



The Treasure Island News

Issued By Your Board of Trustees, Treasure Island Country Club

May 2009

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206-407-3482

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360-275-7975

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206-227-5538

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360-277-3735

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Island Security Cell Phone

360-801-6534

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Editor. Debbie Axelson

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Bridge Update...

Echoes from the past... *"The bridge is the "Achilles heel" of the Club, and... it must have repairs."* That statement was made at the 1969 Annual Members Meeting of the Treasure Island Country Club by the then TICC President, and that statement is true today.

Since that statement, the lower untreated bracing has all been replaced as well as the untreated stringers and planks that made up the deck of the bridge. The wooden plank deck was replaced in 1974 with a stressed concrete deck.

Throughout the years many more repairs have been made and now we are experiencing the creosote treated piles, caps and braces deteriorating to a point where sometime in the future, we will be looking at replacing the entire bridge.

So here we are in the spring of 2009 and what do we have to report?

- Bridge Inspection completed as planned
- Repairs needed as expected, but dreaded
- Bridge Committee formed as planned

The following is an update on each topic.

Bridge Inspection

Exeltech Consulting, Inc. was retained by the TICC to perform the routine inspection of the bridge for two reasons: 1) Previous inspection was already two years old (2006) and, 2) Membership requested to know how much time is available to make a decision about the direction of our Bridge repair/replacement issue.

The scope of the inspection included:

- Inspect the entire bridge; piles, caps, deck, cross bracing and railings.
- Validate the bridge is safe for the currently posted load and speed limits.
- Upon completion of thorough inspection, provide recommended repairs and/or replacements.
- Of the recommended repairs and/or replacement, provide a timeline of priority and deadline for each.
- Of the recommended repairs and/or replacement, provide a recommended methodology or example for each type.
- Estimate the remaining life of structure and/or sections of the bridge.

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Life's a Beach!! Brighten it Up With Paint!



Lot's of thanks, to Rod Wilkinson, Gary Longmire, Tom Spaulding, and Linda Pryor for the great work that was done on April 18. The beach shelter roof was cleaned and many plants were trimmed.

Now the fun part begins... We need to scrape and paint both the shelter and the shed. This is

planned for the weekend of **June 6 and 7 starting at 1:00pm** on Saturday. Mystery gift planned for those who participate!

Hot Dogs, Hamburgers, Ants and Bees...

These are the things that I remember most about group

picnics. Let's get together for a potluck on Sunday, **July 12** starting at **12pm** the day after the Annual Meeting. Prizes will be awarded for 1) the healthiest dish, 2) the best chicken dish and 3) the best dessert. The judges will be our faithful board members. Beach Commish, Rocky Brown will attempt to get us organized.

Summer is almost here... Don't forget the rules!

FIREWORKS

Enjoy your 4th of July holiday on the island! Please be sure family members and guests are aware of the State Laws regarding the dates and times that fireworks may be discharged:

- 12 Noon to 11PM on June 28th.
- 9AM to 11PM from June 29th to July 3rd.
- 9AM to midnight on July 4th.
- 9AM to 11PM on July 5th.

NO fireworks are permitted on the dock property.

Firecrackers and bottle rockets are illegal to possess and discharge, yet these particular fireworks in the hands of unsupervised children are the source of concern and complaints every year. Please use common sense and practice all possible precautions to promote a

safe and considerate holiday.

DOCK MOORAGE

From Memorial Day through Labor Day, moorage at the Club's dock facility is limited to a 72 hour maximum if you are not using your boat daily. Short-term storage is not permitted beyond the 72 hour maximum as it severely limits the space available for others.

A sign up log will be provided near the gangway entrance. This is not a reservation list! Moorage is provided on a first come, first served, basis and reserving spaces is not permitted. We ask that members and guests sign-in so the Dock Commissioner can contact vessel owners when needed.

Many of our residents moor their boats offshore at their own float or buoy. This is surely appreciated by all those who don't have waterfront property and have no alternative moorage. Please return the

consideration – leave the Loading Zone clear during the day so they can load and unload their passengers and equipment.

PARKING

Parking on the road shoulders is not permitted! Exceptions are made for overflow parking – there are times when all the guests need somewhere to park. Please monitor where your guests are parking to be sure room is allowed for emergency vehicles and two-way traffic. Vehicles should all park on the same side of the road with wheels off of the pavement. If there is not enough room to get off the pavement, there are parking areas at the north and south ends, the upper dock lot, the beach parking area, and the small parking area bordering E120.

Members who have limited parking space on their own property are encouraged to use the upper dock area to park their empty boat trailers while their boat is in use.

Bridge Inspection (Continued from Page 1)



Exeltech Consulting, Inc. was retained by the TICC to perform the routine inspection of the bridge for two reasons: 1) Previous inspection was already two years old (2006) and, 2) Membership requested to know how much time is available to make a decision about the direction of our Bridge repair/replacement issue.

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and/or replacement, provide a timeline of priority and deadline for each.

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- Estimate the remaining life of structure and/or sections of the bridge.

During the inspection, the engineers determined immediate changes were required. The engineering firm notified the Board that our Load Limits on the Bridge were too high for the current condition of the bridge. Therefore, immediate action was taken to modify the signage, notify Membership, research and arrange for Emergency Vehicle passage, etc. (A *Bridge Weight Limits Reduced* notice was mailed to all Members April 2009.)

Two weeks later the inspection report was presented by Exeltech at the May 2nd, 2009 Board meeting.

The report identified that timber piles and caps are in fair to poor condition, and that the bridge inspection cycle should be set at no more than 12 months due to the current condition.

Based on the current assessment,

fifteen piles, eighteen caps and twenty-two braces require repairs within 6 to 12 months. Many additional timber members will require repairs within fifteen years to extend the life of the structure for 25 years. Looking to the future, an estimated 37 piles, 28 caps, and 75 braces will require repairs over the next 25 years.

Repair recommendations made are to first provide for safety of use at the posted weight and speed and secondly to stabilize and slow down the deterioration of the bridge.

What is the remaining life of our Bridge?

A timber bridge in a northern marine climate, in a tidal environment, has a typical lifespan of 50 years. Under ideal conditions and proper maintenance the life can be extend for approximately 25 years. This bridge is 56 years old.

While the precast concrete deck units are in good condition, the timber piles and timber caps are in fair to poor condition based on the number of required repairs. The following table shows the status of timber members:

STATUS OF TIMBER MEMBERS

Member	Number of Members in Bridge	Previous Permanent Repairs	Previous Temporary Repairs	Required Repairs	Noted defects not requiring repairs	Estimated additional repairs for next 25 years
Piles	137	3	49	15	25	37
Caps	47	1	7	18	10	28
Bracing	396	396	0	22	0	75

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Bridge Inspection (Continued from Page 3)

The Exeltech inspection report stated the Treasure Island Country Club faces an immediate decision on either making temporary repairs and replacing the structure within 5-10 years or making permanent repairs to extend the life for up to 25 years.

This should be a **HUGE** wake up call to all of us. TICC needs to establish a direction so that a long-term plan to replace the substructure or the entire bridge within 5-10 years can be pursued. **MEMBERSHIP MUST BE PREPARED TO MAKE A DECISION THIS JULY.**

Bridge Repair Status

Now that the inspection results are in, where do we go from here...?



As mentioned in our last newsletter, the Bridge Committee Charter was formed and we were looking for volunteers to take on the task of assisting the Board with researching funding opportunities and possible payment scenarios for the Bridge repair/replacement project.

We are pleased to share with you that a Bridge Committee has been formed and the Board would like to thank the following Members for taking on the

After the Exeltech presentation at the May Board meeting, the decision was made to proceed with the temporary repairs for several reasons.

- The cost of doing the permanent repairs, based on the last repair bid we received in 2007 will more than likely deplete or nearly deplete our Asset Replacement Fund.
- The immediate need is to restore the safety of the bridge and return our load limits to nearly the same as they were before.
- The 5 to 10 year repairs, coupled with the yearly inspections, will give us some time to decide which course of long term action we need to take with our bridge.

Since many of the repairs are in the 6-12 month window, the Board is driving forward with the next step focused on completing all the repairs at one time and within the 6-month window, if possible. The Board expects to have engineering drawings, material/method specifications and cost estimates within 60 days then go out for bid in search of contractors who can do the work within the 6-month window.

We do not yet know what the "cost" is going to be until the engineering estimates and bids come together. However, the repairs are required and fortunately, TICC has been setting aside money in the ARF for this type situation.

Bridge Committee Update

task:

Mike Croke (Chair)
Pam Berger (Sec)
Roger Hansen
Gary Longmire
Dan Poole
Art Towne
Jeff Vert
Rick Whitlock
Daryl Axelson
Morina Dustan.

There were several other Members who also volunteered their

assistance and will be utilized by the Committee and Board as required.

To date, the Committee has only met a few times but has been active in reviewing and providing input on the recent bridge inspection and required repairs. Look for future updates on Committee progress in upcoming newsletters.

Are You Prepared for An Emergency?



Treasure Island is under the jurisdiction of Mason County, which has a Comprehensive Emergency Management Plan. Described in this article are a few of the essentials that they provide for us. For more information, please go to the Mason County Department of Emergency Management website or if you do not have website access you can either call (360) 275-4467 or go to their offices at 100 W Public Works DR, Shelton WA 98584.

Basic Preparedness

It is expected that each individual or head of a household will develop a family disaster plan and maintain the essential supplies to be self-sufficient for a minimum of 72 hours. Several topics, including pet preparedness, are listed on the Mason County Preparedness Information page at <http://www.co.mason.wa.us/dem/preparedness.php>

The Mason County website has links to various organizations that are involved with emergency preparedness at <http://www.co.mason.wa.us/dem/index.php>

9-1-1 Dispatch

911 is our primary contact number for all emergencies and disasters. They will:

- A. Accept, process and dispatch emergency calls for fire, law enforcement or medical emergencies throughout Mason County.
- B. Enter information into the database to document emergency events.
- C. Transfer disaster related calls from 911/Dispatch to the Emergency Operations Center when the EOC is activated.
- D. Serve as the primary warning point for the National Warning System (NAWAS), Emergency Alert System (EAS), and notify Emergency Management personnel in accordance with procedures.
- E. Develop and maintain back-up Public Safety Answering Point and coordinate re-establishment of the 911 System if disrupted by a disaster.
- F. Communicate with the EOC on an informational basis on any matter having an impact on the current emergency or potential emergency.

Mason County Department of Emergency Management (DEM)

Mason County Department of Emergency Management is our main contact for all types of emergencies. Their website is a very useful source of information at <http://www.co.mason.wa.us/dem/index.php>

Emergency Management Special Needs Survey

By obtaining and filling out this survey, you will let the Mason County Department of Emergency Management know if you have any special needs in preparation for any type of emergency. Their address is: Division of Emergency Management, 410 W. Business Park Rd, Shelton, WA, 98584. This form is also available on the Mason County Department of Emergency Management website listed above.

Power Outage on the Island – Water System

The Treasure Island Water System is a gravity feed system, which means, if we experience a power outage and the 3 wells that supply water stop pumping, we still have a reserve of approximately 100,000 to 150,000 gallons of water in the water tank, depending on where in the cycle the system was when the power went out. At present, we do not have a backup generator for the water system, so water conservation during a power outage is necessary. The following water related functions should be kept to a minimum to conserve water; flushing the toilet, showers and washing clothes. The following water related functions should be suspended until the power is restored to conserve water in the main storage tank. Battery operated automated sprinkler systems, lawn and garden watering, vehicle washing and any other non-essential water usage.

WILL THE NATURAL IRRIGATION (RAIN) EVER STOP?

Warmer, dryer weather IS coming – or so we hope. Until then, rain provides natural irrigation for all the beautiful trees, plantings and lawns on the Island. Once we get into warmer weather, automatic and hand watering will begin. It's the time of year to check automatic watering systems to ensure the proper amount of water is used and to see that heads are adjusted to water only those areas in need; if you see runoff, it's prudent to shorten the

run time.

Grass is healthiest when it is watered deeply and infrequently. That encourages deep root growth. If you water on your own without help of an automatic lawn irrigation system, water each location twice a week until a half inch has accumulated in a rain gauge or similar measuring device. (Any straight-sided container will do. Use a ruler to measure the water collection.)

Seeing the beautiful

flowers and shrubs on Treasure Island is part of the beauty of living here. With your care to only use water adequate to support lawns and plantings, we can collectively do our part to conserve our aquifer and keep water pumping costs to a minimum.

PS If you turn your water on at the service box when you arrive and you see a leak, please let us know so that we can put it on a repair list.



Drip, drip...drip...drip

Household drips, whether its the tub, sink, toilet running or an outside faucet, all add up to lost water. And, surprisingly, "drips" can add up to thousands of gallons per month. Making sure the water is shut off and completing small repairs, like new gaskets or an adjustment to the ball in the toilet tank, will eliminate wasted water.

Calling for Volunteers... Calling Tree



Over the years, establishing a calling tree has been suggested by various members as a method to share information in a short timeframe. The Board believes now may be a good time to get one started!

As there will be work in progress on the bridge during the summer months this year, we can expect traffic delays and short closures. We do not expect significant

bridge closures and we are hoping that bridge repairs will be completed by the end of August.

Posting notice 24 to 48 hours prior to delays and closures probably will not be of use to many of the non-resident members coming and going during the summer months. Contacting members by telephone to share notices could help to avoid a lot of frustration.

The Board is looking for volunteers to establish a calling tree. If you would be willing to be a caller, please contact Linda Pryor at 360-275-2253 or email treasureisland44@yahoo.com. Our membership is scattered throughout the state with a majority in the Tacoma and Seattle areas, so please do not hesitate to volunteer because you do not live on the island. Volunteer callers will be matched with members

in their own local calling areas.

Heathcliff, did you hear? The bridge needs repairs... Mexico is nice during this time of year.



2009 Meeting Calendar

**Treasure Island
Country Club, Inc.**

PO Box 44
Grapeview, WA 98546

PHONE:
360-275-2253

E-MAIL:
[treasureisland44
@yahoo.com](mailto:treasureisland44@yahoo.com)

*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

At the Helm



May 2, Saturday, 9:00 AM:
Board Meeting (Grapeview
Fire Hall)

June 6, Saturday, 9:00 AM:
Board Meeting (Grapeview
Fire Hall)

**July 11, Saturday, 10:00
AM:** Annual Meeting
(Grapeview Fire Hall)

Aug. 1, Saturday, 9:00 AM:
Board Meeting (Grapeview
Fire Hall)

**Sept. 12, Saturday, 9:00
AM:** Board Meeting
(Grapeview Fire Hall)

Oct. 3, Saturday, 9:00 AM:
Board Meeting (Grapeview
Fire Hall)

Nov. 7, Saturday, 9:00 AM:
Board Meeting (Grapeview
Fire Hall)

Dec. 5, Saturday, 9:00 AM:
Board Meeting (Grapeview
Fire Hall)

Progress on Bylaw Update

At a special board meeting held on May 1, the Board completed its review of the suggestions and comments received on the draft bylaws. After attorney review of the revisions, the final version of the revised bylaws, a report on the comments received and the Board's response, along with a copy of the draft bylaws outlining what changes were made will be made available on the website. A postcard will be mailed to all members when the information is available on the website. A final copy of the proposed revised bylaws will be mailed to all members in the annual meeting notice in June.

Blast from the Past



In May 1841, the U.S. government sent adventurous Admiral Wilkes on an exploring expedition of the waters of Puget Sound. He named Stretch Island for Samuel Stretch, a gunner's mate with the Expedition. Just north of Stretch Island was another small island. With an idea to jazzing geography, he named it Reach Island. So there you have it – Stretch and Reach – and now Reach is Treasure Island as named by the developers.



- Beach Paint Party** **June 6 & 7**
- Fun Run** **July 5**
- Annual Meeting** **July 11**
- Treasure Island Picnic** **July 12**
- Grapeview Water Festival** **July 25**

**TREASURE ISLAND
COUNTRY CLUB**
P. O. Box 44
Grapeview, WA 98546

