

Pine Cone Review
March 2019

Greetings Pine Forest Owners!

It's been a beautiful March for snow, sun and great skiing. I'm sure those of you who have been "living winter" may be a bit tired of the white stuff but I've been grateful for the good conditions during my March stay at the cabin. Given the depth of the snowpack it looks as though we are headed into a wet and muddy spring.

In this communication I'll review some of the latest happenings in Pine Forest as well as offer a summary of the February 16, 2019 Special Meeting and Board meeting.

Welcome and Updates: Please welcome new long-term renters Juan and Katherine Bautista who are renting 37A Yellowleaf. In addition, congratulations to our PF resident (and Architecture Committee member) Crosby Carpenter who will be assuming his new position of Liberty Bell High School Principal as of July 1. Robin Jeffers has assumed the job of Secretary for the Board. Thank you Jim Wurzer for your work as Secretary.

And, as a note, please notify either Rose O'Donnell or Nancy Waite (directory@pine-forest.org) if you have any changes or updates you'd like them to make to the Owners Directory. Thanks!

Pine Forest Entrance Sign: Those of you who have been in PF have seen first-hand the newly displaced Pine Forest Entrance sign. An owner collided into the sign in an effort to avoid hitting a deer. Given the rotten condition of the sign it gave way and the joint between the horizontal log and one of its supports snapped upon impact. The Board has known about the rotten condition of the sign for quite some time and two months ago asked the Architecture Committee (AC) to propose a new design and estimated costs for replacing it. We had hoped it would remain standing for at least another year until we could work the improvement into the budget. All good plans.... The Board will decide soon on the best next course of action and report back to owners. Brendan Connolly, an AC member and architect at Mithun in Seattle, has submitted a handsome and very respectful design for Board consideration. At this point it looks as though, other than cost for materials, all work to manufacture and construct the sign will

be volunteer. Should our resident white-headed woodpecker nest in the log prior to our being able to move it we will not disturb the nest until the fledglings have flown.

Frozen Water Line Issues: Three homes on Mugo, two of those being full time owners, have recently had persistent problems with low to no water flow to their homes. Doug Hale, our water advisor, has been working with Andy and other contractors in The Valley to get the water flowing. There have been Valley wide issues with frozen pipes due to the cold February temperatures. We will be looking at long term solutions to this issue in hopes of preventing its future occurrence.

Board Meetings: I'd like to thank the Board for assuming the responsibility to run both the Special meeting and regular Board meeting in February during my absence. I was away on a long-scheduled 3-week trip to a different part of the world and the Board took on the job in their usual professional and competent way. Thank you!!!

Special Board Meeting On Budget For 2019 Forest Thinning Project:

The Special Meeting was held to seek owner approval of the following budget proposal.

“Include an expense line item of \$16,875 (\$125 per lot) in the 2019/2020 budget (to be covered out of regular dues revenue) to fund continuing the common areas component of the PF shaded fuel breaks thinning project.”

The final vote was: Yes - 68 and No - 0. Thanks to all owners who participated and for the 100% support of our continuing efforts to manage Pine Forest's excessive forest density cover.

Fuels Reduction 2019 Project Call for Participation: On the subject of the timber thinning project for 2019, we have 11 owners who have signed up for this year's thinning project so far and another 9 who have expressed interest. We also have 13 owners already signed up for the newly announced cost-sharing program for ladder fuel reduction. Thank you!!!

We have 27 owners whose lots are still substantially in need of timber thinning, including a few along the Thompson Creek gully and steep east-facing slopes that forest and fire officials have consistently urged us to thin to reduce their significant risk of catastrophic crown fire.

We would like 100% participation in the timber thinning project by all owners whose lots have 50% or more timber cover in order to better insure a fire safe community for all Pine Forest owners. We will soon be stepping up efforts to reach out to owners whose lots have that level of heavy cover to understand better how they might consider participating in this years' project. We also strongly encourage widespread participation in the ladder fuel reduction project, in which WDNR will share in the cost of limbing up large pine and fir trees and removing small ones. Saul will be doing that work for us, as well.

Please contact Heather if you have questions regarding the thinning or ladder fuel reduction projects. A complete Forest Health report will be posted with the minutes.

Regular Board Meeting: The minutes for the regular Board meeting will be posted on the web site in the next two weeks. Included in that posting will be all the reports submitted for the meeting business. Highlights from the meeting include:

- Continued work to identify key budget priorities related to roads, the water system, finance oversight; governance issues and more. Heather, with help from the Finance Committee, will develop mid-April a proposed budget for Board review. The budget is submitted to owners for approval at the Memorial Weekend Annual meeting. If you have priorities you'd like addressed please contact the committee board chairs: Jim Wurzer: Roads; Bill Ellis: Water; Heather Dean: Finance; Anne Fox: Governance.
- Board meetings will be held every other month. Projected dates at this time are: April 27, June 22, August 24, October 26, December 7. In addition, remember we have our Annual Meeting on Memorial Weekend. This year it will be held Saturday, May 25th 2PM at Sun Mountain Lodge.
- A number of other housekeeping items were discussed at the Board meeting and, in some cases, voted on. You can find those noted in the minutes once they are posted on the web site (<http://pine-forest.org/>).

With thanks for your continuing support,

Sincerely,

Anne Fox
Board President