

PONDEROSA COMMUNITY CLUB, INC., LONG-RANGE PLAN

DEMOGRAPHIC ASSUMPTIONS

Our population will increase as vacant lots infill, bigger homes are built, and older, smaller homes are torn down and replaced.

Our population will become younger and will come more from professional than from trade backgrounds because of the increasing costs of land and ownership.

A younger adult population will mean more children.

As population grows the number of people who will not follow the rules will become unmanageable.

Financial requirements will result in a less diverse population as rising costs drive out those on fixed incomes.

Number of rentals will increase as members use this income source to offset rising costs of owning secondary property and as more people buy Ponderosa property for speculation purposes.

Our population will divide into more sub-groups and will be less community oriented.

Increased use of the Ponderosa for full-time retirement homes.

County code changes allow use of Ponderosa for small businesses, particularly service businesses.

County's limited resources and our location tend to limit services to PCC (e.g. police, animal control, zoning violations).

EFFECTS OF THESE EXPECTATIONS

Increased utilization pressure on our infrastructure (i.e. roads, water system, clubhouse, pool, greenbelts) because larger homes mean more baths, more laundries, more cars, RVs and ATVs.

The pool will not be able to accommodate the number of members who want to use it.

Our method of handling sewage will become inadequate.

Increased pressure on our Association Manager and employees to service members, their guests and tenants.

Renters have no vested interest in the Ponderosa and its preservation.

Absentee landlords will be unable to exercise control over the actions of their tenants.

Increased need for enforcement of our governing documents (e.g. speeding, vehicles on greenbelts, underage drivers, animal control, noise abatement, illegal burning) and compliance with County/State codes and regulations.

Fire prevention and suppression will be put under pressure.

Increasing needs of a growing population will fuel the need for small service businesses.

We will run out of buildable lots.

POSSIBLE RESPONSES

Establish policy on liens, foreclosures

Revisit covenants and codes for applicability to Ponderosa

Review and revise our Rules & Regulations for practicality, effectiveness and enforceability. Particular emphasis needed on speeding and use of Off-road Vehicles

Research private corporation enforcement options (e.g. issuing tickets? Fines? Community court?). Tickets/fines could be loss of pool or clubhouse privileges, or optional community service instead of a monetary penalty.

Borrow a radar setup for holiday weekends

Create an Architectural Committee to develop construction and development rules for what is/is not allowed

Research the Ponderosa's rights in regard to the control of landlords and renters and the possibility of holding landlords responsible for behavior of, or damage by their tenants.

Survey individual lots for compliance with the needs of the Wildfire Protection Plan; develop rules, laws and a means of enforcement; hire an Arborist or work through the WSU Extension office; sponsor cleanup sessions

Re-do the lot address system to aid fire and emergency vehicles in quickly locating properties. This would have the added benefit of aiding members being able to locate other members. (Determine if Paul Joplin's years-old plan exists in the Fire Department's records.)

Begin installation of vaults for water meters as road work progresses

Create an ambience that tacitly calls for individual member responsibility (the Disney effect)

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EFFECTS OF THESE EXPECTATIONS

POSSIBLE RESPONSES

Change our name from “Club”, which suggests optional membership and obligation to, say, “Association” which is mandatory; provides more community focus

Hire a Clubhouse/Pool monitor

Research costs, conditions and restrictions of a contracted security firm or a full-time resident to provide some measure of security for our facilities. Include individual’s properties?

Upgrade our keycard system in order to quickly ID miscreants (e.g. add a PIN)

Provide two(?) Guest Keycards to each member for the Clubhouse/Pool and Social event participation

Install speed bumps or other traffic calmers which meet the needs of emergency vehicles

Improve the cross-connection contamination program to include inspections, fines and enforcement procedures.

Sponsor at least two cleanup sessions per year. Emphasize private property for one weekend. Consider tying this in with Chelan County’s annual event (appliance and metal disposal at the Dryden dump in April; hazardous waste in the Fall).

Provide dumpsters at the above events for trash (no appliances).

Ask property owners contiguous to the Greenbelts to assume responsibility for “their” Greenbelt.

Provide a checklist in the Fall “Pine Needler” to assist members in evaluating their property for cleanup (e.g. inoperable vehicles, unused/unusable laws furniture, unsightly piles of construction materials).

Put a seasonal column in the “Pine Needler” with hints on how to discourage pests (e.g. cut off jagged stumps, mow tall grass, wasp traps, ant poison).

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ECONOMIC ASSUMPTIONS

All costs of ownership in the Ponderosa will increase (e.g. land, maintenance, real estate taxes, Dues and Assessments, gasoline).

Increasing disposable income in the general population will drive up demand for secondary recreational property as well as for retirement property.

Surrounding facilities (e.g. Leavenworth, Plain, etc.) will quickly fill with vacationers, who will look to the Ponderosa for rental units.

The number of Ponderosa rentals will increase as members use this income source to offset rising costs of owning secondary property.

State and County codes and regulations will continue to restrict construction and uses of the environment.

The sub-prime mortgage fallout will continue for some time to impact financing of purchases and construction projects

EFFECTS OF THESE EXPECTATIONS

See Demographics

Purchase of properties, refinancing of existing mortgages and financing of construction projects may slow real estate activity in the Ponderosa

POSSIBLE RESPONSES

Install water meters on every lot that has water. Install meter boxes on all other lots as road improvements are made

Increase our Dues

Create a tiered membership (i.e. different Dues for different categories of membership)

Delegate tasks to committee Chairs, rather than waiting for them to recognize needs of the Ponderosa

Monitor the economy frequently and watch demographic expectations and projections of future needs carefully

PONDEROSA COMMUNITY CLUB, INC., LONG-RANGE PLAN

MEMBER'S EXPECTATIONS ASSUMPTIONS

They will expect their infrastructure to be in excellent condition: Roads paved; Water dependable in quantity and quality; Clubhouse and Pool clean and available; Playgrounds clean and well equipped; Greenbelts pleasing and safe).

Decreased willingness to volunteer and an increased willingness to pay for services.

Increased need for recreational outlets.

Clear, current and relevant information from the Ponderosa government about past, present and future events.

Prompt response from Ponderosa government to needs and complaints.

Fire and Emergency Medical response teams.

Governing documents which are clear, current and easily understood.

Access to their driveway entrances year-round.

Increased use of technology.

Ability to pay Dues and Assessments via credit card.

Members will expect more recreational facilities at their doorstep, rather than having to drive or bike to get to them

EFFECTS OF THESE EXPECTATIONS

Need for an Association Manager and Maintenance and Office employees.

Increased need for sophistication and better management skills on the part of our Board.

Board utilization of email, Ponderosa website, fibre optics, webcams and web meetings.

Need for streamlined government and office procedures to facilitate quick response to members.

Frequent monitoring of infrastructure for condition, and visionary planning for replacement, insect control, dead tree removal, water runoff and erosion, etc.

Increased pressure on our Pool and dressing room facilities for expansion and/or upgrade.

Increased pressure on our Clubhouse for more social and recreational use.

Unwillingness to volunteer will make it more difficult to fill Board positions with qualified people. Lack of a quorum will shut down Ponderosa's government, or poor decision-making will impact service and costs.

POSSIBLE RESPONSES

Restructure committees:

Standing:

- Buildings & Grounds
- Greenbelts
- Social
- Elections
- Ombudsman
- Needler

Ad hoc

Finance

Create Trustee Notebook.

Restructure the budget process.

Board information booth at social events:

- Answer staff/ID buttons
- Literature
- Volunteer recruiting

Expand or build a second swimming pool

Provide cross-country groomed trails

Create maps of trails and other recreational opportunities

Restructure our Clubhouse for social use as its primary function

Define what can be done with volunteers and what services must be hired

Provide the Sheriff's Deputy an office

Provide informational brochures for potential buyers via a "Potential Buyers Take One" box at our entry billboard

Educate realtors about the Ponderosa

Hold member Workshops to educate them about how the Ponderosa works, PCC obligations and their responsibilities as members, and to answer their questions

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MEMBER'S EXPECTATIONS ASSUMPTIONS

EFFECTS OF THESE EXPECTATIONS

POSSIBLE RESPONSES

Begin reforestation of our Greenbelts with Ponderosa Pine

Periodic assessment of deteriorating assets and adequacy of our Capital Improvements Reserves

Create volunteer expense accounts to reduce the burden of volunteering

Hold electronic meetings to ease the burden of travel

Pay the Board to increase member participation

Create a Volunteer Special Assessment with a rebate at year-end for those who volunteer

Provide fee-for-service to members (e.g. snow plowing driveways). To be billed through Ponderosa because of the authority to file liens, etc.

Negotiate a group price contract with providers of services the Ponderosa buys (e.g. fibre optic)

Create a clearinghouse for quantity discounts (e.g. when someone is having a septic tank pumped or a driveway graveled, others could join in with the same contractor who can combine them for one trip)

Promote the services of members who provide them

Budget for increasing need for legal counsel in areas of real estate, rule enforcement, etc

Create an electronic form of The Needler for those members who want it in that form

Assign the Social Committee the task of creating "fun packs"; that is a sack of balls, bats, volleyballs, nets, frisbees, etc.) The proposal should include payment of a fee and/or deposit or other form of security as a self-running system of accountability for missing or damaged equipment (e.g. key card checkout coupled with a "all in good order when received receipt?")

Publicize methods for members to provide input to the Board

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MISCELLANEOUS ASSUMPTIONS

The undeveloped land outside the Ponderosa will continue to be developed.

Increased use of cellphones, email, internet, webcams, wireless and fibre optics.

Governmental increasing awareness of global warming will result in more laws related to control of various forms of pollution

EFFECTS OF THESE EXPECTATIONS

Increased demand to purchase lots bordering on the Ponderosa in order to gain access to these external properties, or in order to obtain membership rights to Ponderosa facilities for those outside the Ponderosa.

Might make Board membership and attendance at meetings possible without having to drive to the Ponderosa.

Outdoor fires and burning of trash and debris by members may be reduced or eliminated

Use of all-terrain vehicles and off-road vehicles may be restricted as was done in Yellowstone Park

Travel may be restricted in a variety of ways which impact use of the Ponderosa by members

POSSIBLE RESPONSES

Budget for increasing need for legal counsel in areas of real estate, rule enforcement, etc

Sponsor at least two cleanup sessions per year. Emphasize private property for one weekend. Consider tying this in with Chelan County's annual event (appliance and metal disposal at the Dryden dump in April; hazardous waste in the Fall).

Provide dumpsters at the above events for trash (no appliances).

Buy or rent a chipper

Provide a checklist in the Fall "Pine Needler" to assist members in evaluating their property for cleanup (e.g. inoperable vehicles, unused/unusable lawn furniture, unsightly piles of construction materials).