older photos from the wooden-plank era, unusual weather photos (snow, heavy rain), water and boating photos, aerial photos, photos with people or unusual vehicles on the bridge, or whatever you feel evokes a good memory of the bridge.

---Use of the road shoulders has been a topic in several previous mailings, and once again we include this **REMINDER:** *The Club owns the paved road which includes a 40 foot right-of-way around the island.* The width of the pavement varies from 16 to 18 feet, leaving about 11 feet of Club owned property on each side of the roadway. The roadway does meander off-center in places, so this is not always an exact measurement, however, all property borders are behind the utility poles. Your

Road Shoulders are a Club-owned Right of Way

property stakes indicate where your property ends and the road right-of-way begins.

Members should all be aware of the Club's policy wherein no member is permitted to make alterations or change the form of any Club property – this includes the road right-of-way. Proposals for any change should be submitted to the Board of Trustees for approval. Any homeowner will be notified by letter to remove unauthorized

infringements and to restore the road shoulder to its original condition.

A source of many complaints is the use of the road shoulders as extensions of private property – for daily parking and for the storage of vehicles or boats. This property belongs to our community and FAIR USE is an important issue. Parking on the road shoulders is not permitted! Exceptions are made for overflow parking when member's

properties cannot accommodate all of their guests' vehicles. Please monitor where your guests are parking. Good judgment is needed during the wet winter months to avoid leaving deep ruts in the planted areas. Vehicles should all park on the same side of the road with wheels off of the pavement to be sure room is allowed for **EMERGENCY VEHICLES AND TWO-WAY TRAFFIC.**

New Chair for the 4th of July Parade



The Scherer family has generously volunteered to chair the 4th of July Parade this year. As always, the chairperson will need help - organizing the participants, collecting entry forms, judging, passing out awards and prizes – one person can't do it

alone! Please consider donating some time on the 4th of July to help keep the island's holiday tradition going. If you can help, please let any Board member know, call Linda Pryor at 360-275-2253, or send a note to treasureisland44@yahoo.com.

Many thanks to Karen Weber for chairing the 4th of July parade for the last several years. Her spirit and enthusiasm added to the holiday fun for everyone!

THANK YOU!



REPLACEMENT PROJECT FOR DOCK COMPLETED – REMEMBER THE RULES

Many thanks to our Dock Commissioner, Larry Grumme, for moving forward with the dock replacement project and seeing it through to completion. The new float was constructed and installed last fall including a new gangway. A 24' section of the old pier was removed to accommodate the new 60' gangway and the difference is noticeable – using the gangway during low tides is no longer such an intimidating venture! A 4' extension was also added to the gangway

to facilitate access of the new float by handicapped members and their guests. Moorage is also now allowed on the North and South sides of the float through a modification to our Aquatic Lease Agreement with the Washington State Department of Natural Resources. The new dock facility meets all current State and Federal structural and environmental requirements.

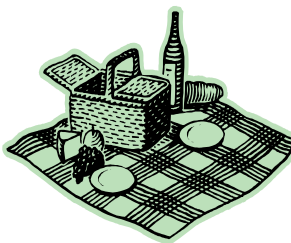
Lakeshore Construction will be returning this spring to complete the

project; two pilings were removed when the old pier was shortened and they have been waiting for the seasonal low tides to cut off the last two pilings two feet below beach level. The holes will then be backfilled with gravel and sand.

Enjoy your use of the dock facility and please be considerate of other boaters. The **Loading Zone** will be clearly marked – it's important that this spot remain clear during the daylight hours. Moorage is provided on a first-come-first-served basis. During the

summer months (Memorial Day through Labor Day) moorage is limited to no longer than 72 consecutive hours. Short term storage is not permitted beyond the 72 hour maximum as it severely limits the space available for others.

A sign up log is provided near the gangway entrance. This is not a reservation list! We ask that members and guests sign in so the Dock Commissioner can contact vessel owners when needed.



With the exception of holiday weekends, members can reserve the picnic shelter at any time by contacting the Club Secretary or the

Picnic Shelter Reservations

Beach Commissioner or by emailing your request to treasureisland44@yahoo.com.

When island members have guests, please make sure that they stay off the roof. It is dangerous as well as destructive to the shingles.

A generous member made a contribution to the Club for the purchase of firewood **for use at the beach/picnic area** this summer. It's not free for the taking! We sincerely hope that the theft of the firewood is not an issue again this year. The garbage can at the picnic shelter is

there as a convenience for members to dispose of their picnic trash.

It's not there for disposal of household garbage! Please be sure that family and guests who may use your residence on the island are aware of this.

TICC Water System Reorganization

The Board of Trustees has made some changes to how our water system is being managed and operated.

In the past, a homeowner that accepted the water commissioner position had been expected to “get up to speed” and run the water system within their elected 3 years. This has put quite a burden on a new commissioner.

The board decided our water system should be run in a more business-like fashion by having a permanent, dedicated team of people with the knowledge and skills to operate and maintain our water system. This will promote consistency in operation, maintenance, policy and procedure and ease the burden on the water commissioner.

Skip Beahm remains as our Water Distribution Manager (WDM), but has a new title of Water Superintendent. He reports to the Board and is responsible for overseeing the operation and maintenance of our water system, ensures that all necessary work is accomplished and maintains our State required documentation.

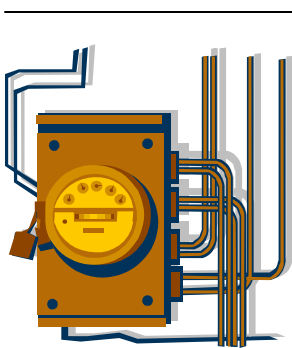
Rod Wilkinson remains as the Water System Secretary and Water Quality Monitoring and Reporting (WQMR) manager.

A new position of Water Operations Manager was created to assist the WDM by managing the day-to-day operation and maintenance of our water system. Daryl Axelson was hired to fill this position. He reports directly to Skip Beahm, but also reports to the Board of Trustees.

Dave Dickinson is the primary water system employee. He has been involved with the water system for over 30 years and is extremely knowledgeable on our water system and its history.

The Board of Trustees is still ultimately responsible for the entire well being of the water system, and with this reorganization, the Board of Trustees is ensuring that our water system will get the attention and maintenance that it deserves.

What's New - TICC Water System



Meters

Because Treasure Island Country Club is once again considered a Municipal Water supplier, we must meet the requirements of the Water Use Efficiency Rule (WUE). Part of the rule is we must install water meters on all service connections

on Treasure Island.

The Treasure Island Water System and Board of Trustees have developed a plan to install a specific amount of meters each year until we have all meters installed by the deadline of January 22, 2017. 30

water meters and associated hardware will be installed this year. The meters and hardware have been ordered and a plan for installation is being developed.

...Cont'd on Page 5

TICC Water System

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Isolation Valves

The board has approved the installation of 6 additional isolation valves around the island, three on the north end and 3 on the south end. At present, we can isolate either the north half of the island or the south half of the island. The addition of the 6 isolation valves will greatly reduce the number of residences that need to be shut off from water during an emergency or scheduled maintenance.

Well #1 Water Main Relocation

Now that the building of a new Bridge has been approved by the membership, a plan to relocate the 4" mainline, some valves and the fire hydrant is underway. Because the new bridge will be built on the south side of the existing bridge, the mainline and valves need to be relocated to remove them from the path of the new bridge and road.

The material list has been sent out for final estimating and availability.

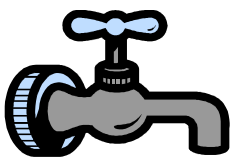
Municipal Water Law

The Municipal Water Law has been held up in the court system for several years. In October 2010 the Washington Supreme Court ruled unanimously that all of the challenged sections of the Law are valid. This means the Treasure Island water system, although a small private system, is considered a municipal water supplier and as such must implement the requirements of the law, including the Water Use Efficiency (WUE) Rule.

To summarize the WUE requirements, municipal water suppliers must:

- Publicly establish water savings goals for their customers.
- Evaluate or implement specific water saving measures to achieve customer-based goals.
- Develop a WUE planning program to support the established goals.
- Install meters on all customer connections by January 22, 2017.
- Achieve a standard of no more than 10% water loss.
- Report annually on progress towards achieving these goals.

TICC Water Use Efficiency Goal Setting



Our water system's proposed Water Use Efficiency (WUE) goals were approved by the Board at the April 2011 board meeting. The next step is to set the goals in a public meeting. The meeting is scheduled for May 21, 2011, at 9:00 AM at the Horton Community Center in the Grapeview Fire Hall. As customers of the water

system, you are encouraged to attend and to participate in the goal-setting process. Please remember that it will be up to all of us to work together toward achieving the goals. To read the goals and the justification for them, see the Water Use Efficiency Rule page on the club's web site (<http://www.treasureislandcountryclub.org/wue.htm>).

By Rod Wilkinson



***From the Editor's Desk..* New Law on Reserve Studies**

The Legislature has just passed a bill relating to reserve accounts and studies for homeowners' associations. The bill would become effective January 1, 2012 and essentially:

- Encourages homeowners' associations to establish reserve accounts to fund major maintenance, repair, and replacement of common elements.
- Requires homeowners' associations with significant assets to prepare an initial reserve study and update the study annually.
- Requires the board of directors of homeowners' associations to disclose certain information to owners on reserve studies along with the annual budget summary.

The purpose of the bill is to ensure homeowners are kept informed of potential costs for the maintenance and upkeep of our common areas over their life span, and allows homeowners and homeowner associations to better plan in order to avoid special assessments and unplanned financial burdens on homeowners when possible.

TICC will be required to include in its annual budget report the current assessment for the reserve fund, the recommended rate from the reserve study, the ***funding plan*** upon which the recommended

contribution rate is based, whether the current fund balance is sufficient to meet the association's obligations for major maintenance repair or replacement components during the next 30 years, and if the reserve funds are not sufficient what additional assessments may be necessary to ensure sufficient funds are available each year for the next 30 years.

Additionally, homeowners' associations with significant assets are required to prepare an initial reserve study based upon a visual site inspection conducted by a reserve study professional. The study must be updated annually and must include a visual site inspection every three years by a reserve study professional. This will most likely include TICC as our total cost of major maintenance, repair, and replacement of the reserve components is fifty percent or more of the gross budget of the association, excluding reserve account funds.

The bill exempts those associations who do not have significant assets or where there are ten or fewer homes in the association, or if the cost of the reserve study exceeds five percent of the association's annual budget.

Water Conservation Tips:

There are a number of ways to save water, and they all start with you.

- Water only when necessary. More plants die from over-watering than from under-watering.
- When you give your pet fresh water, don't throw the old water down the drain. Use it to water your trees or shrubs.
- When running a bath, plug the tub before turning the water on, and then adjust the temperature as the tub fills up.

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Country Club, Inc.

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*Email address? Help us
save on printing and postal
costs by contacting Linda
Pryor and requesting an
electronic (PDF) copy of
Treasure Island News.*



We're Also on the Web!

See us at:

www.treasureislandcountryclub.org

2011 Calendar

At the Helm



**Scheduled TICC Board
Meetings***

May 7, Saturday, 9:00 AM
June 4, Saturday, 9:00 AM
August 6, Saturday, 9:00 AM
September 3, Saturday, 9:00 AM
October 1, Saturday, 9:00 AM
November 5, Saturday, 9:00 AM
December 10, Saturday, 9:00 AM

**Other TICC scheduled
meetings*:**

Set WUE goals at a public meeting:
May 21, Saturday, 9:00 AM

Annual Membership Meeting: July 9,
Saturday, 10:00 AM

Scheduled Events:

*Treasure Island Parade on July 4,
Monday, 2:00 PM*

***NOTE:** All TICC Meetings will be
held at the Grapeview Fire Hall unless
otherwise posted.

**TREASURE ISLAND
COUNTRY CLUB**
P. O. Box 44
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