

Inside the Rim

February~March 2013

www.wildernessrim.org



Wilderness Rim Association

PO Box 315
North Bend, WA 98045

Phone: 425-888-0087

Fax: 425-888-2136

Email: office@WildRim.org

www.wildernessrim.org

WRA Office Hours

Tues.-Thurs.

10:00a.m.—2:00 p.m.

Water Emergency or Questions

In case of low water pressure, loss of water flow, breaks in mains or questions about your water bill, please call:

Sallal Water Association

425-888-3650

HAVING A HARD TIME READING? CALL THE OFFICE FOR A LARGER PRINT EDITION.

New Board Members

Trustees Jamie Rosen and Janet Sailer have stepped down from the Board. Janet has served for many years and her generosity is sincerely appreciated. We wish both the best.

Homeowners Danelle Coley, Cherie LaTourette, Denise Lystad, and Matthew Rourke stepped up at the December and January Board meetings to fill open trustee positions. One more position remains open. Please consider volunteering your time and opinions. Attend the next Board meeting or email the office a short statement showing your interest in becoming involved.

Report from Budget & Finance and Water Utilities Committees

The Water Utilities Committee received notice of a 4.2% water rate increase from Sallal Water Association for 2013. WRA has been absorbing rate increases for the last five years without passing them through to WRA members. However, effective with the current cycle beginning Jan. 26 this 4.2% increase will be passed through to homeowners. The average two-month water bill of \$44 should increase less than \$2. The new rates will be used on the water bills at the end of March.

Also, Washington State has a new law (RCW 64.38.065-090) requiring a study be done on homeowners' associations' financial reserve accounts. The law became effective in 2012 and HOAs are required to have a professionally conducted study done in the first year and every subsequent third year. The results should tell if sufficient funds have been set aside to cover emergencies and capital projects. The Water Utilities and Budget & Finance Committees are researching our obligation under this new law. A water rate analysis is also planned. Any homeowner who would like to participate on either committee is encouraged to attend scheduled meetings.

February & March Events:

Board Meetings at Chalet

- ◆ February 13 7pm
- ◆ March 13 7pm

Committees Session at Chalet

- ◆ February 6 6pm
- ◆ March 6 6pm

Committees in sequence Chair

- Budget & Finance** (Wil Chromey)
- Water Utilities** (Wil Chromey)
- Public Safety** (Brian Mogridge)
- ARC** (Matt Rourke)
- Park** (Ellen Smith)
- Special Events** (position open)
- Policies/Procedures** (Suzanne Perkins)
- Communications** (Donna Greathouse)
(Denise Lystad)

Additional Committee Meetings


Park at Chalet

- ◆ February 2 1pm
- ◆ March 2 1pm

Announcements:

Two new committees have been formed and are seeking new members.

- ◆ **Benevolent Fund (BFund)** This committee will collect donations and assist homeowners who require a little extra help paying their assessments and water bills from time-to-time.
- ◆ **Policies and Procedures (PnP)** This committee will create, implement and maintain WRA policies and procedures for managing our Homeowners' Association (HOA).

Valentines: Thursday, February 14 

Change your clocks:

Spring Forward March 10

Read this newsletter (and other news) on our website.

www.wildernessrim.org

COMMITTEE UPDATES

The work of Wilderness Rim is conducted by volunteer committees and a volunteer Board, please consider joining a committee and having a voice. The committee meetings and Board meetings are **your** meetings—please attend when you can. **All homeowners are welcome.** You can contact a committee chair by calling the office at 888-0087 or emailing the appropriate address(es) below.

ARC: The committee's email is ARC@WildRim.org. See the article at the top of page 2 for more information.

Benevolent Fund: Danelle Coley is the chair of this new committee and looking for homeowners to participate. Email Danelle at BFund@WildRim.org.

Budget and Finance: Wil Chromey is now chair and the new treasurer. See the article above for up-to-date information on the Water Utilities and Budget & Finance Committees.

Park: The WRA sign at the Cedar Falls Road entrance has fallen down and should be repaired within the next couple of months. Volunteers are needed for this and other projects. For more information, email Ellen at park@WildRim.org.

Communications: We are ever closer to deploying a new theme for the website. We hope you will make use of it. If you are have skills/comments to share about the site or newsletter please go to www.wildernessrim.org or contact Donna or Denise at communications@WildRim.org.

Policies and Procedures (PnP): Suzanne Perkins is the chair. This is a new committee for creating, implementing, and maintaining WRA policies and procedures. If you are interested in being involved, please contact Suzanne at PnP@WildRim.org. Meetings will most likely be held on Saturdays. Check out the website for times and dates of meetings.

Public Safety: Email is safety@WildRim.org. Safety reports are posted on the website

Special Events: We need someone to volunteer to organize the annual WRA Easter Egg Hunt. To volunteer, email Suzanne at events@WildRim.org. Previous holiday activities have been very successful and well-attended.

Water Utilities: Wil Chromey is now the chair. See the article above for up-to-date information on the Water Utilities and Budget & Finance Committees. The email is water@WildRim.org.



What is the ARC? Standards Review for Tree Removal

The WRA Architectural Review Committee (ARC) maintains guidelines concerning lots (fences, trees, landscaping, improvements, etc.). When planning projects affecting your lot or improvements, consult the ARC Guidelines and Wilderness Rim Covenants and Bylaws found on the WRA website or in the WRA office. We recommend you also refer to King County codes and/or the King County Department of Permitting and Environmental Review (DPER) to ensure you're aware of the county's permitting requirements and standards. DPER is located nearby on Snoqualmie Ridge and offers free consultation most weekday mornings. For more information see <http://www.kingcounty.gov/property/permits/about/HoursLocations.aspx>.

DPER Tree Removal Standards for the Wilderness Rim Area

You do not need a permit to remove trees on your property in Wilderness Rim if:

- The total combined area of the tree canopy to be removed covers **less than** 7,000 square feet, or
- The tree(s) present immediate danger to property or life.

You must obtain a permit from DPER for removing trees on your property in Wilderness Rim if:

- The total combined area of the tree canopy to be removed covers **more than** 7,000 square feet.
- The tree(s) you wish to remove is within a critical area (wetland, steep slope, etc.) or their buffers.

Except in hazardous situations, WRA members are encouraged to find out if their work area is affected by critical areas or their buffers.

WRA Tree Removal Guidelines

WRA members are not required to obtain approval of the ARC before removing trees, however, the WRA ARC Guideline 8.12.1 states that "Trees removed for safety or other reasons **shall be replaced** to maintain the natural sylvan environment of Wilderness Rim."



An American home can waste, on average, more than 10,000 gallons of water every year due to running toilets, dripping faucets, and other household leaks. That's why WaterSense reminds Americans to check their plumbing fixtures and irrigation systems each year in March during Fix a Leak Week. Water ~ Use it Wisely

Annual Meeting Announcement—Nominations and Bylaw Revisions

It's time to plan for the Homeowners' Association Annual Meeting on July 13th. Several Board and ARC positions will be open for nominations. If you are interested in a position, attend the next Board meeting or send a short statement about yourself to the office for inclusion in the May newsletter.

Do you have any suggestions for additions or revisions to our Bylaws? Bring a draft to the Feb. 13 or March 13 Board meeting. Amendments completing the review process will be presented to all homeowners for a vote at the Annual Meeting in July.

A Wonderfully Merry Christmas Party

Many thanks to Suzanne Perkins and all her helpers for putting on a spectacular Christmas party! More than 20 people attended, from babies to those who are children at heart. Every one participated—doing crafts, decorating cookies, trimming the chalet's Christmas tree, and enjoying lots of treats. Santa stopped in and was a big hit, as always. All in all, it was a festive and very happy afternoon for making new friends and connecting with old ones.

Reminders

Winter Road Conditions: Remember to wait at the "Y" for the car ahead of you to get down onto Cedar Falls Road. The unofficial "Wilderness Rim Winter Road Conditions Watch" Facebook page is a good resource—consider signing onto it if you haven't already done so. Winter driving and assorted other tips for being prepared are on the website.

Winter Walking Safety Tips: When walking in the dark along our neighborhood streets or in conditions that can make it difficult to be seen, particularly low light conditions made worse by weather, it is important to carry a flashlight and/or wear something reflective. Another tip is to make sure to walk facing oncoming traffic. Get as far to the side of the road as possible to provide maximum space between you and oncoming cars. When bicycling, ride on the right in the same direction as traffic.

REMINDER
Water bill payments
are due February 28, 2013

For all billing questions, please call Mary at 425-888-3650.

Make your checks payable to WRA but mail your check to:

**Sallal Water Association
PO Box 378
North Bend, WA 98045**

Do You Have Carbon Monoxide Detectors/ Alarms?

As of Jan. 1, 2013, state law now requires all new homes, new rentals, and newly sold homes to have carbon monoxide detectors/alarms installed. Protect your family now!

Please check out more information about Winter weather preparedness ideas, water conservation, and homeowner forms and information on our website at www.wildernessrim.org.

Board Members

Wil Chromey, Treasurer
Danelle Coley
Donna Greathouse Neel, Secretary
Joyce Jansen, President
Cherie LaTourette
Denise Lystad
Brian Mogridge, Vice President
Suzanne Perkins
Matthew Rourke
Ellen Smith
Admin. Assistant: Betty Moe

Cheers

Heart felt thanks to all who decorated your homes and yards with lights and shared your Christmas joy.

Special thanks to the carolers who braved the cold and dark to bring holiday spirit to us through song and sharing.