



The Treasure Island News

Issued By Your Board of Trustees, Treasure Island Country Club

May 2010

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Bridge Replacement.. Phase I

Editor's Note: *At the Special Members Meeting held on November 14, 2009, the membership voted to approve the Board's recommendation to move forward with plans to replace the bridge as soon as possible and authorized the Board to proceed with (Phase I) the initial environmental engineering and front-end expenses that are required to begin the permitting process for a new bridge.*

--Phase I of the Engineering Services for the new Treasure Island Bridge is proceeding on schedule. As of this date, the survey and geotechnical testing (soils investigation) have been completed and the preliminary engineering design for the new bridge is 90 percent complete. The required environmental investigations and engineering are also proceeding as planned, including the required pre-development meetings with the several regulatory agencies. The Phase I Engineering Services, which include the long term environmental permit applications, will be complete in early June.

The new bridge:

- Will be a low maintenance, pile support concrete structure. It will have approximately one-third the number of piles that support

our existing bridge.

- Will be built on the South side (Fair Harbor side) of the existing bridge. It will have a 22 ft clear driving lane width.
- Will be constructed to enable the existing bridge to remain serviceable until one half of the new bridge is completed and open for traffic on and off the island. At that point, the old bridge will be removed and the new bridge completed.

This phased construction is necessary to maintain access to the island and to stay within our property, owned by TICC across the waterway. We are in the process of finalizing the project budget.

The current economic conditions present an opportunity for TICC to take advantage of potential construction cost savings and low interest rates for long term financing. We are working hard to maintain a project schedule which will allow us to realize these potential savings. We will be prepared to discuss the Phase II Engineering Services, Construction Schedule and the financing options at the June informational meeting.

**By Roger Hansen,
Bridge Commissioner**

Please note for your calendar: Member Informational Meeting on Bridge to be held June 19, 2010 - Refer to Page 3 for more info

TICC Water System

2009 Sanitary Survey

--The final Sanitary Survey Report was received from the Department of Health in September 2009.

There were 4 findings that required our attention. They were:

1. Provide the ODW with a description of the process to be used to ensure all backflow prevention devices on residential irrigation

systems are tested on an annual basis by Oct. 31, 2009.

2. We must send a letter at least every two years to each resident within a sanitary control area describing the need to not store contaminants within 100 feet of the well heads, and to ensure that their onsite systems are properly maintained.

3. We must install isolation valves on our distribution system.

4. We must install a vacuum relief valve and

sample tap at the storage tank reservoir. The Water Team has completed items 1, 2 and half of item 4, installing the sample station.

The TICC Water System does have isolation valves throughout the system and a map of the locations is being developed to send to the ODW to see if the map will satisfy the requirement. Item 4, installing a vacuum relief valve in the distribution line is being

worked and scheduled into the 2010 Budget. This project will more than likely be accomplished by an outside company.

A complete copy of the Sanitary Survey can be found on the TICC website by clicking on the Water System tab, or by contacting TICC at the treasureisland44@yahoo.com email address for a copy.

Interior Tank Painting



--Long Painting was selected to do the painting of the interior of our 150,000 gallon storage tank. The project was started on September 24th and completed on

November 15th of 2009. The interior of our tank had the original paint from when it was installed in 1967 and a second coat over that which was applied in 1989. This time, the

interior of the tank was media blasted down to the bare metal and two coats of paint applied, plus a 3rd coat applied to the seams.

While the tank was being painted, some other necessary maintenance was done. The float switches that control the filling of the tank were replaced. They were suspected of being involved with the tank overflows that we experienced over the past couple years. A new screen for the top vent was fabricated and installed. The existing screen was showing signs of rusting, which could lead to

contamination of the water inside the tank. The upper door hatch seals were badly worn, so new seals were fabricated and installed. When it was time to close the tank and start filling it with water, a new round rubber man door seal was installed. Some additional pictures of the painting are posted on the TICC website at: <http://www.treasureislandcountryclub.org/photoalbumP6.htm>

**By Daryl Axelson,
Water Commissioner**

Note: See also a report on our Water System on **Page 4**



--Your Bridge Finance Committee has been working to develop several financial plans that will help with the cost of a new bridge. We are looking at banking plans, government assistance and bonds to mitigate the cost to the members.

We have met with a representative of a bank that may be willing to finance the cost of the bridge. The bank advised that they have structured many loans for homeowners associations. We have determined that it is a strong financial institution. The term of the loan can range

Bridge Committee Report

between 5 and 15 years. We have asked them to consider a 20 year loan.

One other possible source of funding is the US Department of Agriculture (USDA). We may be eligible for a low interest loan that will be in conjunction with our private financing. At a minimum we are looking for a 20 year commitment.

Our next step is to complete the necessary applications to determine if we will qualify for the loan. We will begin working the applications May 1. We want to have terms available for the membership by the summer meeting. In addition several of our committee

members met with our county commissioner Linda Ring-Erickson to determine the availability of money for the bridge. Commissioner Erickson did suggest several areas to approach for financing.

We are also meeting with members of our Federal government to determine if there is any stimulus money that may be allocated to our bridge. We are not sure that we can qualify, but our point is to approach every possible source of funds.

Our meetings with both government and the private sector are going quite well. We are also looking at ways to assist with the financing for members

that may be on a fixed income.

Your help is really needed as we go forward with our financing options. Your presence is needed at both our informational meeting June 19th and the annual meeting so that you, as a member, are fully aware of our construction and financing plans for the bridge.

Our Bridge Finance Committee meets every month at 1:00 PM following the board meeting at the fire house. You are all welcome to attend to hear about our progress and to make suggestions and/or ask questions.

**By Mike Croke,
Chairman, Bridge
Committee**

Informational Members Meeting Scheduled

The Treasure Island Board of Trustees is scheduling a Membership Information Meeting for Saturday, **June 19, 2010 at 10:00 a.m.** at the Grapeview Fire Hall.

The purpose for the Information Meeting is to provide members with the current status of the new bridge design and funding for the new bridge.

Please plan to attend. The Board wants to hear your comments and questions. We must make sure the direction we are going is in line with

what you, the members want. The format of the meeting will be a short presentation of the subjects followed by a question and answer period. Remember this is an information meeting so no voting or action will be taken.

The replacement of the Treasure Island Bridge and how it is done is surely the most important decision concerning the island that members will ever make. You need to be at this meeting to make sure your thoughts are known.

By Gary Longmire, President

Our Water System is...



--**In good shape.** I have had the opportunity to visually inspect the 2 ½ inch and the 2 inch main distribution lines at several locations around the island while doing hook-ups, relocations and service connection repairs. The 2 ½ inch distribution lines are galvanized steel and the oldest on the Island. Except for some slight surface rust on the exterior, they are in good condition. The interior of the water lines show very little signs of mineral deposits. It has been written in some of the past water reports that the condition of our soil (clay) lends a hand to preserving the water mains below ground. The condition of our water, which contains very few minerals, contributes to the inside condition of our water mains.

There has been some concern about the integrity of our water mains if we increased the water pressure on the Island. During the interior painting, Well #1 and Well #2 were shut down and the Island relied on Well #3 for all its water. Our water pressure at that time was set, via a pressure switch, to come on at 40 psi and shut off at 60 psi. At some lower locations on the Island, the water pressure was recorded at 70 psi. This is a good indication that our water mains are capable of increased water pressures.

Water System Maintenance

This year, if you approve the budget, a considerable amount of maintenance is scheduled for the water system. There are several system valves that need to be replaced and some service connections that need to be replaced with new vaults and service valves.

A Monthly maintenance schedule is being developed this year which includes all the regular and preventive maintenance. This includes yearly inspections of all the electrical and mechanical components, valve exercising, system flushing, etc.

Most of this work can be accomplished by our own Island Water System Personnel and Employees, but some of the work must be given to outside sources.

Future Plans

In 2005 a study was done to determine the replacement costs for our Water System. It was done as part of a requirement in the By-Laws to review our Assets at least every 5 years to determine if we are saving enough money in the Asset Replacement Fund. TICC hired Whitely Engineering to provide this information. The 20 Year Water System Renovation Plan suggests adding a boosting station, adding direct lines from the wells to the storage tank, 6 inch mains around the island and more fire hydrants to name a few. Because of the good condition of our water system, I believe we have time to continue accumulating money in the Asset Replacement Fund and approach the renovation of our water system in a phased plan over the next 20 to 25 years.

A good time to discuss the renovation of our water system would be after we, the Homeowners, decide on a course of action on the Bridge.

**By Daryl Axelson,
Water Commissioner**

Summer is Almost Here! Remember the Rules

FIREWORKS

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. Please use common sense and practice all possible precautions to promote a safe and considerate holiday.

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Roads Report

--We just have a couple of updates for our roads report for this newsletter:

1. Remember that the membership owns the 40 foot right of way, about twenty feet to each side of the road from the center. Association rules prohibit parking on this area or construction of new driveways without prior board approval. Culverts to be installed in ditches also require prior board approval.
2. Road maintenance activity this year will be limited. Speed bump painting will be completed. Please remind your guests that speed bumps were installed because pedestrians and automobiles must live together on Treasure Island roads; encourage drivers to go slow.
3. We will be patching cracks in the roads to help preserve them. Areas to be patched will be identified with paint. Volunteers may be able to help out on this task. Then patching material will be applied after cleaning, when the weather is warmer.
4. The center fire road will have gravel spread to smooth the bumps and fill the potholes.

Drive slow and safely. It's your island.

**By Dan Poole,
Road Commissioner**

Dock Report



-- Permitting documents have been prepared and transmitted to all of the various agencies that have to grant approval for improvements to our dock facility. The improvements include expanding the lease area from 68 feet to 90 feet so that we control the entire area in front of our property which will allow boats to also be moored on the north and south side of the dock.

Other upgrades for safety reasons involve a 16' x 68' replacement floating dock and a longer ramp (60') to the floating dock. These improvements are consistent with approvals previously provided by TICC members.

We were advised that the new floating dock would need a 50 percent (8') grating running lengthwise down the dock in order to meet

current light penetration requirements. The structural and deck material will be dry pressure treated wood (ACZA) which meets requirements for marine use. Based on experience of others, approvals are expected to take approximately two months but I will check with them in about two weeks and thereafter as necessary, to determine the status of their reviews and to determine if additional information is required.

All of the permitting agencies have been contacted to explain the scope and details of our project and some representatives were invited and have visited the site in order to speed up their review process.

Completion of this project may not occur during the upcoming boating season since our contractor has a number of other jobs that are in line ahead of us. However, once the permits have been issued, I will try to get the new contractor to move our project up on their schedule.

Several minor maintenance activities will be worked on over the next month.

**By Larry Grumme,
Dock Commissioner**

Remember the Rules

Cont'd from Page 4

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.

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.



On the Blog

The Trustees are supporting a blog that has been developed to make it easy for all island members to read posts and comment on posts. This is a place where island members have access to a forum where they can share their thoughts, whether they live on the island, visit on weekends, or live far away.

The blog is monitored daily, so if you have questions, you can expect to have an acknowledgement within 24 hours and know how your question will be addressed. To use the blog, go to Treasure Island's website <http://www.treasureislandcountryclub.org> and look for the link at

the bottom of the home page. You will have to register to use the blog so you can be assured that it will be used appropriately.

Disclaimer

Neither the association nor the board or its members are responsible for information posted on the blog, whether factual or opinions. It is a place where information of interest to the membership can be shared, discussed, and even debated - a sort of town hall.

Comments posted by members are the responsibility of those members alone. However, the editor of the blog will review information to be posted.

By Dan Poole

The Grinch that took our Firewood!



Are you planning to roast marshmallows on an open fire at our community beach? Gather around a cozy fire in the evening with friends and relatives? Have a barbeque at the beach?

If you are, you will need to bring your own firewood.

Last year, one of our Island Community trees needed to be removed because of its poor health. After it was taken down by professionals, volunteers cut, split, and stacked the wood (at least a full cord) at the community beach for use by our island residents and their guests at the community beach. Over the past month, the wood has disappeared. Because of some inconsiderate and greedy people, some island residents may not be able to enjoy an evening at our community beach without the extra inconvenience of bringing their own firewood. Thank you Grinch.

Go native with Spring planting

Backyard Wildlife Sanctuary managers are as vulnerable as any gardeners to the lure of colorful new plants displayed in nurseries and home improvement stores now.

But if you're adding plants to your landscape this Spring, consider doing more for the wildlife you want to attract by going native.

Native plants naturally provide just the right food and cover for birds, bees and other critters. They're also easier on you and kind to the earth in general because their maintenance requirements are suited to our climate. That means less watering, less fertilizing, less pest control, less winter mulching -- less care and resources overall to sustain them year after year.

Anyone thinking that native plants can't possibly be as attractive as those exotics now on display hasn't taken a look at natives in our neck of the woods.

It's hard to beat the beauty of columbine, bleeding heart, coral bells, penstemon and honeysuckle - all natives, all beloved by hummingbirds for their nectar.

Showy but native rhododendrons, lupines and phlox support butterflies.

And asters, blanketflower, daisy fleabane and wild sweet peas produce seeds used by a variety of songbirds.

You can learn more about native plants in our area and resources for acquiring them from the Washington Native Plant Society at www.wnps.org.

For more on landscaping for wildlife, see WDFW's webpages, starting with <http://wdfw.wa.gov/wlm/backyard/landscape.htm> and including WDFW's book "Landscaping for Wildlife" at <http://wdfw.wa.gov/wlm/landscap.htm>.



Western Trillium (Wake-Robin)



Orange Honeysuckle



Virginia Strawberry

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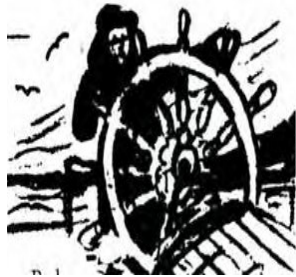


We are also on the Web!

Treasureislandcountryclub.org

**TREASURE ISLAND
COUNTRY CLUB**
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At the Helm



2010 TICC Meeting Calendar

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

June 19, 10:00 AM Informational Meeting (Grapeview Fire Hall)

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

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

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

December 11, Saturday, Time TBD: Board Meeting (Grapeview Fire Hall)