

PINE CONE REVIEW
September 22, 2018

Greetings Pine Forest Owners!

After having to cancel the August board meeting due to the surrounding fires and related smoke, the Board was finally able to meet on September 2. This communication provides a summary of that meeting. For a more detailed summary please refer to the meeting minutes, now posted on the PF web site. The posting includes the committee reports.

New Owners

First, we'd like to welcome several new owners! Our Hellos go to Dennis Bell and Judy Nevins (Lot 63), Joel and Sandra Aslanian (Lot 101), Gordon Griffith and Christian Reynolds (Lot 119), David Byron and Pam Massey (Lot 145) and Brian Dillon (lot 11R).

In writing this I just had a thought...would anyone be interested in being part of a New Owner Welcome committee...perhaps putting together "things to know for new owners" and contacting them with that information? If you like this idea and want to work on it let me know. Thanks!

Community Oversight

Steve Meyers, in his new volunteer role as Community and Property Liaison, has been busy with various tasks around PF. He is becoming familiar with the water system but will be leaving all the testing and State reporting of water quality to Doug Hale, our contract Water Inspection Manager. Steve is working on some road issues with the Road Committee, oversaw the fix of a couple of leaks, and is pleased that PF owners are generally doing a good job of keeping the area around the dumpsters cleaned up. Steve also is routinely checking the roads and properties for purposes of safety and oversight.

Please note...Any owner with new construction requiring water line connection to the water system must contact Andy Oosterof for inspection of that connection before it is made to the PF water system. Andy's contact information is on the website. You may also contact Steve for assistance in contacting and scheduling the oversight review by Andy.

Committees

In terms of committee work, all the committees have been in contact via email if not by actual meeting. Specific priorities have been or are in the process of being identified. Again, thanks to everyone who signed up to help with committee business. As noted above, the specifics of the committee reports are included in the meeting minutes. No specific issues in need of immediate attention were identified although a priority was identified to come up with a fix for a year-round road access to the lower pump house.

Fire, Smoke and Fire Wise

It's been a stressful August, and early September, for Methow Valley residents and visitors. Smoke from the fires has been persistent and at times, as described by one resident, heinous. The fire-fighting teams have been amazing at keeping not just Valley residents but also the Pine Forest community informed about the daily changes in the fire behaviors and locations. Thankfully, at this point, with all evacuation notices cancelled, the fire behavior appears to be "under control".

Our thanks go to Heather Dean and Bryan Jaffe for their detailed and consistent updates on Facebook. Many thanks as well to those who posted photos of the "air shows" around Pine Forest. They were, indeed, impressive. Thanks to on-site evaluations by fire personnel regarding the safety of our roads and driveways we have gained valuable information for future planning and improvements to support our Fire Wise efforts.

And, please note, we received many compliments from fire personnel both for the noticeable areas of thinning throughout Pine Forest and for the number of sites where owners made Fire Wise improvements around their homes. All these improvements give fire personnel an increased sense of confidence and security when faced with entering PF during times of high fire potential or actuality.

Heather discussed the thinning project at the meeting but the information is not yet available in a detailed written summary, beyond comments in the meeting minutes, because we are still waiting for Saul's invoicing. It is delayed because Saul and his crew are employed as seasonal fire fighters.

As an overview summary, with the last three years of work, we are down to only 24 lots that have 70% or greater forest cover, 3 of which have indicated wanting to participate in a future thinning project. Knowing fire can overcome even the best preventative measures it is still imperative we, as a community, do what we

can to minimize the threat of fire to PF and to the fire personnel who may work to control fire in our area. The “ideal” Fire Wise guideline is for a forest cover of 50% or less. A map is attached on the last page showing lots where thinning has or has not occurred.

Budget

In terms of the budget we had a \$50,000 surplus we carried over from the 2017 and first half 2018 budgets. We currently have \$169,000 cash on hand. It appears we are in good standing for upcoming, expected expenses. One of those expenses will be the cleaning of our water tanks (4), as required by State law, in October.

Next Board Meeting

The next board meeting will be held on Saturday, December 1 at 3:30 PM. The location is still to be decided.

With thanks for your support,

Anne Fox
Board President

2016-2018 Lot Thinning

Legend

Previous Canopy Cover	Thinned (# of lots)	Not Thinned (# of lots)
86-100%	10	11
76-85%	7	9
66-75%	5	9
56-65%	10	11 *(3)
46-55%	7	6 *(1)
36-45%	10	7
26-35%	3	5
16-25%	5	4 *(2)
6-15%	1	12 *(4)
0-5%	0	3 *(1)

- \$ Financial donation to project
- * Fuel break(s) not yet available
- 6 Some thinning by owner
- 2019 Tentative thinning next year

