

RODIE REVIEW
Box 7273 Bonney Lake, Wa . 98391
Office phone & fax 891-9108
January & February 2008

BOARD MEMBERS

President	Rex Pulfrey	Marianne Burton	Amanda Lawson
Vice Pres.	Don Miller	Lyle Voellger	Martha Doggett
Sec./Treas.	Virginia Klein	Shane Nicolich	

EMPLOYEES **Cheryl Pulfrey** **Corporate Secretary**

BY LAW BOOKS

The by-law books are ready to be given out. Some people have received theirs. If you do not have one, you may call either Cheryl at 863-2464 or Virginia at 862-8893 to set a time to pick one up. This spring we will be setting aside a week end so you can come and get your book. This book has all the new by-laws in it and the corrections that have been made over the years. These are the rules that govern the actions of what can and cannot be done here in Rhododendron Park. It covers all aspects of the collection of assessments, charges and fines. and the procedure for liens and foreclosures. If you are in doubt of what you can do legally while living in this park, this will be your guide. Every homeowner needs to have one of these books.

TRASH DISPOSAL

The by-laws, county and state ordinances provide specific rules for the disposal of garbage and trash. You can be fined for not disposing of your garbage

and trash in an acceptable manner. The county specifically states the manner in which you can store and dispose of garbage and trash. It must be put in an container with a tight fitting lid. This procedure discourages the infestation of rats and mice. On this side of 214th there is a permanent burn ban that has been in place since the 1990's. You are never allowed to burn garbage or trash. You can receive a large fine from doing so. Only small recreational fires, such as a B-B-Q is permitted.

FORECLOSURES

Unfortunately we have had a few foreclosures in the park. This has been the result of people who ignore the annual assessment notice and do not pay what the rest of us do. Once a foreclosure is started the cost climbs and then you are in danger of losing your home unless you take immediate steps. If you get a late notice, do not ignore it, it is not going to go away. You must find a way to catch up or you may find yourself with a huge legal bill.

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BUDGET FOR 2008/2009

You will find the proposed budget for the coming fiscal year enclosed in this newsletter. Please take time to read all of the instructions so your vote will count.

The proposed budget takes into account all of the income and expense of the last two years. A budget is only a plan of what may happen in the next year. The figures are not set in stone and may change as circumstances occur.

ASSESSMENT TIME

The assessments on the property will be mailed out in May. The cost per lot is \$60.00 a year. This is \$5.00 a month for each owner. If you pay your assessment on time your fee for the whole year is only \$60.00, but if you pay late, the late fees and administrative cost is another \$5.00 for each month you are late. Some people let this slide and are surprised when they find out how much they owe. After a period of time, a lien is placed on the property. If this is not taken care of, the property then goes into foreclosure. Once a foreclosure is put in place the price jumps into the thousands and you would be in jeopardy of losing your home. **DON'T LET THIS HAPPEN TO YOU.**

PARK RULES

As you have been told, the new By-Law books are ready and all of the rules and regulations for people living in the park are included in these books. So far only a very few people have received their books. The cost for the park to mail them out is very prohibitive. However if you wish to acquire one you can call either Cheryl at 891-9108 or Virginia at 862-8893 and we will give you a time to pick up your book. Later in the spring we will set a date for distribution with a time frame.

In the meantime for those of you who do not have a book or are new, here are some basic rules.

- 1. You are not allowed to put anything in the green belts (garbage, cars or sheds).**
- 2. No travel trailers are to be on a lot with people living in them.**
- 3. You may not carry on any business in the park as we are zoned residential.**
- 4. You are not allowed to have non-licensed or non running vehicles on your property.**
- 5. You must not store garbage in plastic bags, boxes or in sheds. It must be disposed of in a timely manner. You can not burn on the property.**

PROPOSED 2008-2009 BUDGET

At the Executive meeting of March 17, 2008, a proposed budget was submitted to the Board of Trustees and was approved for submission to the membership. As mandated by Washington State Law, a meeting must be set within thirty (30) days of adoption for the purpose of ratification of the proposed budget. Be advised that at the regular meeting on Monday of May 5, 2008 the matter of ratification of the Budget will be placed on the agenda. **Your name, address and /or your lot number must be printed on the outside of the envelope for your vote to be counted.** Complete and return the printed ballot to the board by Thursday May 1st so that the results can be given at the May 5th meeting.

The ratification voting procedure is based upon Washington Law that states a **simple majority of 51% of voters must cast ballots to reject the budget or the budget will be ratified.** Members whose assessments are in arrears are not eligible to vote.

A committee of volunteers will be formed for the purpose of counting the ballots. If you are interested in serving on the committee, please call the office to sign up. Ballot procedures include:

- 1 Verifying the ballot is from a qualifying owner.
- 2 Rejecting any unidentified return envelopes from the count.
- 3 Opening all identified envelopes and setting the ballots out.
- 4 Opening the ballots and registering the votes.

BALLOT INSTRUCTIONS

Complete the ballot section; cut on the dotted line and mail to the board no later than May 1, 2008. For purposes of privacy you may seal an envelope inside of the return envelope. **In order for your ballot to count, you must put your full name, address or lot number on the outside of your return envelope.**

ANY BALLOTS RECEIVED WITHOUT PROPER IDENTIFICATION ON THE OUTSIDE ENVELOPE WILL NOT BE COUNTED.

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OFFICIAL BALLOT; 2008-2009 BUDGET

[] I/WE VOTE TO ACCEPT the Fiscal Year June 1, 2008-May 31, 2009 Budget as printed in the March/April 2008 Rhodie News Bulletin. This budget has been approved for submission to the membership by the Board of Trustees. The budget retains the annual assessment of \$60 per lot for this fiscal year.

[] I/WE VOTE TO REJECT the Fiscal Year June 1, 2008-May 31, 2009 Budget as printed in the March/April 2008 Rhodie News Bulletin. This budget has been approved for submission to the membership by the Board of Trustees. The budget retains the annual assessment of \$60 per lot for this fiscal year.

RHODODENDRON PARK BUDGET

	2007/2008 Proposed		2007/2008 Actual		2008/2009 Proposed
INCOME					
Assessments	\$ 27,540.00	\$	25,904.42	\$	27,360.00
Past due assessments	\$ 1,800.00	\$	1,831.28	\$	2,300.00
Late charge	\$ 1,000.00	\$	2,440.46	\$	1,950.00
Transfer fees	\$ 300.00	\$	347.00	\$	280.00
Lien reimbursement	\$ 1,200.00	\$	2,664.58	\$	2,491.52
Refunds & reimbursements		\$	503.20	\$	100.00
Fines & Penalties		\$	455.00	\$	300.00
Interest	\$ 45.00	\$	56.09	\$	50.00
Miscellaneous	\$ 250.00	\$	3.80	\$	200.00
Advertising		\$	80.00		
SUB-TOTAL	\$ 32,135.00	\$	34,285.83	\$	35,031.52
Carry Over	\$ 10,046.50	\$	14,258.34	\$	7,520.60
 TOTAL	 \$ 42,181.50	 \$	 48,544.17	 \$	 42,552.12
EXPENSES					
Electric	\$ 5,594.00	\$	5,359.09	\$	5,400.00
Telephone	\$ 670.00	\$	716.07	\$	700.00
Water	\$ 723.00	\$	933.40	\$	1,000.00
Maintenance Supplies	\$ 700.00	\$	1,270.09	\$	665.00
Maintenance Equipment	\$ 900.00	\$		\$	4,500.00
Fuel & Garbage	\$ 4,320.00	\$	115.00	\$	1,500.00
Office Supplies	\$ 550.00	\$	540.87	\$	500.00
Bank charges	\$ 70.00	\$	187.50	\$	70.00
Postage	\$ 320.54	\$	744.99	\$	750.00
Mileage	\$ 821.00	\$	922.98	\$	1,000.00
Lien Costs	\$ 700.00	\$	2,614.00	\$	2,000.00
Insurance	\$ 3,600.00	\$	3,244.00	\$	3,250.00
Professional Services	\$ 7,000.00	\$	11,877.07	\$	5,000.00
Rentals	\$ 75.00	\$	81.00	\$	75.00
Permits & Registration Fees	\$ 100.00	\$	175.00	\$	185.00
Newsletter	\$ 1,150.00	\$	853.83	\$	900.00
Maintenance Salary (net)	\$ 5,218.00	\$	2,534.01	\$	6,480.00
Office Salary (net)	\$ 6,627.98	\$	6,681.44	\$	6,681.44
941 Taxes	\$ 1,962.88	\$	1,640.68	\$	1,640.68
Employment Tax	\$ 49.28	\$	32.84	\$	40.00
L & I Tax	\$ 494.84	\$	184.72	\$	215.00
Contingency Fund	\$ 535.00	\$	314.99		
 TOTAL	 \$ 42,181.52	 \$	 41,023.57	 \$	 42,552.12

**MINUTES OF THE MARCH 3RD, 2008 BOARD MEETING OF
THE RHODOEDRON PARK MAINTENCE CO.**

Meeting was called to order by President Rex Pulfrey at 7:00pm

Roll Call: Rex Pulfrey, Virginia Klein, Don Miller, Lyle Voellger, Shane Nicolich, Martha Doggett, Amanda Lawson

Absent: Marianne Burton, Vanessa Ungaro,

Visitors: Steve Linderman, Jessica Pollard, Doug Lawson Cody Bargman, Jessica Bargman.

Meeting was called to order at 7:00pm by President Rex Pulfrey, who reminded the audience that they need to be recognized before they speak and non Board members need to wait for the open forum to speak.

Approval on the minutes: Minutes from February 4th, 2008, motion to approve (with corrections) by Don Miller and seconded by Shane Nicolich, motion passed.

Financial Report: presented by Virginia Klein, Motion to approve by Shane Nicolich and seconded by Amanda Lawson, motion passed

Maintenance Committee: Don Miller presented pictures of park bench ends, made from a composite material, Amanda Lawson asked Don Miller about composite materials for the complete bench Virginia Klein mentioned Terex materials. Lyle Voellger, Don Miller and Rex Pulfrey discussed the length of the bench and the possibility of more than one bench, buy one set of supports and assemble and set up and try it out.

Lyle Voellger mentioned the law enforcement presence here in the park last Tuesday. And the big toy survived the winter and still has kids after school.

Newsletter Committee: Virginia Klein mentioned our next assessments are due in June, and the April newsletter needs to go out with the budget. Discussion about the dues our treasurer thinks it should be raised to \$75.00 a year, Don Miller says Ponderosa pays \$75.00 per year and many HOA's are much higher. Virginia Klein made a motion to raise the dues to \$75.00 and the motion was seconded by Lyle Voellger, all voted in favor and the motion passed.

Compliance Committee: Martha Doggett mentioned that lot #2-198 needs clean up, Jim Manny turned in several pictures of violations.

Open Forum: Doug Lawson mentioned the Easter egg hunt being offered by a church group for the Saturday before Easter 3-22-08 at 10:00am, Cody Bargman asked the compliance committee to look at the 115th St mess. Steve Linderman mentioned Vanessa Ungaro has missed every meeting since Nov of 07, regarding park bench maybe 5 or 6 feet bench, then asked if there was room in the newsletter for submissions. Jessica Pollard asked if a longer bench will require mid support.

Martha Doggett made a motion to buy the materials and build the park bench, Virginia Klein seconded and all voted in favor.

Virginia Klein brought up a board vacancy, and asked a letter be written to Vanessa Ungaro notifying her of her removal Complaint about blackberries in common area from owner up behind the "P", property behind 20-271 the common area has been cleaned out but not restored. Lyle Voellger questioned when was the dues last raised, Virginia Klein stated in 1997 from \$45,00 to \$60.00. **Bulletin boards** replacement has been discussed but not replaced; Doug Lawson suggests making bulletin board smaller.

Meeting was closed at 7:40pm

Next meeting will be April 7th, 2008

Meeting closed at 8:34pm

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October 2008

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Annual Meeting

The annual meeting was held on Sept. 27. There were 18 members present. An agenda was given to all as well as a ticket for the drawing for an assessment discount for next year. The results of the board election were given as follows:

3 Year Terms: Rex Pulfrey, Virginia Klein and Martha Doggett.

2 Year Term: James Manny

1 Year Term: Shane Nicolich.

There were 392 ballots sent out and 78 of those ballots were returned. There were 70 good ballots. 6 ballots voted for 6 people instead of only 5, one person had not paid their assessment and one person removed the return address on the envelope making it void because we could not verify whether the assessment had been paid.

Winter Tips

If you are new to the park here are a few things you may not be aware of:

You can not burn yard debris or anything else this side of 214th. There is a permanent burn ban in our area.

You cannot store garbage on your property in plastic trash bags. You must make arrangements to dispose of your household waste in a timely manner. If you are found to have an accumulation of garbage in your yard, in a shed or in a vehicle, you are in danger of being fined. Our by-laws, county codes and state laws do not allow this practice. Once you are notified, the cost of the fine is \$25.00 per day after a short grace period. This is a problem that can draw rats into a neighborhood.

Our compliance committee works hard to alleviate these problems before they get out of hand.

Park Rules & Regulations

All of these things are laid out in our by-law books. The things that fines can be levied on are all spelled out, along with the daily amounts of the fines. If you have not gotten your book yet, please call Cheryl at 891-9108 or Virginia at 862-8893 and make arrangements to pick up your book. There is **NO CHARGE** for these books. This is something you should have to make sure that you and your neighbors are not in violations of the rules.

Monthly Meetings

Our monthly meetings are held the first Monday of the month at 7:00, in the building by the tennis court. Members are given a time to speak and give their suggestions, complaints and to pick up a by-law book. We expect people to be civil to one another. This is not a time to air personal grievances against individual board members. That should be done privately. Please have your questions ready in advance so that the meeting runs smoothly and in the allotted time. If you have something of a personal matter you want addressed, write out a note and give it to the secretary so it can be reviewed later. We hope to serve everyone in a fair and impartial matter on any and all issues that are brought to the boards attention over the coming year. No one is allowed to speak during the meeting except board members until open forum.

OCTOBER MEETING

The monthly meeting was held on Oct. 6th. There were 8 directors in attendance and we had 3 guests. Two by-law books were given out. The committees gave their reports. The upkeep of the park equipment was discussed. The compliance committee was given the complaints that have been turned in such a garbage, tires and unlicensed vehicles on property.

The secretary stated that several homeowners had not yet paid assessments and the liens will be put in place. Some of the homeowners are more than a year behind and we will be considering foreclosure procedures against them.

The board accepted a bid to take out some cottonwoods in a green belt. Everyone was asked to submit their ideas on what things should be done in our two play parks. If you have something you wish to contribute please drop a note to the board at our mailing address.

We have someone who has expressed a desire to write a blog about the problems found within our park boundaries. It was also suggested that we see how many people would be interested in setting up neighborhood watch groups. If enough people are interested, a formal meeting with professionals will be set in place. If this is something you are interested in, please call the office and have your name put on the list and the party who is organizing this will call you. Be sure to give the secretary your telephone number.

The next monthly meeting will be November 3. The meetings last approximately one hour and start at 7:00 P.M.

WEB SIGHT

The board is still working on getting a web sight to report on the activities on the board. The minutes and the financial report can then be posted every month. Announcements can also be made this way. If you have a computer and are on the internet you can opt to receive the park news this way instead of by newsletter. A newsletter will still be generated to send to people who do not use a computer. This will be a great forum for people to have a place to also put in ads or information they would like to share with the general membership. Once we get set up you can call with your comments and requests.

ANIMAL PROBLEMS

There have been numerous complaints about loose dogs roaming the streets. If you own a dog, please be advised that it is against the law to let your dog out of your yard with out it being on a leash. This law applies to all sizes and breeds of dogs. This practice is dangerous to people as well as the dogs. You must also have your dogs and cats licensed. If you do not follow the rules you are in danger of having a lawsuit placed against you if the dog bites someone. Animals also get killed by cars if they are running in the road. Be a good neighbor and keep your pets in your own yard.

DISASTER TRAINING

Have you ever thought what you would do if we had an all encompassing disaster up here on the plateau? Would you know what to do if we had an earthquake? Do you know what is needed if Rainer should ever awaken from her long sleep and rumble to life? Even a large fire that could consume a neighborhood?

These are the questions that could be answered for you on Saturday, November 1st.

Please see the information on the next page. People have given their time, money and effort to bring this presentation to everyone up here on the plateau. Everyone is invited whether you live in a park or on individual property. This is something that impacts everyone who lives in Washington.

The best part of this presentation is that it is FREE TO EVERYONE.

Please be there as this maybe the only time that this will be offered in our neighborhood. Clear your schedule and come and join us for this much needed information.

REMEMBER THERE IS NO CHARGE

DRIVING IN THE PARK

There have been many instances of people speeding on our streets. The speed limit on all of our streets is 25 miles per hour. We have small children, bike riders and walkers who also utilize these roads so slow down. The county could give out enormous fines for speeding. The roads do belong to Pierce County and are not private roads.