



PINE NEEDLER

A PONDEROSA COMMUNITY CLUB NEWSLETTER

2008-9 PONDEROSA BOARD OFFICERS

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Treasure: Peter Smith
Vice President: Gina Wilkins
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MARCH 2009

The Ponderosa Community Club publishes the PINE NEEDLER bi-monthly. Letters and submissions are welcome! Mail to the NEEDLER at 21100 Cayuse, Leavenworth, WA 98826; or phone the PCC Office, 509-763-0320; or visit the NEEDLER online at the Ponderosa Website:

www.ponderosacommunityclub.org.

Tim Olson and Lois Pendleton, co-editors

Presorted Standard
US Postage Paid
Leavenworth, WA
Permit #28

PONDEROSA COMMUNITY CLUB
21100 CAYUSE
LEAVENWORTH WA 98826-9723

Ponderosa Community Club Mission Statement

The Ponderosa Community Club's mission is to create and maintain a safe and welcoming community which enhances recreational and residential living through active membership participation, visionary leadership, and commitment to sustainability and harmony with the natural environment.



PRESIDENT RESPONDS TO MEMBERS QUESTIONS AND CONCERNS

By Bill Griffin, President

Twenty members penned questions and comments on their recent budget ballot and 7 members responded to my question regarding the close ballot count. We also received several further comments on our recent billing.

Can we avoid paying overtime for snowplowing and keeping the water flowing? Nearly all of our overtime is spent plowing snow or making emergency repairs to our aging water system. Restricting either of these operations to Monday through Friday, 8:00 a.m. to 5:00 p.m., would create serious problems.

How do we determine salaries for paid staff? The salaries of our 3 employees and the contracted services of our Association Manager are established on the basis of market surveys for comparable jobs and experience. Adjustments are made to account for our geographical location to labor markets, the unique features of our jobs, and the quality of past performance.

The Association Manager is responsible for supervision of all employees, maintains time sheets and project progress schedules, and makes periodic performance reports to the Operations Director. Not all of our maintenance work is done in the field. One of our maintenance positions requires office work to coordinate with our engineer and prepare reports to meet state and county requirements. The nature of some of this data requires that we borrow Plain Grocery's high speed WI-FI, so you may see staff members there.

How have we arrived at the current status of our dues and assessments? For years our dues were capped at no more increase than the Consumer Price Index. We lived from hand-to-mouth on inadequate income until our Clubhouse was in danger of collapse from rot and lack of maintenance. Our water system has been under increasing stress as a result of that policy. The Board believes it is more rational to consider the things we need, the things we must do and their costs, rather than imposing arbitrary caps on our dues.

Why have our dues doubled since 2004? If we had faced up to the infrastructure replacement that should have been done in 2004, the dues would have probably been doubled back then. It is not realistic to compare the costs of what needs to be done today with the costs of living on the cheap in the past.

Are Ponderosa volunteers given breaks in their dues? Every Board Trustee, every Committee Chair and every committee member is an owner in the Ponderosa and is subject to all dues and assessments. Our budget process involves them in every money decision and affects them as personally as it does all members. The active members in the organization are cognizant of the impact of increasing costs on individuals and are as concerned as anyone else. Dues will go down when Ponderosa's cost of providing services goes down, or when Ponderosa's members decide they can do without services. Every member does not benefit from every service we provide – that's the nature of a city's taxation -- but very few of our services could be considered luxuries.

Could we turn ourselves over to Chelan County? Periodically it is suggested that we turn ourselves over to Chelan County and/or Chelan County Public Utility District. In the past, neither of these entities was interested in taking over Ponderosa, even if we brought our roads and water system up to their standards, which we would have to do.

Does the association have other sources of income? Members may reserve the Clubhouse for private functions. There is a charge for this. All income from this source, as well as interest earned on the Maintenance & Operations bank account and rebilling and late fees are taken into account in calculating any credit back to the members in their next year's dues.

How is the use of the Clubhouse determined? The Board has discussed changing the function of our Clubhouse from a place for meetings with some social functions to a place for social functions with some meetings. Before this can be accomplished we must make physical modifications in order to keep the public out of this members-only facility. Any changes will be considered capital improvements, requiring a vote of the membership before the money can be spent.

Does the Board have the right to tell me what to do with my property? The Board cannot tell members what they can and cannot do on their private property. However, the County and the State have codes relating to private property use. If members are believed to be in violation of these codes, Ponderosa has an obligation to its other members to do what it can. Our Ombudsman first makes contact to REQUEST the member's cooperation. If that fails, we assist in reporting the probable violation to the authorities. For example, Ponderosa cannot prevent a member from renting his/her property. However, we have a responsibility to our members to determine if the required County permits and State license have been obtained.

On the other hand, the Board has the responsibility and the authority through our governing documents to keep our members-only facilities for use only by our members. (See Board Minutes and NEEDLER articles relating to the problem of rentals.)

How is the budget established? The Board will continue the practice it established last year of preparing a suggested budget for next year in our April 11 meeting. Following the May election the Board will open discussions of the budget in our August through September meetings. The final version will be adopted in the October meeting. All deliberations are open to members and are reported in Board Minutes which are posted at the Office and on our website. The ballot will be accompanied by an article explaining each line item in as much detail as space allows, and we will again encourage members to contact a Board Trustee for answers to specific questions before their vote is cast.

What steps does the Board take to communicate with the membership? Our website (www.ponderosacommunityclub.org) has undergone continuous improvements the past year in order to make information quickly available to the membership, and we make hard copies available at the Office. We now have more than 250 members signed up to receive email announcements when new information is posted. The NEEDLER will be published bi-monthly in 2009, instead of quarterly, in order to keep members better informed, and we will ask those on our email list to sign up to read their NEEDLER online in order to reduce costs of printing and mailing.

The following financial reports are posted at the Office and on our website each month: An Income & Expense Report, which compares each month's expenses by line item with the amount spent year-to-date versus the amount budgeted; and a Statement of Assets & Liabilities, which provides Balance Sheet data such as bank account balances, accounts receivable and liabilities. The Board analyzes these and other reports monthly.

Thanks to those who asked questions or raised concerns. I hope these answers help.

ADVERTISING SIGNS CAUSE UNINTENDED CONSEQUENCES

An entrepreneurial member wanted to expand his snowplowing business and asked his customers if it was okay to put up a sign advertising his service on their property. Many of us, as a neighborly thing, agreed to have the signs posted on our property. His success has resulted in a proliferation of signs. Some members have called them an eyesore. His competitors now want to follow suit.

A member has suggested to the Board that we pass a rule against such signs. This is not a good idea because the Board would be dictating what you may do on your private property. So we ask for another neighborly gesture: If you have a sign like this on your property, please remove it and return our roads to their residential nature. And if someone offers you that "opportunity" in the future, please decline. Let's try to maintain the residential character of our community.

ANN ASHFORD STEPS UP TO FILL THE VACANCY ON THE BOARD

The Ponderosa Community Club once again found itself lacking a Board member when Secretary Mike Buck, because of other commitments, found it necessary to resign. The Board thanks Mike for his service! Fortunately, Ann Ashford has volunteered to fill Mike's place until Board elections in May. She is willing to run again for the Board in the next election.

Ann and her husband bought in the Ponderosa 14 months ago. She thought of running for election last year, but decided that first she needed to know more about the Ponderosa. In two telephone interviews with her, I found her energetic, enthusiastic, articulate, intelligent, decisive and eagerly looking forward to being on the Board. Ann is well qualified to serve in several of the Board's positions. The Board will be considering a realignment of positions in the March meeting to keep each position occupied by the member with the best fit for that position.

Since the last Annual Meeting did not have a quorum in attendance, the Board will have only one carry-over member. This situation requires that the PCC needs several members to run for election to fill out the five positions. I'm asking all members to take a hard look at excuses you might have for not running for the Board and consider that now is the time to not be a bystander, but to be a participant in helping the Ponderosa becomes a vital, forward moving association.

LIFE IN THE FAST LANE

By Jeanne Whitlow, Operations Director

This is how I describe my first full year as a Board member. Time has been spent learning, assessing, communicating, and hiring. Based on the knowledge I have accumulated about the workings of the Ponderosa, I make the best decisions I can. It has been very rewarding and worthwhile.

Maintenance incurred its share of expenses that needed addressing. Our snowplow repair cost was \$4,000. Damage to Riata Road is estimated at \$6,000 with more costs in the spring. We are working hard to recoup these expenses through a number of avenues (see February minutes). From mysterious disappearances, loss, and overuse, our current tool replacement is \$600. A small electronic caused fire and backed-up septic system incurred expenses to the caretaker's house.

As an owner in the Ponderosa and a Board member, I share your concern about rising costs. Our roads, water system, equipment and buildings are all in need of overdue attention. We as a Board are trying to limit cost without further deterioration and even more expense to our community.

GREENBELT COMMITTEE “HIBERNATION” NEARING AN END

By Steve Malmstead, Chair

The Greenbelt committee is rapidly approaching the end of its “off season” as the weather warms and the snows continue to melt. As I paid the first “half” of my yearly dues, I’m happy that we have volunteers that continue to help keep our costs lower through their willingness to serve. Many improvements to our common-held greenbelts have taken place yet much is needed to accomplish. I encourage you to consider joining us as we continue our trail of improvements!

I invite you to join us for our upcoming “kick-off” event in March. This fun group keeps it short and simple:

- * Our meetings are only once per month and are held to one hour
- * Each meeting is followed by a work party where we “hit the trails”
- * We usually wrap up around noon

We also realize people have busy lives so . . . we have a “no guilt” policy. If you need to leave early, or can’t make a meeting . . . we understand! It doesn’t get much easier than that. It’s also a great way to make connections with fellow “Ponderosans” (is that a word?) as well as become familiar with our trails and greenbelts.

This year, we’ll continue to develop trails, enhance greenbelts, and work on several key areas that could be potential fire risks. Even one Saturday of participation can go a long way in helping us move forward. I hope you’ll consider your part in making Ponderosa a better (and safer) place to live and enjoy!

We’ll hold our first organizational meeting on Saturday morning, March 21 @ 8:00 sharp at our clubhouse office. We’ll talk about potential projects, determine a course of action, and chart out our plans for the summer. Feel free to join us or stop by to learn more about this fun group! Feel free to email me: steve_malmstead@hotmail.com if you have questions, comments, or suggestions. Hope to see you soon.

PONDEROSA CLUBHOUSE BUSY IN JANUARY

By Nancy Melson, Buildings and Grounds Chairperson

The month of January was a busy one in the Ponderosa Clubhouse.

The interior painting was completed throughout the building; thanks to Darrin at Pro Painting for being great to work with and doing a fine job!

The clubhouse floor is installed and is really beautiful. We also thank Craig at Abbey Carpet who was great to work with, and sent a skilled crew to put down the new floor.

The completed projects add warmth and a feeling of “Ponderosa Welcome” to our Clubhouse. Please stop by to see it. Better yet, reserve the Clubhouse for a special event (family reunion, wedding, birthday); call or stop in at the office to schedule it. Our goal in improving the Clubhouse is to have more owners use and enjoy it.

Also, if you schedule an event open to the Ponderosa Community (such as a Bunco party, a karaoke night or an evening of line/country dancing) you do not have to pay the small fee for using it. You may also work with the Social Committee for a Ponderosa community event, because there is money available for decorations, snacks, etc. Again, call the office at 509-763-0320 to reserve the Clubhouse and to get in touch with the social committee chairperson.

I would like to say thanks to Mary and Chelcie in the office for facilitating the work, to Ken and Paul for "prepping" the building and to Bob Melson for helping as general contractor and "contact man" for both projects. He stopped in at least twice a day to check in, clean up and just make sure that things were going well and that the workers had what they needed. He also made many trips to town to facilitate the work.

Thanks to all of you for your support on the Clubhouse projects. It has been a lot of work, but the results are awesome (that is my opinion). This makes volunteering so worthwhile!

SOCIAL COMMITTEE SETS CALENDAR OF EVENTS FOR 2009

By Marisha Robinson, Chair

I have been working on this year's calendar of events. I will start by saying that the Christmas Potluck has not had a very good turnout for several years now and we will not be doing it this year. Instead, I have planned a different potluck for just after the December Board meeting. It will be known as "Just Desserts". I hope to see more people since it will immediately follow the Board meeting. Also, the New Year's Party is too hard to predict. A lot of money goes to waste when the turnout is so poor and we can't always depend on the weather. I have planned a potluck for after the 2010 February's Board meeting which will be "Soup and Rolls". Other than those two big changes, there are quite a few more events being planned this year.

**Saturday April 4th - Easter Egg Hunt at 3 pm (juice and cookies provided)

**Saturday July 4th - 4th of July parade, BBQ, and Ice Cream

**Saturday August 25th - BBQ (Just bring your own beverages)

**Saturday September 5th - Labor Day BBQ (Just bring your own beverages)

**Saturday October 24th - Costume Party (with a few traditional Halloween Party games)

**Saturday November 21st - Spaghetti Feed (we provide the spaghetti and salad...just bring your own bread)

**Saturday December 5th - Judge Christmas lighting

**Saturday December 12th - Just Desserts potluck

**Saturday February, 13th - Soup & Rolls potluck

*****Please see the website for complete details for each of these events.

In addition to these events, if any member would like to put together an event, just contact me and we will get it all planned out. All Social Committee events have access to the Clubhouse freezer and cupboards, but please be sure to lock them up afterward. This is extremely important so that we don't lose items and have to purchase them again. Also, if any person wishes to purchase items that they feel should be supplied by the Social Committee, then please feel free to give me the information as I am often in town and could pick them up for you. Please do not purchase any items without permission to use the Social Committee budget. I may have those funds ear marked for an event. All requests for use of the social committee budget must be directed to me for approval.

Marisha Robinson - misha4pc@yahoo.com

FIRE DISTRICT AUXILIARY REMINDS PCC MEMBERS TO HAVE 2009 FIRE PERMITS!

By Marlene Glover/Mary Funke -Co-chairs

It seems we have a very short winter. This may bring worse than normal fire conditions this summer. Please be careful with campfires and make sure you get a new permit. The permits are only good until March 31, 2009, and then it needs to be renewed. We will put a notice on the Fire Hall window and also at the Ponderosa office for time, dates, and places to get your new fire permits.

The Auxiliary will also host the Nason Creek rest area coffee and cookie stop this year on August 17-21, 2009. We welcome any donations of cookies and we are always looking for workers. It is a fun time and you will meet folk from all over the county.

We are always in need of volunteers to join the fire department. Meetings are on the second Saturday of each month.



NEW ASSOCIATION MANAGER MARY COX “HAPPY TO BE HERE”

By Lois Pendleton

Mary Cox brings enthusiasm, energy and expertise to her new job as Association Manager of the Ponderosa. She also has the skills to meet the challenges involved in managing a community with 585 lots, multiple greenbelts, a group A water system, clubhouse and pool, and other significant assets.

Mary returned to eastern Washington in 1997 after a 20-year career in computer science and customer service with Hewlett-Packard in Seattle. She now resides in her renovated cabin on Lake Wenatchee, near Camp Zanika, where she is president of the board of directors.

“There is a lot of carry over to this position,” Mary says of her work at the Camp Fire camp. She is committed to collaborating with the team here, Chelcie Strode, Paul Johansen, and Ken Severance as well as the community volunteers, in setting priorities, being effective and efficient, and ensuring safety. “We take our direction from the Board,” Mary adds.

When not working on budgets and maintenance plans, you’re likely to find Mary on a trail in the Cascades. She is an avid hiker. A couple of years ago, she trekked from Stevens Pass to the Canadian border. Not exactly a cake walk!

Mary and her team are always looking for feedback from the members of our community. They encourage you to come by the office, say hello and introduce yourself. You might even hear of a great hike or local adventure to pursue.

CHELICIE STRODE, NEW OFFICE MANAGER

By Lois Pendleton



If you are like me, numbers are not your game. The thought of doing spreadsheets and balancing budgets provokes sleepless nights. Not so for Chelcie Strode, our new office manager. She is a champion with QuickBooks and financial reports.

Chelcie and her family moved to Leavenworth nearly two years ago. They aren’t really new to the area, however. They have a weekend retreat in the Chiwawa and her husband Steve built a cabin in the Ponderosa several years ago. “We moved here to slow down—really slow down,” expresses Chelcie. Driving daughter Ashley and son Josh to school and sporting activities from their Monroe/Duvall home was just taking too many hours out of the day. Now they can do it all right in town. “Everything is good and great!”

You can find Chelcie in the association office 15 to 20 hours per week. She manages our payments, maintains databases and provides the board with financial information, which is also posted on the community website: www.ponderosacommunityclub.org

Take a moment to visit Chelcie and introduce yourself. You’ll be warmly greeted and be happy to make a new acquaintance.

HIGH SPEED INTERNET IS COMING TO THE PONDEROSA COMMUNITY CLUB

By Mary Cox, Association Manager

The Chelan County PUD is installing fiber optic cable in the Ponderosa to provide high-speed internet service. Fiber optic cable provides faster internet speeds than DSL. A typical monthly fee for high-speed internet is about \$37. There are also installation fees.

To learn more, go to the following PUD website: <https://fiber.chelanpud.org/euedu/>

Click on "Providers" to see which companies offer high speed internet services. Some of the companies also provide telephone and/or television service over the fiber.

Once you have selected a provider, place your order for service. The PUD will install the physical wire, and your provider will install and configure the service.

The PUD is estimating that installations will begin in mid-to-late March, although it may be later if there are delays in installation. The white vans you see parked around the Ponderosa are part of the fiber installation team.

Some of you may have read recently in the Wenatchee World newspaper that the Chelan County PUD is halting its fiber installations to save money. The good news is they are going ahead with installations which have not yet begun construction activities for the fiber infrastructure.

EXERCISE GROUP WORKS OUT IN PONDEROSA CLUBHOUSE

Some women in the community have started using the Clubhouse for group exercise on Monday, Wednesday and Friday mornings from 10:00 – 11:00 am. There is a nice television (donated by a Ponderosa family) with a new VCR/DVD, mats, etc. People have brought tapes and DVDs to use—with a variety of programs (yoga, strength fitness for over 50, cardio, power walking, etc.).

Anyone in the Ponderosa is welcome to come. Bring your favorite tapes to share and your ideas about which kinds of exercise you would like to do. The Clubhouse is available each weekday morning, so we could add to this “pilot program” if we would like to.

Call Sharyl Nelson if you questions. Her number is 763-2362.

BEAVER VALLEY READERS INVITE NEW MEMBERS

By Lorelie Olson

Our local Beaver Valley Readers enjoy spirited book discussions every month on the last Monday afternoon at 1:30 pm. The Leavenworth library reserves our chosen books four weeks in advance of each meeting. Current members include men and women from Leavenworth, Lake Wenatchee/Beaver Valley area and Ponderosa.

Our next book is **Five Quarters of the Orange** by Joanne Harris (author of **Chocolat**) and we will meet at the home of Judy Sternberg. All are welcome! If you wish more details please call Judy at 763-3146 or Lorelie Olson at 763-3905.

The Leavenworth library schedules special events on the “First Thursday” of each month from 7:00-8:00 pm. An informative and entertaining presentation is scheduled for each month. Following are dates, topics, and presenters for spring:

1. March 5th: “Growing Green and Cooking Fresh”, with Isaac Kaplan-Woolner and Scott Parson.

2. April 2nd: "Grizzly Bear Outreach Project" with Julie Hopkins
 3. May 7th: "A Night with Woodie Guthrie", songs and stories shared by Carl Allen.
- For more details, call the library at 548-7923.

PINE NEEDLER MAKING CHANGES IN 2009

By Tim Olson

The PINE NEEDLER will be a bi-monthly newsletter in 2009. This additional issue will allow the NEEDLER to continue getting the news out about the Ponderosa but in a more timely way and will also make possible the addition of informative and entertaining features.

Take note, the NEEDLER is going electronic! In an effort to reduce the expenses of printing and mailing, we are asking if members are willing to receive their NEEDLER electronically. If you are, please let the office know! When the NEEDLER is published, the Ponderosa office will notify you via email that it is available on our website (www.ponderosacommunityclub.org) for you to read or download. One bonus for online viewers - any photos in The NEEDLER will be high quality and in color! By the way, all 2008 and 2009 editions are already on the website.

In the planning stage is a link on the website to a FORUM that will be a new method of communication and feedback for all members. Members who join the FORUM will be able to respond immediately on issues of interest to them and receive feedback on the issue.

The PINE NEEDLER welcomes Lois Pendleton as co-editor of the NEEDLER. Lois has recently moved full time to the Ponderosa and brings a wealth of experience in publishing to the position. Her addition will make possible several improvements in the PINE NEEDLER. Watch for them in coming issues!

HOW WILL THE PCC MEET THE REQUIREMENT FOR THE WATER MAIN REPLACEMENT PROJECT?

By Bill Griffin, President

This is the third in a series of articles to inform you about the project to replace our water mains and hydrants and the paving of our roads. Members of the Board, our Association Manager, and our Maintenance Crew have met several times with Bill Schmidt, our engineer, to evaluate our needs, set priorities and estimate costs. The only thing set in stone at this point is, this project MUST be done; it is not a question of when or if, it is a question of how. (See last paragraph) The how is yet to be decided, so these articles are to tell you what the Board is thinking, to invite you to Board Meetings, and to invite your questions and comments.

The project is projected to take 10 years, although construction contracts and the impact on Ponderosa roads may allow us to shorten that time frame. The cost of 60 ductile iron pipe, valves, vaults for water meters and paving is preliminarily estimated at \$3.845 million, based on 2008 prices and adjusted by 3% each year over the 10 year period. (See cost spreadsheet posted on the Clubhouse window, excerpts from which can be seen below this article.) We have included water meters against the possibility the legislature may enact law to circumvent the recent Supreme Court decision.

Following our instructions, the engineer has broken construction into 26 levels, #1 being the highest priority and #26 the lowest priority (see map posted on the Clubhouse window, excerpts from which can be seen below this article). In reality, the first 10 levels should be done in that order, the last 16 are set more for convenience and can be changed as construction proceeds and circumstances dictate. In broad strokes, the plan is to begin on Camp 12 Road where low pressure has always been a problem. The next stage replaces the section where most of our water line breaks are occurring and ties in the upper system and the lower system for better control. The last stage replaces the lower Ponderosa where fire flow is a serious

problem and our old mains are too fragile to allow the Fire Department to connect their pumper truck.

Now that we have a preliminary cost estimate, we are able to apply for State low cost financing (2% interest plus a 1% loan fee) and to seek grants and, perhaps, federal money. If construction begins in 2010 we will have about \$280,000 in our Capital Improvements Reserve Fund and an additional \$405,000 in our Water Assessment Fund. The latter is made up of the annual \$100 per lot Special Assessment, which expires at the end of 2010, and is dedicated to pay off our current old State low cost loan (1% interest) by the end of 2023.

To date, there appear to be four basic ways to collect the money for this project:

Scenario 1) We could divide \$3 million by 585 lots and collect about \$5,100 per lot before the project begins. This assumes \$3 million invested at 2.5% on a declining balance would generate \$3.845 million over 10 years.

There are two problems with this idea: Most members would pay early, but receive no benefit for several years; and averaging the slowly inflating costs would mean some would pay more and some would pay less than the actual costs of their segment of the project.

Scenario 2) We could collect the actual costs of each priority area just before that area's construction begins. For example (see Cost Spreadsheet posted on the Clubhouse window, excerpts from which can be seen following this article), the cost of priority levels #1 and #2 are projected at \$317,200. Dividing by the 27 lots in these priority levels equals an assessment of about \$11,800 per lot.

The advantage is that each lot pays the actual costs at the time of construction, and pays when it receives the benefit. The disadvantage is this is a major hit which most members probably could not afford.

Scenario 3) We could utilize our Capital Improvements Reserve Fund and our Water Assessment Fund, estimated at \$685,000 by the time the project begins in 2010. A cash flow analysis suggests that this would allow us to give each priority level five years to pay their costs. For example, the \$11,800 per lot assessed to priority levels #1 and #2 could be paid off by those lot owners at about \$2,000 per lot per year.

The advantage is that each lot pays the actual costs at the time of construction, pays when it receives the benefit, and is provided a 5-year interest free loan financed by the Ponderosa and the State money. The disadvantage is that these figures are based on assumptions about inflation and interest rates on invested money that may not come true and may have to be adjusted annually.

Scenario 4: This a combination of Scenarios 1 and 3; that is, divide the \$3.845 million project cost by 585 lots (\$6,600 per lot), then divide by 10 years to establish a Special Assessment of \$660 per lot per year.

There are at least two advantages: This would give us enough money up front to probably pay for each priority level as it is done, reducing or eliminating any need for State loan money and the interest and fees connected with it; secondly, the assessment would be a known quantity each year which could be planned for by the members. The disadvantage would be that many members would advance money before receiving any benefit, but this is exactly what was done with our last water system upgrade.

In a nutshell that is where we are in our thinking. Any ideas, suggestions, or help you care to offer will be appreciated, but do keep in mind: Our water mains are in terrible shape from years of neglect, there is insufficient water flow to fight fires adequately, and if a fire gets out of control, evacuation of the entire Ponderosa is the only option and even that is problematical. This project is not something we can put off any longer; it MUST be done, and quickly.

PONDEROSA'S ENGINEER PRESENTS ESTIMATES FOR COSTS OF WATER PROJECT

Our engineer has prepared the following excerpt from a detailed preliminary cost estimate for the coming water project. The entire cost sheet and project map are posted on the Clubhouse window. Each of the numbers in the cost estimate is supported by specification sheets for the water mains, hydrants, meter vaults, valves and every aspect of construction.

Construction Year	Priority Level	Water Mains	Hydrants	Meters	Total Water	Paving	Est Phase Cost 2008 Dollars	Inflation Rate	Phase Total
2,010	#1 - Thoroughbred to Booster Station	\$118,000	\$4,000	\$18,400	\$140,400	\$39,100	\$299,200	6%	\$317,200
	#2 - Camp 12 Road (part)	\$88,200	\$8,000	\$23,500	\$119,700	\$0			
2,011	#3 - Booster Pump to Palomino Station	\$135,700	\$12,000	\$21,000	\$169,500	\$45,600	\$371,800	9%	\$405,300
	#4 - Palomino & Stirrup to Quarter	\$88,200	\$4,000	\$28,600	\$128,000	\$35,900			
2,012	#5 - Stirrup & Saddle	\$137,200	\$12,000	\$44,600	\$193,800	\$82,800	\$276,600	13%	\$312,600