Greetings Pine Forest Owners!

Please note the minutes from the January 11, 2020, Board meeting are posted on the website. The minutes include all the detailed committee reports. In those reports is good information regarding the forest health thinning project status; roads updates; web site update status; budget YTD as well as other miscellaneous business summaries.

Our next Board meeting will be on Saturday March 14, 2020, 1 PM. The location will be specified when we send out the meeting announcement: The focus of the meeting will be on preparing a 2020/21 budget for owners to approve in the Annual Meeting (Saturday May 23, 1:45PM check-in; 2PM meeting).

The focus of this communication is on two subjects: 1) A discussion of winter travel in Pine Forest; and 2) A summary to date of policy and governance work relating to Pine Forest management and oversight.

**General Announcements:**

**Directory Updates:** As always, if you have changes in your contact information please email Rose or Nancy at directory@pine-forest.org to notify them of updates.
**Board Opening:** Yours truly, Anne Fox, will step down from the Board when my term ends at the end of May. Should the next Board approve, I will continue to serve as chair of the Governance Committee.

Jim Wurzer’s term is also up but he has, kindly, chosen to run again for his position. We have, therefore, two Board seats up for election, with only one known candidate. We are seeking a person who has the time and commitment to serve in a community leadership position, who works collaboratively, and who is committed to continuing a responsible oversight of Pine Forest’s management and budget. The vacant position is “Board member”; the Board will elect officers once all five members are in place.

If you would like more information about serving on the Board, please do contact me or any other Board member. If you would like to submit your name to run for the Board, please notify our Board secretary, Robin Jeffers. We will ask candidates to submit statements of interest that will then be published with the Annual Meeting agenda. Candidates must submit their names for the ballot no later than May 1, 2020. As always, if you would like to help, but don’t have the time to serve on the Board, consider joining one of our committees. Thanks for your consideration.

**Winter Advisory Information:**
As I wrote this, it was 7 degrees and snowing hard, with less than a ¼ mile of visibility from our cabin on Rocky Top. We’ve also had rain and temperatures above freezing already this winter. And, in the most recent update, we are now having slush/ice. In short, conditions are constantly changing and there are many additional challenges to driving here this time of year. Please keep in mind the following information when you plan your winter trips to Pine Forest.

**Winter Road Access:**
As you’ve probably heard folks say before, it’s called “Summer Road” for a reason. Use the winter route to access upper Pine Forest homes and ski trails: South Blackjack and Longleaf (not the cut through via Charlie’s Way). Use the contractor and guest parking area at the bottom of Summer Road if you or your guests do not have the vehicles and/or tires to safely navigate PF roads.

**Plowing:** As reported earlier, we have a new plow manager, Justin Haase, of JHaase Excavating. Led by Mike Scarsella, the crew who plow, and now work for Justin, are mostly the same folks who worked for Andy, so they are very familiar with Pine Forest roads and driveways. As always, main roads will be plowed first, once there is about 4” of accumulation (depending of course on the forecast for the remainder of the storm), followed by secondary roads and driveways. To assist Justin, we created a map, with your input, to show the order of plowing driveways. See the web site (password protected): [http://pine-forest.org/owners/PineForestDrivewayPlowingMap2020.pdf](http://pine-forest.org/owners/PineForestDrivewayPlowingMap2020.pdf) Beyond providing that map, PFOA intends to leave it to Justin and crew to figure out how to plow most efficiently.

In the event of heavy snows, please be patient with the plowing schedule. It takes an immense amount of time to plow all the PF roads and driveways and could take a while to get all the driveways plowed when snows are heavy. If your lot is on the map for plowing, it will get plowed every time (assuming you’ve paid your bill). Please also keep in mind that places to pile plowed snow are limited. Thanks for your patience and understanding.
**Tires and Chains:** We do our best to keep roads safe, while also being mindful of fiscal responsibility. Owners who drive in Pine Forest in the winter do a great service for themselves and everyone else by using proper equipment.

If you’ve ever noticed WashDOT’s winter advisories about “traction tires” while on your way to Pine Forest, you may have wondered, as I recently did, what that means. In a nutshell, the “all-season” tires that your vehicle probably came with are, in most cases, decidedly *not* traction tires and are specifically *not* what WashDOT means when they say “traction tires advised” or “required” ([https://www.wsdot.com/winter/files/winter/advisories/tires-chains.pdf](https://www.wsdot.com/winter/files/winter/advisories/tires-chains.pdf)). The reason is that, except for high-end models, all-weather tires are less effective at stopping, turning, and starting on snow, slush, and ice than traction tires, which are either “mud and snow” tires marked on the sidewall with an “M+S” or similar symbol or “winter” tires marked with a mountain and snowflake icon. There is no guarantee they are perfect but they are by far and away rated better in winter conditions than most all-season tires. Making sure the tires have the minimum 1/8” tread required to be a WashDOT-approved traction tire is also a key part of being well equipped. AWD/4WD vehicles are also a plus. Either way, as advised by WashDOT, please also be sure you carry chains at all times if you drive in Pine Forest between November and March *and* that you are prepared to use them. Finally,

If you want to learn more about why winter tires are better, check out these sites:

- [https://www.consumerreports.org/tires/winter-snow-vs-all-season-tires-comparison/](https://www.consumerreports.org/tires/winter-snow-vs-all-season-tires-comparison/)
- [https://www.familyhandyman.com/automotive/tires/snow-tires-vs-all-season-tires/](https://www.familyhandyman.com/automotive/tires/snow-tires-vs-all-season-tires/)
- [https://www.tires-easy.com/blog/mountainsnowflake-symbol/](https://www.tires-easy.com/blog/mountainsnowflake-symbol/)
- [https://wheelscene.com/winter-tires-vs-all-season/](https://wheelscene.com/winter-tires-vs-all-season/)
- [https://www.travelers.com/resources/auto/safe-driving/do-i-need-snow-tires](https://www.travelers.com/resources/auto/safe-driving/do-i-need-snow-tires)

**If You Do Get Stuck in the Road:** The snowplowers have asked that, if someone gets stuck in the road during a snow and has to leave their vehicle, *please leave it with the door unlocked and keys inside*. Either phone or text Steve Meyers, our Community Liaison, as soon as possible (509-679-3943 or 509-679-3868) so he can notify the plow to be on the lookout. That will help them avoid an accident from coming upon your vehicle unexpectedly. They can also try to get it unstuck, in which case they’ll move it to contractor parking. To help them avoid a collision, as well, please also alert other owners via our Facebook page or ask Steve to let everyone know. Thanks!

**Sanding:** This is the ever-popular issue of this, and every, season. Sanding is expensive and is sometimes absolutely necessary. The current budget allows for 2-4 sanding efforts, depending on extent. To sand or not to sand also has to take into account the forecast, as fresh snow and melting temperatures can both make the benefits of sanding very short-lived. The Board intends to continue to rely on the professional advice of our experienced plowing contractor as to when it’s appropriate to sand.

In the January meeting the Board talked about a suggestion from one of our owners that everyone follow WashDOT’s advice ([https://www.wsdot.com/winter/files/winter-driving-checklist.pdf](https://www.wsdot.com/winter/files/winter-driving-checklist.pdf)) and keep in their vehicles a bucket of sand/kitty litter and a shovel to use as needed. We will explore the possibility of having a sand pile delivered for the winter next year, for folks to use to refill buckets.
Pine Forest Governance Status Update:

Over the last 3 years the Board has worked to develop consistent rules and regulations, including governing documents that are consistent with today’s legal doctrines and relevant to today’s operating world. It has been, and continues to be, a time consuming and, at times mind numbing, process. In the last year we have made great strides in this area.

We have based our work on the following governing documents foundation structure:

1) Articles of Incorporation
2) Declarations of Covenants, Conditions and Restrictions (CC&Rs)
3) By-Laws
4) Rules and Regulations (What we have, in the past, called Policies.)

This link (https://www.nolo.com/legal-encyclopedia/whats-the-basic-governing-documents-homeowners-association.html) provides a general overview of the purpose and contents of these governing documents.

As we have reported, the Governance Committee is reviewing draft revisions to the CC&Rs and By-Laws. We have the first draft revision from our attorney and will meet on February 9 to start a review of those revisions. Funding for the legal work on this effort was approved by owners as part of this year’s budget. Many thanks to the hard-working Governance Committee members!

The Board and Governance Committee are also working to formalize Rules and Regulations, our currently missing fourth governing document. This effort includes both compiling previous Board policies that are currently memorialized only in old meeting minutes, as well as filling in voids. Rules & Regulations that are almost ready are: Hook Up to PF Water Infrastructure, Revised Architectural Guidelines, Governing Documents Enforcement, and Late Fees. As we develop written Rules and Regulations, we will send them to owners for a 30-day review period. The Board will consider all comments before finalizing these new products.

In addition to these governing documents, we are also updating the Good Neighbor Guidelines. We will send also send these to owners for review and comment.

Should you have questions or comments regarding this information please contact me or any other Board member. As always, thank you for your support of and participation in the Pine Forest community.

Anne Fox
Board President