



PINE NEEDLER

A PONDEROSA COMMUNITY CLUB NEWSLETTER

2008-9 PONDEROSA BOARD OFFICERS

President: Bill Griffin
Treasure: Peter Smith
Vice President: Gina Wilkins
Secretary: Ann Ashford
Director of Operations: Jeanne Whitlow
Association Manager: Mary Cox
Office Manager: Chelcie Strode
Office: (509) 763-0320

MAY 2009

The Ponderosa Community Club publishes the PINE NEEDLER quarterly. 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

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PONDEROSA COMMUNITY CLUB
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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.



NOTES FROM THE PRESIDENT

By Bill Griffin, President

ANNUAL MEETING AGENDA
May 24, 10:00 a.m. in the Clubhouse
Members in good standing only, please

Elsewhere in this issue of The Pine Needler you will find an article describing progress made during the past year. The Board wishes to focus this year's Annual Meeting on the future. There are several major issues we will be confronting in the coming year:

- * Replacing our aging water mains
- * Rentals and the public use of Ponderosa members-only facilities
- * Waning interest in volunteerism. Consideration of paying for services
- * The 2010 Budget and economic realities

If you are not familiar with some of these subjects, you should become so by reading articles in the Board Minutes of July 12, August 9 and November 8, 2008, and visiting our website at www.ponderosacommunityclub.org. Important details on the water main project are posted on the Clubhouse window.

Please come prepared to ask questions or tell us what you think about these important subjects and about things done this past year.

A BRIEF LOOK BACK

The current plan is to make the agenda of our Annual Meeting (May 24) forward-looking; that is, what are our present concerns and what can we do about them?

For now, take a moment to look back at what the Board has been doing the past year. We have been engaged with four major issues: Real Estate, Finances, Communication and Governing Documents.

REAL ESTATE ISSUES

- * We identified four building lots owned by the Ponderosa and evaluated their potential uses.
- * We identified two lots on which Ponderosa has given easements to persons outside the Ponderosa, clarified the rights of both parties to the easements and are monitoring them.
- * We are in the process of recovering a right-of-way the Ponderosa allowed a member to occupy.
- * We are in negotiation with a member over a claim of adverse possession of Ponderosa property.
- * We are in negotiation with another member over a potential land swap to resolve an inadvertent encroachment by the member.
- * We are pursuing claims against landowners who allowed water to escape and damage Riata Road.
- * We have taken a number of steps to protect Ponderosa's members-only property from access by the public.

FINANCIAL ISSUES

- * We created cash-handling procedures in order to insure our financial health.
- * We revised our budget process by allotting more time for discussion and correcting a number of calculation errors.
- * We revised our financial reporting in order to provide more informed monitoring of our finances.
- * We are in process of synchronizing our financial year with our operational year.

COMMUNICATION ISSUES

- * We completely reworked our website (www.ponderosacommunityclub.org) in order to provide important information in a more intuitive format.
- * We initiated an email distribution system to more quickly inform the membership of "breaking news".
- * The Pine Needler is now being produced bi-monthly instead of quarterly, and is available on line in order to reduce printing and mailing costs.
- * The Board of Trustees are available to the membership via email and phone.
- * Board Meeting agendas are now publicized well in advance of our meetings.
- * Board and Committee minutes are published at the Office and on our website within days of the meetings.

GOVERNING DOCUMENTS ISSUES

We are in continuing discussions regarding revisions in order to synchronize our governing documents with our new organizational structure and to make them more relevant to our current concerns. All of these discussions are in open, well-publicized meetings.

Riata Road Mudslide and Flood Damage

By Mary Cox

In the last Pine Needler, Jeanne Whitlow, Operations Manager, mentioned the "...damage to Riata Road...". I've had inquiries about this situation, so here is the latest update.

Background

In 2007, development was done on the steep hillside property above Camp 12 Road and Riata. There were roads built, a few home sites were made, and we believe some logging was done. In November 2008 and in January 2009 we had rain storms which dumped 6 inches of rain and 8 inches of rain, respectively. Riata Road was damaged from water and mud originating from the developed properties. Luckily, there was no damage to structures, but homeowners have damage to their properties in the form of mud debris and erosion. If another mudslide occurs, homes could be damaged.

Goals

We have two goals:

1. To have the developers of the property make changes so that no further flooding and/or mudslides occur.
2. To reimburse the Ponderosa Community Club for expenses incurred to repair Riata Road. We have spent about \$8400 to date and expect to spend an additional \$3000-\$6000 this spring to repair the road.

What We Have Done

- * We have written to the developers. One of the parties responded that "...our intention is to be a good neighbor and thus would be receptive to being involved in the repair process... As seasonal conditions permit, we will assess what additional measures can be taken on our property to further minimize water runoff." We will meet with the developers in May, to review the damage and create a plan for resolution.
- * A new Riata homeowner, Jesse Perault, has volunteered to help with this project. Jesse is an engineer with the City of Lynnwood and has experience and expertise in this area. Thank you, Jesse!
- * The Department of Natural Resources believes they have some jurisdiction over the developed area. For developments of this type, Forest Practice Applications are usually required. The DNR visited the site on April 13 and will pursue the issue.
- * We have filed a complaint with the Department of Ecology. The January mudslide flowed all the way into the Wenatchee River. The DOE visited the site on April 14 and will pursue the issue.
- * Chelan County Planning Department visited the site in March. They have talked to the developers about the need for re-vegetation and the necessity to prevent further damage.
- * We have contacted the Department of Fish and Wildlife and they are ready to help us, if needed.
- * We filed a claim with our insurance in November, but it was denied because our policy does not cover damage to roads, culverts, and the like.
- * Chelan County was declared a Disaster Area as a result of the January floods. We asked FEMA if we were eligible for funds, but this disaster declaration did not cover road repair.
- * We are sending regular updates to the residents of Riata Road and the nearby area with the status.

The Ponderosa Board of Trustees regards this as a very serious matter which is reviewed at each board meeting.

Garbage Service for Part-Timers at the Ponderosa

If you don't live at the Ponderosa full-time, what do you do with your garbage? If garbage disposal is a problem, you can set up an account with Waste Management of Greater Wenatchee. They are happy to put an account on "vacation hold".

The costs for garbage service are as follows:

- A 35 gallon can is \$10.90/month.
- A 64 gallon can is \$15.25/month.

Waste Management will deliver a can on your first day of service, or the homeowner can provide their own 32-gallon can with a lid and handles.

Here's how it would work for a homeowner who only wants garbage service for two weeks in the summer and one week in the winter.

- Call Waste Management at 509-662-4591, set up an account, and put it on vacation hold. There is no cost.
- Two weeks prior to when you want the garbage service to start, notify Waste Management. They will pick up your garbage each Monday for the weeks specified, and then put your account back on vacation hold. The prorated cost for two weeks of garbage service (35 gal can) is \$5.45.
- So, for less than \$10/year a homeowner can get garbage service.

Note: If the vacation hold is less than 30 days, there is \$15 restart fee.

One other thing to remember: Please don't leave your garbage can sitting out on the road for more than one day.

It is a hazard for the snowplow and it is a target for curious critters. Thanks!

Fire Department News

By Firefighter Bruce Merighi
CCFD #4 Chief (Retired)

There will be a burn pile coming to our community on May 16th—just like we have been providing for over 20 years. (See fire hall for times.) Residents can bring their small diameter brush and dirt free needles to the fire hall so we can burn them in a controlled manner. Material over six inches in diameter or overly loaded with dirt will be turned away. This burn pile is for your protection, so the more material we burn the less that can catch fire when the forest dries out later this summer. Please do not bring material to this location early.

A great group of volunteer firefighters is undergoing recruit classes and will be receiving their wild land firefighter training this spring. That doesn't mean the community can rest easy. We still have only one way in and one way out of the Ponderosa and if a structure fire starts this summer it will be everything your fire department can do to keep it from spreading to the forest and taking out dozens of homes.

We have been and always will live in a very volatile slice of heaven, so be diligent with fire. It's your privilege and awesome responsibility.

Fire District #4 Holds Annual Burn Pile on May 16TH

Chelan County Fire District #4 Auxiliary
By Marlene Glover/Mary Funke Co-chairs

I think spring is finally here. The birds have returned along with lots of pine needles and cones.

The annual burn pile will be held May 16th at the Ponderosa fire house, from 8:00 a.m. to 4:00 p.m. Remember; don't bring dirt, stumps, or large branches to the burn pile. We will serve Bruce's famous chili and hot dogs between the hours of 11:30 a.m. and 1:30 p.m.

The auxiliary will meet the second Saturday of May at 2:00p.m. If you would like to come, please feel free join us. Any and all help is always welcome.

The auxiliary will be volunteering at the Nason Creek rest area on August 17th through the 20th. Sharyl Nelson is in charge and will be asking for donations of cookies and folks to work a shift.

Ponderosa Community Club Annual Drinking Water Quality Report for 2008

How Does Our Water Rate?

In 2008, as in years past, our tap water met all U.S. Environmental Protection Agency (EPA) and state drinking water health standards. We have learned through our monitoring and testing that some constituents have been detected in our water but at levels acceptable by State requirements. No violation of any contaminant level or other water quality standard has been issued.

A copy of the full report is available on the Ponderosa web site at; www.ponderosacommunityclub.org

The report will also be posted on the bulletin board at the clubhouse and hard copies available upon request in the Ponderosa office.

The Ponderosa Maintenance Team

By Tim Olson



Paul Johansen

Paul, our maintenance man, has a long history in the Ponderosa. Officially hired as the maintenance contractor on April 2, 1996, (he refused to begin his job on April Fool's Day) Paul worked consecutive five-year contracts until March 31, 2006. After exploring the waters of other possibilities, he returned to the Ponderosa as an employee in February 2007 and continues in that capacity. Added up that makes for twelve years of service and translates into several winters of keeping our roads plowed and the water running, and the pool open in summer. Paul knows the territory.

In answer to the question of what keeps him here, Paul mentioned that he is a member of the Ponderosa and likes living here. He has no desire to return to the congestion of the Puget Sound area. In addition to the community, Paul likes to see jobs done properly and short cuts not taken. "I want what's best for Ponderosa."

In the transition from contractor to employee, Paul sees some benefits for both sides. He no longer has to work through with the Board to determine whether a job is a capital improvement. He is paid by the hour and the question is a matter of skill and time, not the nature of the job. Also, Paul noted that as the community continues with a property manager, continuity of management will become the norm rather than the exception when one M & O officer would

replace the previous one. For instance, Paul mentioned it is difficult to determine regular hours in winter when the snow can fly when it chooses, and hours in summer when the hours he works (except for emergencies) are far more regular. When you have two bosses in the same year (as often happened with Board changes), it's difficult to get everyone on the same page.

As our water distribution manager, Paul has a particular interest in keeping our water pure and running! While we continue to have water tests that reflect the excellent quality of our water, he would like to do some research and find out what changes are happening in our water over the years and what those changes tell us we need to do to keep our clean water. "It isn't only what is happening in Ponderosa, it's what is happening to the water in the huge aquifer from which we take our water."

In answer to the question as to how long he plans to continue working in the Ponderosa, he answered that he's on the job in Ponderosa and his future plans include continuing to work in the Ponderosa.

Ken Severance

In early October 2008, Ken Severance joined the maintenance staff in Ponderosa. Although most recently he came to us from Pacific Beach in Washington, fortunately, he grew up in Michigan where the wind chill can drop temperatures into the lower twenties and thirties. Although we experience more snow than Michigan, our winters are nearly balmy in comparison. More fortunately, Ken loves the cold sharpness of winter and the related activities like snowmobiling. He admits that the coming heat of summer is not nearly to his taste as is the chill of winter.

Along with his wife Becky, and three friendly dogs, he brings a variety of experiences with him to the Ponderosa. He has worked in construction, managed an RV Park with a swimming pool, and has had a Water Distribution Manager's license. He also has managed a computer center for twenty years before coming west to Washington.

When a position opened up in Ponderosa, he jumped at it as an opportunity to return to a climate that enjoys four seasons and where the job would use his previous skills and expand them further. He enjoys the outdoor work and the challenges of learning about what has to be done to keep Ponderosa running smoothly. Ken says that Paul has been a great help in teaching him how to plow and repair/replace water valves and other jobs related to maintaining the Ponderosa.

Ken is easy going, likes the physical work and anticipates being here for several years. He has a ready smile, stories to tell, so make an effort to greet him on the job and welcome him to Ponderosa. He's a great addition to our staff.

Sharyl Nelson **Ponderosa Community Volunteer** By Lois Pendleton

Years ago, Sharyl Nelson and her husband Dave started hauling their trailer over the mountains to Thousand Trails for weekend getaways and respites from the "west side". Then they discovered the Ponderosa Community Club, thanks to their nephew, and starting parking their trailer on his property on Stirrup. As with a lot of us, when Sunday afternoon came around and it was time to head back to the "city", they just didn't want to leave. So 10 years ago, Sharyl and Dave decided to make the Ponderosa their one and only home and sold their house in Lake Forest Park.

After a 31-year career with the Social Security Administration, Sharyl wasn't about to retire to the couch with a book—although she does enjoy a good read and is a member of the Beaver Valley Readers. She likes people and eagerly got involved with her new community.

"How can you be helpful to your neighbor if you don't know them," Sharyl queried. "And the best way to get to know your neighbor is by getting involved with the community." And get involved, she did. Sharyl has served as secretary to the Board of Trustees, she has been chair of the social committee, and she regularly folds, stamps, and prepares The Pine Needler for distribution—to name just a few of her contributions.

Sharyl loves the Ponderosa. She loves the peaceful quiet here. Sharyl used to "hear the roar of the freeway" from her more urban home. Now she might hear the sound of her neighbor opening the garage door. And, she knows that neighbor because Sharyl is an active member of her community. Thank you, Sharyl, for all you do for the Ponderosa.

How to be a Good Neighbor in The Ponderosa

By Mary Bunney

Most people do not set out to irritate their neighbors. They just have different priorities and values and are unaware how their actions or inactions are impacting their neighbors. So to be a good neighbor, you need to get to know your neighbors.

At the Ponderosa we have several general groups of neighbors:

- 1) "Full-timers" (members who make the Ponderosa their home full-time);
- 2) "Snowbirds" (they live in the Ponderosa but go south for the winter);
- 3) "Part-timers" (they spend a great deal of time in the Ponderosa. They might even work here, but they have another home somewhere else);
- 4) "Weekenders" (these are usually working families or couples who like to spend time at the Ponderosa on weekends or during vacations and school breaks);
- 5) "Long-time" owners;
- 6) "New" owners; and
- 7) "Weekend or weekly renters".

Although all these groups share a love of the mountains, the river and nature, the weekend groups have only a limited time to enjoy them and to relax and unwind. Weekenders tend, a little more than the other groups, to let their kids and pets run free, party, have big campfires, and not volunteer. We have all been weekenders at one time or another. But let us not forget that for many of the people, the Ponderosa is more than just a weekend outing. It is their home and their lifestyle.

Because it is their home and lifestyle, full-timers, snowbirds and part-timers expect their neighbors to show respect for their property and the Ponderosa. We often hear these groups complaining about how their peace and property was disturbed by rowdy weekenders. And most of the time the weekenders do not even realize they are causing anyone trouble with their late-night partying or barking dogs.

Some day all you weekenders might become full-timers, snowbirds or part-timers too. So please try to be considerate of your neighbors and their properties and remember a little courtesy goes a long way. And if you are a good neighbor, you will probably get a good neighbor in return.

Out and About In and Around the Ponderosa –

By Pam Nicklas

Summer will arrive soon and it will be time to get outside and enjoy our wonderful area. Whether you are going to be in the Ponderosa for a weekend, a week or the entire summer, your first stop should be the Leavenworth Ranger Station (509-548-2550). The Leavenworth office is open Monday through Saturday, 7:45 a.m. to 4:30 p.m. The Lake Wenatchee office (509-763-3103) will open Thursday, May 21. Its hours are 8:00 a.m. to 4:30 p.m., Thursday through Saturday; closed for lunch from noon to 12:45 p.m.

You can pick up lots of useful information at either office. In my opinion the following are great choices:

- * Recreation report, which is printed every other week. It is a must have.
- * Several flyers on hikes in the area, from short 1-mile loop trails, to all-day adventures.
- * Auto tours to locations, such as, the Tumwater Canyon, Chumstick-Sugarloaf, Icicle River, Blewett Pass, Mission Creek, Chiwawa Valley, and the list goes on.
- * Guide to mountain bike routes
- * Horse trails in the Upper Chiwawa Valley
- * A field checklist of birds of the Wenatchee River Watershed
- * Weed invasion information, including pictures of noxious weeds that we want to eliminate

Also check out the Plain Hardware. They have a great display of local attractions. And don't miss the Farmer's Market, held every Saturday from 10 a.m. to 1 p.m., starting in June.

Some other publications to have on hand are the North Central Washington Visitors' Guide, Sonnenschein auf Leavenworth (the official guide to Washington's Bavarian Village) and the Leavenworth Echo. All except the Echo are

free and available in just about every establishment in Leavenworth. Another place to find out what is happening is the Go Magazine, published every Thursday in the Wenatchee World. Check it out at www.wenatcheeworld.com.

Cultural events in Leavenworth and Wenatchee are plentiful and fun. The Icicle Creek Music Center has events all year round. For ticket information and schedules, call 1-877-265-6026. This season the Leavenworth Summer Theater is presenting "The Sound of Music," "Pirates of Penzance," and "Singin' in the Rain." For ticket information and schedules, call the box office at 509-548-2000. Hours are 11:00 a.m. to 2:30 p.m. and 3:00 p.m. to 5:00 p.m., Monday through Saturday.

And, last but not least, you can walk the wonderful trails in the Ponderosa greenbelts, swim in our pool, enjoy the river and meet you neighbors at the Ponderosa social events.

I hope you all have a wonderful summer and get out and enjoy our Paradise.

Decorative and Culinary Herbs

By Lorelie Olson

Imagine your deck and patio planters, hanging baskets, and kitchen window boxes filled with beautiful, fragrant, and practical herbs. Even weekend gardeners can enjoy growing herbs. A little water, good soil, drainage, and lots of light are the only requirements for these versatile plants. Do they sound too good to be true? Read on!

For a fragrant welcome at your front door or entry deck, use large self-watering pots that feature tender Spanish or French lavender, or rosemary. You can also coordinate fragrances by planting mints and scented geraniums, which have leaves that smell like pineapple, chocolate, apple, ginger, peppermint or lemon. Rub the leaves between your fingers, smell, and taste –yum! Bees and butterflies love these, too!

Culinary herbs that do well in containers include basil, parsley, chives, thyme, oregano, sage, dill, cilantro, lemon balm, lemon verbena, and marjoram. Since mint, chives and oregano spread aggressively, they are best contained in pots! All (except perhaps mint and chives) combine beautifully with edible flowers such as violas, nasturtiums, and pot marigolds (calendulas).

To use in hanging baskets, line a metal, mesh, or twig basket with well-soaked sphagnum moss, coco-fiber, or burlap. Fill with potting mix and plant small "draping" herbs such as oregano and thyme around the edges. Fill the center with cherry tomatoes, basil, sage, parsley, or lemon balm. You can snip and rinse the herbs to use fresh, or place in water for up to three days. To dry herbs for future use, pat dry, strip leaves, and place between two paper towels; cook in your microwave for 3-4 minutes, or until dried but still colorful, then mince or cut the leaves. You probably have small jars of dried culinary herbs on your kitchen shelf; when those are empty, wash and dry well, then fill with your own home-grown dried herbs.

Many hardy herbs are available in 4-inch pots at the Leavenworth Garden and Nursery on the Chumstick, and the Plain Hardware Garden Center. Enjoy planting . . . and sniffing . . . and tasting your herbs!

Protecting the Wenatchee River Bank

The Cascadia Conservation District recently partnered with a number of local landowners in the Wenatchee and Entiat watersheds to restore miles of degraded stream banks. This partnership resulted in miles of stream banks being re-vegetated with native plants and shrubs which help control erosion, moderate floods, protect water quality, and provide habitat for fish and wildlife.

The Conservation district can provide funding as well as technical assistance. They offer a cost share program that assists landowner with up to 75% of the project cost. If enough landowners were interested in participating, and the project was large enough, they could submit a grant which could potentially cover all the expense.

If you are interested, please contact Mary Cox at ponderosamanager@cpucafe.com or 509-763-0320. We'll gather all the names and determine if there is enough interest for a grant.