

# NEWSLETTER

Rustlewood Homeowners Association  
111 E Rustle Way Grapeview Washington 98546  
May 10, 2019

**2019 Annual Meeting:** Our annual meeting this year is **Sunday June 2, at 1:00 PM**. This year we have two board positions open as Bill Walker and Albert Portner's 2 year terms are completed. We have five voting members on the Board plus two non-voting positions, the Treasurer and Secretary who are asked to serve annually by the Board. Each year after the vacant seats are elected by the membership, the "new" Board meets and selects a President and Vice President.

If you are interested in serving on the Board, please submit your name before or at the Annual Meeting including anyone else you would like to nominate.

**Proxies:** In our Annual Meeting mailing, you will receive a blue card that is your "Proxy" in event you can't make it to the meeting. You may wonder why these are important. If we do not have a quorum (sufficient number of voting members) the proxies will provide a way for your vote to get counted. Your vote is important to help make decisions for our community.

**Annual Dues Time:** Many of our members take advantage of their attendance at the Annual Meeting to pay their dues, which are due July 1<sup>st</sup> of each year. Our dues of \$100.00 annually are so low that they are easy to forget so by paying them at the Annual Meeting ensures that they are paid on time and not subject to a late fee of \$25.00.

**Improvements Continue:** If you haven't been to the Cabana recently, you will be amazed by the changes inside and out. Over the last couple of years or so, the kitchen was updated, interior and exterior painting, new soft easy-care flooring installed, new windows and blinds that drastically increased the heating/cooling efficiency of the new heat pump system. Our dramatic water view was opened up even more due to the new sliding glass door facing the water and Harstine Island. The infested and crumbling storage shed was removed and a new larger, more secure one built out of the line of sight on the concrete pad near the restrooms. A concrete sports court was added where the old shed stood and with the old shed gone and a clump of overgrown plants removed, we now have a "million-dollar view". We have received a lot of raves about our Cabana and it is being used quite regularly. You as a resident of Rustlewood can reserve it for your personal use by calling our Treasurer, Rod Tull. All are welcome. Homeowners must be current on dues and renters need to get permission from the property homeowners.

**Water System Survey:** Due to ongoing problems with our water system the board felt it was important for each homeowner to know that your concerns are heard and solutions are being considered. We know there has been much concern about yellow or even brown water. Much of that is due to the fact that our system is old and the discoloration of our water is caused by sediment. One of the procedures to try and alleviate that problem is regularly flushing the system. This causes more problems in the short term because then the homeowner has to run water to obtain clear looking liquid. We have received reports that the water quality meets or exceeds EPA water quality standards. The PH levels are checked daily.

We know that many of you have questions and concerns so we are asking each homeowner to fill out the attached water survey. This survey was designed to give each of you a voice in expressing our concerns to the county water department. It will provide us support from you as homeowners and a benchmark to show to the water department. Please take the time to complete the survey and return to the board by (1) Giving to a board member (2) Bring to the annual meeting (3) Mail to Rustlewood Association or (4) Drop it in the survey box located at the cabana.

**Potluck:** Save the date of **June 8, 6PM** for our community potluck. Sloppy Joes and drinks will be furnished. Bring a side dish, dessert of something to share. Meet your neighbors! Hope to see you there.

**Illegal Parking of Vehicles and Use of RV's:** We still are receiving complaints regarding the use of RV's and illegal parking of vehicles that are in violation of the CC&R's. If you are not in compliance of CC&R's regarding this issue, be prepared to be fined and cars left attended will be towed at the owners expense. Vehicles must be licensed, able to run and must not be parked where they are offensive to your neighbors. If you need a copy of the CC&R's you can find them on our website or they can be furnished upon request.

**Welcome Packets:** A Welcome Packet to Rustlewood has been developed and is available to all members upon request. We try to get these distributed to all newcomers but sometimes we slip up. If you know of someone who has not received one, let us know. With the new board members being elected at our Annual Meeting, the page with all the director information will be upgraded and copies will be available to replace the old. The Packet includes access information for contacting various services in Mason County and within our Rustlewood community. It also includes the By-Laws and CC&R's. If you would like to receive one contact Dick Pope, 206-419-9486.

**Yard Maintenance:** A reminder to all about the requirements in our CC & R's to maintain our properties in a manner that reduces the possibility of any fire hazard especially during our Summer dry season. We are constantly reminded about how little it takes to spark a fire and have it spread quickly. We live in a particularly restricted area as far as swift exiting with only one road in and out. Keeping our lots clean is not only a safer way to live but also creates a more neighborly atmosphere. Plus it alleviates the expense of a fine if not in compliance.

**Wildfire Season:** Wildfire season is getting an early start in Mason County this year. This year so far in Washington, The Department of Natural Resources have responded to 170 wildfire incidents. Half of those were west of the Cascades. With the dry conditions we as Homeowners in Rustlewood, need to be proactive in preparing and maintain our properties to protect of homes and our neighbors' home in case of a wildfire in our area.

Here are some tips and low-cost ways to increase your wildfire safety to your home:

- **REMOVE** leaves, pine needles, and other flammable materials from the roof, gutters, and on and under the deck to help prevent embers from igniting your home.
- **SCREEN** areas below decks and borches with 1/8" wire mesh to help prevent material from accumulating underneath.
- **COVER** exterior attic and soffit vents with 1/8" wire mesh to help prevent sparks from entering your home.
- **ENCLOSE** eaves to help prevent ember entry.
- **INSPECT** shingles or roof tiles. **REPLACE** missing shingles or tiles. **COVER** ends of the tiles with bird stops or cement to help prevent ember penetration during wildfire.

Here are some tips for landscaping around your home:

- **REMOVE** dead vegetation and other flammable materials, especially within the first 5 feet of your home.
- **KEEP** your lawn hydrated and maintained. If brown, cut it down to help reduce fire intensity.
- **PRUNE** tree limbs so the lowest branches are 6 to 10 feet above the ground to help reduce the chance of fire getting into the crowns of the trees.
- **MOVE** construction materials, trash, woodpiles at least 30 feet away from the home and other outbuildings.
- **DISPOSE** of branches, weeds, leaves, pine needles, and grass clippings that you have cut to reduce fuel for fire