



PINE NEEDLER

A PONDEROSA COMMUNITY CLUB NEWSLETTER

2009 PONDEROSA BOARD OFFICERS

President:

Treasure: Steve Geho

Vice President: Ann Ashford

Secretary: Peter Smith

Director of Operations: Jeanne Whitlow

Association Manager: Mary Cox

Office Manager: Chelcie Strode

Office: (509) 763-0320

NOVEMBER 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
21100 CAYUSE
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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.

A Letter from the Vice President

By Ann Ashford

I want to start by saying how much I truly appreciate every single one of you who came to the Member's Meeting on Saturday afternoon. I think that we all had other things that we could have been doing or people we could have been spending time with that day. But, each of you took the time to share your feelings with your neighbors. Thank you! A lot was said on Saturday. There were a lot of different opinions expressed and a lot of voices heard. Some of the main points that were raised were safety, the economy, the values of our homes, and the community atmosphere. Members also discussed how to find ways to manage rentals in a more consistent way, to find a way to get renters to follow the Ponderosa rules, and a way to get all members to follow all the Ponderosa rules. The meeting set a great platform for open discussions between neighbors.

The Board is working on quite a few different issues right now and we will certainly be counting on you for input on many of them, so please be prepared to share your opinions again! As you all know by now Bill Griffin resigned from the Board in October. He was, and is, a huge asset to our community. His knowledge and service to the Ponderosa has been immeasurable. So, if you see him out walking in the neighborhood, please take the time to shake his hand and thank him for his passionate commitment to our community.

Of course, that means that we have an open seat on the Board and we need you! If you think I am talking about you, then I am! We need someone to help us wade thru all of the current issues and annual maintenance and help us make suggestions on how to improve our beautiful neighborhood. Please consider contacting any member of the Board, if you are interested. We also need people for committees. The budget committee, bylaws committee and social committee are all looking for a handful of willing helpers. Please contact us if you are interested in volunteering, in any capacity, and we will share all of the open positions with you. As we head into the time of year when giving is at the forefront of everyone's minds, I challenge you to "pay it forward". Do something nice for a neighbor or one of our staff members and see how being a good neighbor will come back to benefit you over and over! Have a wonderful holiday season and a Happy New Year!!!



Ponderosa Community Club Budget 2010

(For the Period January 1 - December 31, 2010)

	Budget 2009	Budget 2010	Foot Notes
Administration			
Office / Board (Equipment & supplies. Moved internet expense to utilities.)	\$ 7,900	\$ 7,400	
Accounting (Covers expenses of our annual review and tax reporting.)	5,000	5,000	
Committees			
Building & Grounds (Clubhouse, Caretakers House, Playground, Office, & pest control)	28,075	5,200	#1
Greenbelt (Trails, landscaping, chipping, signage and reseeding)	3,700	1,500	#2
Newsletter (Postage & printing; reduced due to less postage due to email version)	2,300	1,500	
Social Committee (Supplies for PCC activities and social events)	2,600	2,200	
Insurance (Liability, Property & Vehicles)	14,500	15,000	
Legal & Liens (Consulting services and Atty Fees. Increase due - See Footnote)	15,000	25,000	#3
Maintenance & Operations (M&O)			
General (Includes garbage, supplies, fuel, maint. of rolling stock and equipment & tools.)	25,850	23,000	
Pool (Includes chemicals, propane, permits, and maintenance of pool and security equip. Reduction due to moving Pool Monitor salary to Payroll.)	11,000	9,200	
Roads (Includes chip sealing, one dust application, repairs to ditches /road surfaces, and costs of sand/gravel. Plans incl. gravel for Spur & Bridle. Possible chip seal parts of Stirrup, Palamino, Morgan, or others.)	31,000	31,000	
Water (Includes parts and supplies for the wells, pumps, valves, mains and control/alarm systems. Also includes water testing & permits. Does not include proposed replacement of water mains (a future project).)	12,000	12,000	
Payroll			
Office, Maintenance & Pool Staff Salary and Benefits	\$ 127,024	\$ 146,000	#4
(Includes PCC employees, excluding Association Manager, wages, taxes and benefits for 2010; increase due to underestimating payroll taxes 2009 and moving Pool Monitor wages and taxes from M&O Pool.)			
Association Manager	\$ 39,000	\$ 51,689	
(Includes salary, taxes and benefits. Increase due to 20 hours per week for 2009 was insufficient for normal operations; determined that 25 hours per week needed in 2010. Payroll taxes understated in 2009 budget are included for 2010.)			
Contingency	-	7,000	
(\$7,000 in payroll spent in 2009 on unexpected natural disasters, real estate & legal which may/may not repeat in 2010. If not needed, it will be refunded in 2011 budget.)			
Property Taxes (Our land categorized to achieve lowest available tax rate.)	2,500	1,900	
Utilities (Includes electricity, phones, and internet; moved cost of internet from Office/Board)	12,980	14,000	
 SUB-TOTAL	\$ 340,429	\$ 358,589	
 Capital Improvements Reserve Fund	34,043	35,859	
The Bylaws require a 10% set aside to cover future Capital Improvements.			
M&O Reserve Fund	26,709	-0-	#5
The Bylaws require 10% set aside for M&O contingencies. The calculation includes any overage or shortage from the reconciled M&O bank account for the last calendar year to bring the total to 10%.			
2008 Reconciled M&O Bank Account Balances			
Beginning \$58,195.33 - Ending \$50,693.33 = (\$7,502.00) Needed to Replenish			
 TOTAL EXPENSES, DEBITS/CREDITS AND RESERVES	\$ 401,181	\$ 394,448	
 TOTAL FACTORED FOR BAD DEBTS (2.5% in 2009; 3.5% in 2010)	\$ 411,468	\$ 408,754	#6
 NUMBER OF LOTS IN PONDEROSA	586	585	
ANNUAL DUES PER LOT	\$ 703	\$ 699	

Note: See 2010 Budget Footnotes on Page 2 (on Reverse)



Ponderosa Community Club Budget 2010

(For the Period January 1 - December 31, 2010)

Footnotes:

- #1 Decrease due to approx. \$13,000 one time painting of clubhouse in 2009 and capital improvement requests in 2010 for \$8,790 (See separate Ballot Issues #2 & #3)
- #2 Covers all greenbelt and trail maintenance and improvement for member's pleasure and for minimal fire and disease control. Decrease due to elimination of surveying costs and historical needs. \$500 included to hire labor necessary because of decreasing volunteerism.
- #3 Attorney's fees and legal costs usually related to real estate issues (liens, foreclosures, encroachments and adverse possessions). In 2010 the PCC will incur legal costs due to Title Research done in 2009 and may include review of governing document revisions. This has been discussed in October, 2009 Board Meeting and prior.
- #4 For 2010 fiscal year budget, combined Pool Monitor wages, taxes and benefits into Payroll category from M&O Pool.
- #5 We have sufficient money in our M&O bank account to meet the \$35,859 M&O Reserve Fund By-Law requirement, so there is no need to replenish this fund.
- #6 2010 bad debt ratio is 3.5%; this a combination of 2.5% per 2009 experience plus additional 1.0% due to outcome of 2009 Title Research Project that will be realized beginning in 2010.

The Board of Trustees has worked diligently with the Association Manager and committee chairs to look carefully at all expenses to reflect an accurate and what is believed to be an achievable budget for 2010. In fact, it is 0.6% below the 2009 dues. We recommend the adoption of this proposed budget for 2010 by the membership.

~ Ponderosa Community Club Board of Trustees

Our Mission: 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.

Board Asks Members to Approve 2010 Budget and Vote on Capital Improvements

Steve Geho, Treasurer

Well it is fall again, and the changing leaves and the recent dusting of snow remind us of the coming winter and a new year is just around the corner. This means that it is time for the membership to vote on a 2010 Operational Budget and a couple of capital improvement project requests. This ballot is to be counted at the December Board of Trustees meeting – this year, December 12th.

As members, we all have privileges to use the various amenities of the Ponderosa Community Club. Additionally, we all have a financial commitment to the operation and maintenance costs of the Ponderosa roads, water system, greenbelts, playgrounds, buildings, clubhouse and pool. This means that we all must pay sufficient dues annually to cover these costs for our shared property. What we do or do not do annually greatly impacts us all now and in the years ahead operationally.

The Board, Association Manager and Committee Chairs have all worked very hard to develop a 2010 Budget with input from the membership that is ½ percent lower than 2009 budget, resulting in dues per lot of \$699. It represents many, many hours of scrutiny and tough decisions about all line items. This year's budget is more accurate than 2009's regarding the level of work required supporting the Ponderosa by the Association Manager and payroll taxes for all staff where it was underestimated. Due to the outcome of the 2009 Title Research project identified in October Board meeting, it was necessary to increase funds for Legal & Liens and increase the factor for bad debt. We believe that the Ponderosa team continues to improve overall efficiencies and impact of time and money spent on behalf of the membership to operate and maintain our community.

Please see the enclosed Proposed 2010 Budget and accompanying footnotes that explains each line item and rationale for increases or decreases as compared to previous year.

In addition to the budget, there will be two separate capital improvement ballot issues to consider from the Building and Grounds committee for the following:

- 1) Replacement of cement basketball court with a new cement Sports Court of the same dimensions - \$4,890 (From Capital Improvement Account)
- 2) Replacement of kitchen cabinets and living room windows for the Ponderosa Caretaker Home - \$3,900 (From Capital Improvement Account)

It should be noted that a vote "For" either of these items will NOT increase dues for 2010. The funds would be taken from the existing Capital Improvement Account. Funds utilized from this account require separate membership approval. There is over \$172,000 in this account at this time.

Complete text describing these requests from the committee will be sent out with the official ballot and budget that will be sent out to all members in good standing by November 9, 2009 by the office on behalf of the Board.

Your Board of Trustees asks that the membership approve the Proposed 2010 Budget and consider carefully the two capital improvement ballot issues that improve and maintain our facilities. Upon receiving your Official Ballot, please exercise your right to vote on these important issues for the Ponderosa Community Club.

M & O Corner

Jeanne Whitlow, Director of Operations

In conversation with 2 members the concern was raised about a \$600 water assessment fee. At this time, there is no amount or timeline for a water assessment. The loan application for our water system replacement has been submitted to the state. The prediction is we will not hear until early summer, 2010, at the earliest. After we hear whether or not The Ponderosa has been granted a loan the mathematics will begin.

I would like to thank Bill Griffin for the tremendous amount of time, energy and knowledge he has given the Ponderosa as a Board member. I benefited from his leadership and history with the Ponderosa when I was new to the Board.

The temperature has been dropping and water pipes are breaking. Please take the time to winterize your pipes to avoid breaking and flooding.

Ponderosa roads are generally 25-30 feet wide and the Ponderosa right-of-way is 60 feet. When a property owner is considering a building, driveway, septic system or drain field, please consult Mary Cox, our Association Manager, or have a survey done to assure you are not on Ponderosa property and are observing the appropriate setbacks. This procedure will eliminate future removal when Ponderosa needs to work on the roads.

PONDEROSA COMMUNITY CLUB, INC. RULES GOVERNING USE OF ROADS AND MOTORIZED VEHICLES

1. All traffic signs shall be obeyed.
2. The speed limit on all Ponderosa roads is 15 mph
3. **Parking is prohibited on all Ponderosa roads and cul-de-sacs so as not to restrict maintenance, snow plowing, or fire apparatus.**
4. **One-way travel restrictions where posted shall be obeyed.**
5. **NO VEHICLES are allowed on greenbelts, thus preventing erosion, destruction of vegetation, and to lessen fire danger in the non-snow seasons. SNOWMOBILES ARE NOT TO BE RIDDEN ON GREENBELTS AT ANY TIME.**
6. Sledding is prohibited on all roads in Ponderosa. (Use the Sledding Hill in the Greenbelt.)
7. **Violent turns which damage road surfaces are prohibited. No U-turns except at intersections.**
8. **ALL vehicles shall be in compliance with Chelan County's Noise Abatement regulations. ALL vehicles must have operational muffler systems.**
9. **Riding of non-street legal vehicles (e.g., motorbikes, ATVs, etc.) is prohibited after 9:00 PM and before 9:00 AM.**
10. All motorized vehicles must be equipped with appropriate headlights and taillights if operated between **sunset and sunrise.**
11. **All vehicles are to travel on the right side of the road, single file.**
12. Helmets are required for the operators of motorcycles, ATVs, go-carts, and snowmobiles.
13. No more than the manufacturer's recommended number of riders / passengers per vehicle.
14. **Violations of these rules and regulations may result in:**
 - A. Requirement of hold harmless and indemnification of the PCC Inc. and the Board by owners. The appropriate form will be presented for the member's signature. If the member refuses to comply, a fine of \$100.00 will be charged. If payment is not received in 30 days, a lien will be filed against their property.
 - B. A second violation will result in a fine of \$100.00, collected as indicated in item "A" above.
 - C. Continued violations will result in an injunction being filed with the Chelan County District Court.
15. All members have the right and obligation to report in writing a violator's name, type of violation, type and location of violation, date and time of occurrence, as well as the name of vehicle owner and/or sponsoring member. This information is to be presented to a Board member either by hand delivery or by mail. Confidentiality will be preserved. IN ADDITION, driving violations that constitute reckless driving must be reported to the Chelan County Sheriff's Dept.

Ponderosa Community Club Association Manager Report

by Mary Cox

August - September, 2009

We've had a busy summer – highlights follow:

- The Clubhouse has been rented nearly every weekend this summer. We ensure the Clubhouse is clean prior to rental and work with homeowners to try and meet their needs.
- Updated the *New Member's Packet*.
- We had a pool monitor at the swimming pool most Saturdays in August – usually 2-3 hours per day to help ensure compliance with pool rules.
- Responded to numerous emails and questions about the October 10 Member's Meeting. We also sent out postcards announcing the meeting.
- Borrowed the Chelan County Sheriff's portable radar/speed display trailer and parked it on Stirrup to try and reduce speeding. I think it helped!
- Responded to a number of complaints: late night noise, vicious dogs, illegal fires, ATV's speeding and their drivers riding without helmets, dangerous behavior and drunkenness at the river front beach, dangerous dead

trees, and discharging BBE guns. If you see, or are the victim of, illegal activity – please report it to the sheriff!

- Notified the Fire Department of the illegal fires which have been reported to us. This included homeowner's names and contact information. The Fire Department sets the fire rules and has jurisdiction to enforce the rules, including fines.

Riata Rainstorm Damage

- The DNR is monitoring the developer, Big View Ridge LLC, as the developer completes implementation of the DNR approved plan designed to prevent future mudslides. Completion expected in September.
- The Ponderosa is concerned that the plan will cause the instantaneous flow of water to be increased as it leaves the developer's property and flows onto the Ponderosa. This could increase erosion on our properties.
- At our request, the Department of Ecology will be contacting the developers and notifying them of their liability if discharges occur from their sites.
- We will continue to request that the DOE require a Stormwater Construction Permit which could possibly lead to a stormwater detention pond – this is the long term solution we are seeking, and were hoping for this year.
- However, since the long-term solution won't happen this fall, we will make modifications to Riata Road to try and prevent stormwater runoff damage this winter. We will deepen the road ditch, armor the ditch with large rock, install some culverts, add top course gravel to the road, widen part of the road, and bank one corner (as topography allows.) Our goal is to complete the work by Nov 1.

After reviewing alternatives, the Ponderosa has purchased additional equipment and will snowplow Riata

- Road. We may make minor modifications to Riata. Our plans to snowplow are based on assumptions about weather conditions, road conditions and equipment capabilities. If assumptions are incorrect, we will stop snowplowing.
- Purchased plastic pool recliners through a Ponderosa homeowner who was able to provide them at a minimal price. Thank you!
- Stockpiled gravel and sand for the winter.
- Repaired a break in the water main on Palamino.
- Replaced five broken water service valves.
- Completed monthly water tests and our 5 annual water tests to comply with State of Washington Dept of Health laws.
- Took the big snowplow to the machine shop in Peshastin to have it repaired and reinforced.
- We bought a new pickup with the funds approved by the members in the May! It is a new, 2009 Ford F350 SD 4x4 pickup. Many thanks to Dean Wilkins, Kevin Sweeney, and Mike Bunney who took on the task of working with dealers and finding the truck. Kevin worked with Bickford Ford in Snohomish to make the deal. It has a 3 year bumper-to-bumper warranty and a 5 year powertrain warranty. It will be a great truck for plowing snow and should provide the Ponderosa with many, many years of service. And for those who ask, "What color is it?" It's a very nice metallic gray! We also purchased a Boss V-plow snowplow blade for the new truck.
- Closed the swimming pool for the season after Labor Day and began winterization.
- Installed a light above the Clubhouse door – it automatically comes on at night.
- Just before Labor Day, a control sensor went out in the water booster pump station which seemed to be related to a lightning storm. Isolating and resolving the problem was a 7 day process (complicated by getting parts over the holiday). During that time, we were required to manually monitor and control the water levels in the reservoirs.
- Planned for modifications to lower Corral and Saddle. In October, we'll add ditches on either side of about 150' of Corral where it intersects Saddle. We'll also grade that part of Corral, as well as Saddle, add some culverts, and clean out existing ditches and culverts.
- Continued cleaning up the shop/garage area – disposing of old tires, paint, pipe, and piles of organic debris leftover from the "Burn Day" in May.
- The Clubhouse/swimming pool septic system intermittently malfunctions. We are investigating to determine the cause and possible solutions.
- Evaluated dead trees in the Greenbelt at the requests of homeowners. They will be felled in October and November.
- Met with our insurance agent, Jeanne Whitlow and Bill Griffin to review our insurance policy.
- At the request of the Board, researched the possibility of putting M&O money in cd's. We will implement this in late January, 2010 after dues have been received.
- Reviewed maintenance portion of the 2010 budget for the Sept board meeting.
- The Director of Maintenance and Operations and Board President prepared the water mains replacement project loan application – I provided assistance as needed.
- Proceeded, at the direction of the board, with one foreclosure, worked on 3 real estate issues and 3 easement issues.

What is the Ponderosa's Telephone Number?

By Mary Cox

The telephone number for the Ponderosa Office is 509-763-0320. This number is listed on our website and posted on the door of the office. Please call us with any questions or concerns.

The number in the current phone book lists the Ponderosa Community Club number as 509-763-3573. This was Caretaker's Home phone, which we have disconnected to save money. Ken Severance, our Caretaker, has a cell phone so there was no need to have two numbers. Ken's cell phone number is 509-860-6697 (which is also posted on the door of the office.) Paul Johansen's cell phone number is 509-860-6698.

If you call 763-3573 now, there is message with the number of the office. The next version of the phone book will list the Ponderosa number as 509-763-0320.

WINTERIZING YOUR HOME AND DRIVING TIPS FOR PCC MEMBERS

By Paul Johansen

Winter is coming and now is the time to think about winterizing your house. Winter conditions bring unpredictable conditions to the Ponderosa. The potential for an outage of several hours or even for a full day is great. Be prepared! Walking into a cabin with frozen pipes is no fun and severe water damage is usually the result when the water in the frozen pipes thaws. A plan for winterizing your home includes a checklist for winter guests and renters using your property when you aren't present.

When leaving the house, include procedures for:

1. Shutting off water to the house and draining the water from the system.
2. Turning off water to hot water tank.
3. Flushing the toilet and adding RV antifreeze to toilet tank, bowl, all sink drains, and washing machine.
4. Adjusting any electric heaters.
5. Opening all faucets to allow air to escape.

When returning to the house, include procedures for:

1. Closing all valves before turning on the water.
2. Listening for running water.
4. If everything is OK, turn the hot water tank on.

Some additional home and garden reminders:

1. If you have heat tape on your plumbing, make sure it is up to code. Make sure your heat tape is installed as per manufacturer's recommendations. Never leave your heat tape on when the water is off and the system is drained. Poorly installed heat tape causes house fires.
2. Don't forget to winterize your sprinkler system! If you do not know how to winterize your sprinkler system, have it done by a professional. Blowing out your sprinkler system with compressed can damage your system and can cause a cross connection hazard which can contaminate your drinking water and your neighbor's water. Your systems diaphragms and/or gaskets are delicate and may be damaged if not removed prior to using compressed air. This may cause the backflow assembly to malfunction the following spring which could allow contaminants into the water supply from which you drink.
3. Disconnect all garden hoses from house spigots and standing hydrants. This will allow for proper draining of your house spigots or faucets. Having all water drained from your hoses will allow you to use your hoses in any emergency without having to thaw them out.
4. Identify things in your yard that you may need to find after it snows: your water shut off valve box, the edges of your driveway, and the edge of your garden! This will help when you are snow blowing your walkways and driveways. It will also help save your gardens if you have your driveway plowed by other people.

Winter road and driving tips:

1. Carry chains at all times and use them when necessary.
2. Colt and Palomino often require chains, especially if the driver in front of you is stuck.
3. When pulling a trailer, even four wheel drive vehicles may require chains to get up a hill or to get started.
4. When clearing your driveway, do not pile the snow next to the roadway. PCC employees may push the snow right back on your driveway.
5. Keep your snow piles in areas that allow you to see coming traffic when you return to the roadway.
6. Parking on the roads during the winter is not allowed. Not only is the vehicle in the way for plowing, but it may be

in the way of emergency vehicles.

The best solution to avoid chaining up is to not drive during heavy snow storms As soon as it stops snowing, the hills will be sanded and chains may no longer be needed. Ponderosa employees will do their best to keep the hills plowed and sanded for you!

SOCIAL COMMITTEE UPDATE

By Marisha Robinson

The social committee is going great. By the time this Needler comes out, the First Annual Halloween Party will have been held and I am hoping it goes well. I am very excited to be introducing new and updated events into the calendar. Here is a list of upcoming events that you may wish to participate in.

10/24 HALLOWEEN COSTUME PARTY 6:30PM (games, goodies, and snacks provided)

11/21 SPAGHETTI FEED AND CHRISTMAS DECORATING (We are providing spaghetti, salad, beverages, and bread-so just bring your favorite toppings) Please stay to help decorate the clubhouse. Doing things this way only took about 1 ½ hours last year...The more the merrier!

12/5 CHRISTMAS LIGHT JUDGIING (If you wish to participate, please have your lights on before it gets dark as my husband and I will start making rounds as soon as it starts getting dark)

12/12 AFTERNOON DESSERTS (Just like it says...just bring your favorite dessert. Some desserts will be provided and we will also have lots of beverages) We are also going to announce the winners of the Christmas light judging.

1/9/10 SOUP AND ROLLS (We will be providing 3 types of soups that will be announced later and lots of rolls and beverages. This is also when we will take down the Christmas decorations.

We are looking forward to seeing ALL of you at these events. I am working on the 2010 calendar right now and would like input on events you as members would like to see or not see. Thank you for your input and participation.

FINAL CALL FOR CONTACT INFORMATION

By Marisha Robinson

The Ponderosa phone books are just about finished and we are giving members a final chance to get their information to us. The final due date is NOVEMBER 30, 2009. Please send that information to misha4pc@yahoo.com or to the Ponderosa office for them to forward to me. Thank you.

Wanted: Editor of the Pine Needler

During the past year the Ponderosa has been fortunate to have Lois Pendleton & Tim Olson co-editing the Pine Needler, our community newsletter. Unfortunately as Lois & Tim look forward towards their personal projects and schedules they are unable to continue as co-editors. This issue of the Needler will be the last co-edited by Lois & Tim.

The Ponderosa Board and membership would like to thank Lois & Tim for all their efforts and contributions to the Pine Needler!

The Pine Needler serves as a valuable communication tool for the Ponderosa and its members. Currently the Needler is produced bi-monthly and is available via mail and online at the Ponderosa web site. Lois & Tim are willing to assist during the transition period so if you're interested or know of a member who may be interested in taking the reins from Lois & Tim, please contact Peter Smith: Ponderosa Secretary at 206-234-5713, or drop by the Ponderosa office. Again, thank you Lois & Tim!!

VOLUNTEERS NEEDED

We have a wide variety of volunteer opportunities and WE NEED YOU! Can you help with maintenance of the grounds, greenbelt clean up or set-up for one of our upcoming social events? WE NEED YOU Do you have legal, accounting, or administrative skills or abilities? We need volunteers willing to serve on standing and ad-hoc committees such as Budget & Finance and Governing Documents committees. WE NEED YOU!

We have needs for one-time volunteers, regular volunteers, weekend volunteers and full-time volunteers. There is

something for everyone... And WE NEED YOU! Please contact our volunteer coordinator, Janine Geho at (flowergirl9@comcast.net) and she will help you find your perfect volunteer fit.

MANY, MANY THANKS TO 34 CONTRIBUTORS TO 2009 PINE NEEDLER

The November issue of the PINE NEEDLER marks the sixth issue for 2009, the first time the PINE NEEDLER has published bi-monthly! Thirty-four contributors to the NEEDLER may also be a record number of members helping bring the NEEDLER to you. While the writers have their names on the articles, there are several volunteers who receive no recognition at all. The following have helped during the year:

1. Igor Malcevski formats each issue and sends it to Commercial Printing, the website and to the office.
2. Rose Ann McRoberts places each issue on the Ponderosa website.
3. Chelcie Strode in the office makes certain that the members on the email list are notified of the newsletter and helps with the direct mailing.
4. Direct mailing volunteers included: Sharyl Nelson, Pam Nicklas, Ginger Powers, Linda Woltring, Judy Drexler, Mary Funke, Donna Malcevski, Dick Nicklas, Linda Drexler, Bonnie Lawson, Ann Blanchard, and Dave Nelson (If you were missed in the preceding list, be assured that it was an accident and you are also appreciated.

Thank you so much for helping us with the PINE NEEDLER,
Lois Pendleton and Tim Olson Co-editors.

ATTENTION: A MAILING CHANGE FOR THE PINE NEEDLER IN 2010

In 2009, Ponderosa members on the member email list at the Ponderosa office had the option of notifying the office that they would like to receive the newsletter electronically rather than direct mail. Starting in 2010, all members on the office list will receive email notice of the PINE NEEDLER when the newsletter is available on the Ponderosa website (ponderosacommunity club.org). The newsletter will only be sent by direct mail to the members not on the email list or who have notified the office that they prefer to be sent a hard copy of the newsletter. This change allows the PINE NEEDLER to operate on a budget several hundred dollars less than the 2009 budget.

PINE NEEDLER SEARCHES FOR NEW EDITORS

During the past year, we have enjoyed being of service to the Ponderosa Community through co-editing the PINE NEEDLER. We now find, however, as we look ahead at our personal projects and schedules that we do not have the time to give to the PINE NEEDLER that we feel it deserves. We feel it currently is comprehensive in bringing Ponderosa news to the members. We also believe that much more could be done to make it a truly "classy" community newsletter.

We will not, therefore, be co-editing the PINE NEEDLER after the November issue. We are willing to be of help to whoever takes on the work of continuing with the PINE NEEDLER in the transition period. We are also still willing to write articles for the PINE NEEDLER as many other members have been doing while we were co-editors.

Thank you,
Lois Pendleton & Tim Olson

In and Around the Ponderosa

By Lois Pendleton

In case you haven't noticed, the days are getting shorter and darker and colder. That just means winter is on its way with lots of opportunity to enjoy music, theater, and many outdoor activities. The following calendar of events lists just a fraction of what's available in and around the Ponderosa. We are surrounded by some of the most beautiful terrain in the world. Get out and enjoy our winter wonderland.

Geology of the Leavenworth Valley

November 10; 6:30 PM

Presented by Brent Cunderla. Learn how the many formations found in the Tumwater and Icicle Canyons were formed. In partnership with Upper Valley Historical Society. Recommended donation: \$5.00

Location: The Barn at Barn Beach Reserve

Address: 347 Division, Leavenworth

See www.barnbeachreserve.org for more details.

Silent Auction and Concert

November 13; 6:00PM

In partnership with Sleeping Lady Mountain Resort, Icicle Arts is holding their first ever silent auction fundraiser on Friday, November 13 from 6:00-7:00PM in the Salmon Gallery at Sleeping Lady. Bid on unique artwork and fabulous gift items at great prices! Stay for the musical talents of internationally-acclaimed flamenco guitarist Andre Feriante. Concert tickets are available through Sleeping Lady Mountain Resort. The auction benefits Icicle Arts new After School Activities Program (A.S.A.P.) - help us get our new program off the ground with your donation of an auction item today! Free admission. Also, join us for Andre Feriante in Concert! Equally at home playing Bach, flamenco and jazz, Feriante is sure to brighten November doldrums. Feriante's classical Spanish guitar has been praised for its mix of precision and poetry, its bridge between Segovia-inspired tradition and contemporary improvisation, and his blend of world-music expansiveness and distinctive intimacy. At its most moving, Feriante's sound almost seems to stop time. Adults \$16, Seniors \$14, Students \$8. Concert and dinner package \$49. Location: Sleeping Lady
Address: Sleeping Lady Chapel Theater 7375 Icicle Road, Leavenworth, WA 98826
See www.iciclearts.org for more details.

Alan Munde and Adam Granger at the Cashmere Community Coffeehouse- Bluegrass

November 14; 7:30 PM

Alan Munde & Adam Granger. Alan Munde is considered one of the most influential banjo players in Bluegrass today. Sharing the stage will be Adam Granger, founding member of the Powdermilk Biscuit Band, house band for Prairie Home Companion for many years. Enjoy Great Bluegrass in a smoke and alcohol-free setting. Cost: \$3.00 at the door, "pass the hat" for musicians with a suggested donation of \$8 to \$11. Info: (509) 548-1230 or www.CashmereCoffeehouse.com
Location: CCC at the Cashmere Riverside Center
Address: 201 Riverside Drive, Cashmere
See www.cashmerecoffeehouse.com for more details.

"Ladies Night Out" Holiday Party in Plain

Saturday, November 21; 6 to 8 pm

Enjoy 20% off all gifts, clothing and Christmas decorations.

Location: Plain Hardware

Amadeus on the Icicle

November 22; 7:30 PM

Seattle Opera's Young Artists present an abridged version of Mozart's comic opera, Cossi fan Tutte. Tickets \$25. To purchase go to www.icicle.org or call 548-6347 extension 407.

Location: Sleeping Lady Chapel Theatre

Address: 7409 Icicle Rd., Leavenworth, WA

Bronn & Katherine Journey

November 30 - December 02; 4:30 & 7:30 each night

Renowned harpist Bronn Journey's holiday concert is a delight for all ages. His wife Katherine adds her exquisite voice to the program for a Christmas concert that will warm the heart. A true Leavenworth tradition.

Location: United Methodist Church

Address: Leavenworth

Christmas Lighting Festival

December 3-5, 10-12, and 17-19; Time varies

Leavenworth's nationally acclaimed Christmas Lighting Festival begins December 3, featuring holiday personalities and a ceremonial lighting of the town. Lighting of the town on Saturday and Sundays!

Location: Throughout Leavenworth

Address: Leavenworth, WA 98826

Leavenworth Summer Theater presents A Christmas Carol

December 5-20; 8 pm

Location: Downtown FestHalle

See www.leavenworthsummertheater.org for tickets.

Where to go for cross country ski and snowshoe trails:

Lake Wenatchee State Park Trails

(Sno-Park permit and grooming sticker required)

Breath-taking views of Lake Wenatchee, varied terrain and many interconnected loops make this groomed area fun for beginners through advanced skiers.

Kahler Glen Golf and Ski Resort

This outstanding groomed cross-country ski trail system is interconnected with the Lake Wenatchee State Park trail system. Wide open vistas abound. A perfect way to spend a winter's day.

See and Ski Trail

(Sno-Park permit and grooming sticker required)

Located along the Wenatchee River, this trail starts just across the road from Chiwawa Sno-Park. Round-trip distance from the sno-park is approximately 5 miles.

For more information and trail maps, stop by the Plain Hardware in "downtown" Plain. You can also pickup a tube, toboggan or saucer there for some slippin' and slidin' at Lake Wenatchee's groomed sledding hill.

Light Polluters, the Ball's in Your Court

By Dick Nicklas

Is someone shining a light in your window? What should you do? In the September Needler, there was a great article by Tim Abel on the growing problem of outdoor light pollution in Ponderosa. Tim tactfully pointed out some of the problems associated with this annoying practice, and offered some constructive ideas on mitigating light trespass while still maintaining adequate personal property illumination. As a result of Tim's article, I searched the web, and there are a number of shields available to direct the beams of spot lights and yard lights downward, thus eliminating light trespass.

Hopefully, Ponderosa citizens will take note of Tim's article and promptly do what good neighbors do – voluntarily fix the problem. But if the voluntary approach doesn't work, there are other options.

In Chelan County, light trespass is against the law! Let me quote from the County Code, Chapter 11.88:

"11.88.080 Lights and Glare -Parking lot lights, security lights, or any exterior lighting shall be low-intensity, non-flashing and designed to project downward toward the property, or shall be shielded to keep light from directly projecting over property lines."

So if a neighbor's outdoor lights are shining in your window, directly shining on your property, or illuminating your trees, you have the right to contact the County and request the assistance of the Chelan County Code Enforcement Officer. Enforcement action usually results in a request by the County for compliance within a short time. If compliance is not achieved, the offending party can be fined up to several hundred dollars per violation, and each day that the non-complying condition persists can be treated as a separate violation.

So what are your options for resolving the problem? First, you need to understand that this is not a Board issue. The Ponderosa has no rules regarding lighting. This is between you, your neighbor, and Chelan County. So your actions can involve:

1. Talking to your neighbor (however if your neighbor has read Tim's article, they should have already done the right thing and fixed the problem). An alternate approach could be to tape a copy of this article to their door.
2. Asking the Ponderosa Ombudsman for help in resolving a neighbor-to neighbor dispute. (Bob Houze can be reached at Ombudsman@Ponderosacommunityclub.org)
3. Enlisting help from the Code Enforcement Officer by filing a Chelan County Community Development Complaint Form. This simple form can be found on the County's website at co.chelan.gov, and has a provision for keeping your identity confidential.

So, light polluters, the ball is in your court. You now understand that your light trespass is not only an annoyance to your neighbors but also is a violation of County law, and that such violations can have serious and expensive consequences. You have the opportunity to voluntarily fix the problem now or wait to see if your behavior earns you a meeting with the County. The former is much less painful.

PONDEROSA ALWAYS DOES THE RIGHT THING (AFTER EXHAUSTING ALL OTHER POSSIBILITIES)

by Bill Griffin, Member

When I was President I proposed that a decision must be made by the membership concerning rentals. I then proposed a provocative question to force a vote. The response? Members who oppose rentals remained silent instead of petitioning the Board for a vote. Remaining silent didn't work. Members who want rentals attacked me instead of petitioning the Board for a vote on their own question. Attacking me didn't work. The Board called for yet another meeting to discuss the issue. Discussion didn't work. Members wrote letters and made impassioned speeches, and that didn't work. We argued over who is worse, tenants or members? That didn't work. Imaginative solutions were offered for solving behavior problems. Variations on those ideas haven't worked in the past.

What will work? A VOTE OF THE MEMBERSHIP! Some group has to take the initiative and file a petition demanding the Board put the question posed in the petition to a vote of the membership.

A Case Study: Chiwawa Pines is a members-only corporation, like the Ponderosa. Some of their members began renting their cabins on a short-term basis, and the community immediately split between the "members-only" group and the "landlords" group. The Pines Board decided to put the issue to a vote of the membership and the "members-only" group won. So the "landlords" group sued.

Suppose the "landlords" had won the vote. The "members-only" group would probably have sued. The Pines Board was going to be sued no matter what they did. Allow the "landlords" to continue renting and the "members-only" group will sue. Decide in favor of the "members-only" group against renting and the "landlords" group will sue. Put it to a vote of the membership and the loser group will sue. That is the position the Ponderosa Board currently occupies.

Those in Ponderosa who point to Chiwawa Pines and vow, "I will not allow \$1 to be spent in a lawsuit." should realize the result of this policy: If a lawsuit is inevitable no matter what the Board does and the Board doesn't respond to the lawsuit, the group that sues will win by default. The Board can actually affect the result by what they do or don't do. If as few as 3 Board Members (a majority) vote to do nothing, the "members-only" group can sue and win. If those 3 vote in some way that provokes the "landlords", the "landlords" can sue and win. Is this really what the "no lawsuit" group wants?

Since every road leads to the same place -- A VOTE OF THE MEMBERSHIP -- why do we continue to drive ourselves to near madness with meetings and discussions and letters?

Some group needs to coalesce, draw up a petition, obtain the requisite number of signatures and force the Board to put the question where it belongs; that is, with the membership.

But "What If" a compromise group were willing to fashion a middle-of-the-road petition that the two groups might agree to? Could that possibly be an alternative to winner takes all and the loser sues?

THE WENATCHEE RIVER IS HEATIN' UP!

By Doug Pendleton – Ponderosa resident, biologist and fishing guide

As the weather cools, the Wenatchee River is heatin' up – with steelhead, that is. 2009 will likely be remembered as one of the best steelhead fishing years ever for the Columbia River System – including the Wenatchee. And the fall steelhead season is here. So far fish counters at the Columbia River dams have counted over a half million steelhead moving up river. How does that compare with years past? Here are some numbers: The 10-year average at Wells Dam is 7,394; last year there were 8,234. And this year 22,535 have been counted! And they're still counting. That's the most steelhead in more than 80 years!! For those of you who are not into anadromous fish, a steelhead (*Oncorhynchus mykiss irideus*) is an ocean-going coastal rainbow trout which themselves are native to our North Pacific coast lines. Now that's pretty cool!

So what, you say? Well, if you are an angler, right now would be a great time to dust off that ol' fishin' rod and head for the river. Keep in mind you'll need a current Washington State freshwater fishing license, and you can only fish

downriver from Leavenworth, where the hatchery is located (see <http://www.WDFW.gov> for details). And, while you must (carefully) release all wild fish you catch, the WA Dept. of Fish and Wildlife urges you to keep up to four hatchery-raised fish per day. Man! That's some goood eatin'! (Hatchery steelhead have the adipose fins clipped off; wild fish don't).

And if you're not an angler but still a nature lover, take a walk through one of the greenbelt access paths to the river that runs along the southern boarder of the PCC and take a gander into the pools... you'll probably see some big fish: summer or fall Chinook (King) salmon; wild steelhead; maybe even a beautiful rainbow or cutthroat trout will make an appearance. And don't forget to take in the feathered array of water-focused birds that frequent the Wenatchee: osprey, bald eagles, mergansers, king fishers and the like. Now add the occasional deer, river otter, beaver, etc. and you're in for a wonderful wildlife-filled experience. Right now is the right time to "take a walk on the wild side" on the banks of the Wenatchee. You'll be glad you did.

DIFFERING OPINIONS ON SHORT TERM RENTALS ARE HIGHLIGHTED IN OCTOBER 10 SPECIAL MEMBERS MEETING

By Tim Olson from notes by Mary Bunney

The two hour meeting definitely caught PCC members' attention. Well over one hundred members filled all the seats and many members stood along the west wall. The meeting highlighted the differences held by many members concerning the continuing of short term rentals in the Ponderosa. Vice-president and acting president Ann Ashford chaired the meeting. She set ground rules of three minutes for each speaker and included twelve letters written by members unable to attend the meeting. Ann kept both questions for the board and comments made by members on butcher paper in the front for later consideration by the board. Members actively participated in the lively meeting, often having to wait their turn in making their opinions known to other members. Most members were courteous to each other and listened to the various thoughts of others on the topic.

Agreement existed between the two contending opinions in several areas. Comments made by both sides of the issue included the love the people have for the Ponderosa community and the personal desire to see this unique community survive and thrive well into the future. Members on both sides mentioned the need for responsibility and accountability on the part of all members, whether they rent or not. As one member noted, "It's a matter of respect."

Several of the members attending and most of the letters read by the board members favored the continuation of short-term rentals. Many favoring short-term rentals mentioned the economy as a significant factor. Often facing two mortgage payments, short-term rentals provided the financial support to keep both their homes. Others mentioned that the private lots were the business of the owners and the PCC did not have the legal right to interfere with their rights and would sue the PCC if necessary. Some landlords suggested that possible restrictions were acceptable including the limiting of the pool to members only. Another suggestion involved the possibilities of professional management, notifying the office and neighbors when the property was rented. Several members noted that increase of renters had a positive effect on local businesses.

Many who spoke favored either the elimination of short-term rentals or the limiting of them to what already exists. A particular point was made that landlords need to restrict the number of renters occupying the property at a time. Several mentioned the impact of short-term renters on the PCC property that we all pay for but renters do not. Also mentioned was the lack of responsibility and accountability demonstrated by many renters including illegal fires (a safety hazard to us all), loud parties, overcrowded properties and lack of respect for the PCC rules of behavior. A member stated that if an owner bought his place as an investment, then it is his risk and not the collective responsibility of the PCC to help him out. A key point was made that this is a community and knowing neighbors is an important part of that. With too many renters we lose our identity as a community. Already lacking security, having renters increases the need for paid security in the Ponderosa.

The meeting concluded with remarks from each of the board members. The remarks reflected the differences expressed by members in the community. Board member Jeanne Whitlow summed it up, "We still have work to do".

Calling All Quilters

By Nancy Melson

The Plain Lazy Quilters have been busy creating charity quilts for sharing in our community. If you have fabric or notions you would like to donate to our projects, please call Nancy at 509-763-0266. The Plain Lazy Quilters have the longest running "social event" in the Ponderosa.

The next quilt day is November 7th at the Clubhouse. We meet at 9:00 am or so, and work until late afternoon, sharing a potluck lunch. Please stop in to say hello or bring a project down. Call Nancy if you have any questions.

BENDS IN THE RIVER

Where is Ponderosa Going?

(Some thoughts After October 10th All Members Meeting)

By Tim Olson

In the September special Issue of the PINE NEEDLER, I wrote that Ponderosa is at a "crossroads". After the October 10th meeting, I can see more clearly the alternatives facing the Ponderosa. The alternatives are certainly not limited to the two I will discuss, but these two were often on the lips of those who felt strongly enough to make their opinions known at the meeting. Both of these alternatives would answer the critical question, "What do we want the Ponderosa Community Club to be, and as private property owners, what is our role in the community club.

Before exploring the two alternatives, I'd like to emphasize that I am not in this article concerned with the cost of either one. Financing becomes a significant factor only after we decide what we want to do. If we decide we don't want it, cost doesn't matter. If we do want it, the cost matters a lot: how we do it, how much of it we can do, and when we can do it.

Let's put one idea to rest that was also mentioned at the meeting. We cannot return to what we were, certainly not to what Harry Davidson envisioned in an early advertising brochure, "A planned community that welcomes campers, trailers, and cabins." The lots have become way too expensive and the "Ponderosa Estates" now has a growing population of full time retirees and younger families as well as recreational users with sizable investment in their properties. Although a few of them have been around for a long time, only recently have short-term renters been added to the mix. Holiday weekends can find over 100 people trying to find a spot in a pool that now seems hardly large enough. Someone said, "It's not what it used to be." What's gone is gone.

Turning to possible alternatives, a member mentioned that Ponderosa could be a "resort"; one person even said a "destination resort." Most of us are familiar with resorts: from the Marriotts scattered about the world to Trends West Resorts, or maybe even Kahler Glen or Leavenworth. There is an immediate shift in attitude. The paying public is no longer considered "renters", they are "guests" who are spending money to have a good time at the Ponderosa resort. Farfetched? Maybe closer to some of the original intentions than most of us would imagine. Picture this: horse stables and pasture beneath the power lines; tennis courts; a put-put course on the community grounds; an outside shuffle board; horseshoe stakes; a three wall handball court; an enlarged swimming pool with a full time life guard; a concession stand in the clubhouse; a nine hole golf course replacing several of our greenbelts; and maybe even an after -hours cocktail lounge in the Clubhouse. Of course, we have full time security. All of these have been suggested at one time or another. With these amenities would be homes along the fairways, well-managed rentals handled through the office or with real estate firms, cabins owned by recreational owners who come occasionally for what the resort offers on site and what they can find within minutes of their cabin. Every amenity imaginable. Yes, a variation, but Sun River here we come.

The other most often used word was a "community". Harry Davidson, the original developer, called the Ponderosa Estates a "planned community". Again, most of us are familiar with "planned communities" from Del Web's Sun Cities, to residential communities like Driftwood Keys, recreational communities like PINE LOCH SUN or planned suburban communities lining a golf course or near a river. Because of how the Ponderosa has evolved over the years, this would be a rather unique community. The community would include diverse ages, interests, and incomes unlike a Sun City retirement community or a suburban community requiring a certain income level. It would include several of the small businesses that already exist here. Members at the meeting emphasized "knowing my neighbors"; taking care of each other; accountability; responsibility to the landscape. The welcome mat is out to those belonging here, their friends and guests; but, no thank you, we are not open to the public. Members imagine an active social life here, see themselves greeting each other as they stroll through the greenbelts; spending quiet evenings around a small

campfire; developing their private property in different but pleasant ways for walkers, a "home" place near a variety of activities from cross-country skiing to snowmobiling; from hiking to ORV riding; an escape from the congested Puget sound corridor.

I will finish this by writing that it may be possible to blend these, but it's difficult and most private communities do not have short-term rental properties. To realize this, it's only necessary to visit the websites of most planned communities or visit friends living in one of them. Renting is typically eliminated in the covenants, zoning codes, or bylaws. In contrast, in most resorts (as in Hawaii, for instance) if you are staying in a resort with some full time owners; it's impossible to tell who they are.

Let's finish this up with at least a reference to financing. In a "resort" the guests pay for costs. Ask anyone in Leavenworth? Where would it be without a steady and increasing number of "guests"? Financially, a resort is dependent on the guests and is impacted dramatically by the economy. In a private community, the owners pay for the maintenance and improvements, as is currently the situation in the Ponderosa. Yes, sales are impacted by the economy, but a stable population of committed members keeps the community vital and sufficiently financed even in hard times.

What will we become? Either the membership takes an increasing active role in the decision process or a small group will fill the void and make what's best for them happen for us all. It still is up to us.

CHELAN COUNTY FIRE DISTRICT #4 AUXILIARY

By Marlene Glover and May Funke Co-chairs

I would like to thank all the workers and cookie bakers that gave of their time and energy to make the Nason Creek rest area a huge success. This was our best year to date.

Cookies were donated by the following: Anna Nelson, Jennifer Vierling, Mary Bunney, Tim Abel, Sue Sample, Bobbie Olson, Jeannie Whitlow, Jenny Edgar, Hester Templin, Norma Harmon, Carol Day, Helene Jinkins, Jain Rogers, DonnaRae Larson, Carolyn and John Cross, Eileen Stobbe, Donna Malcevski, Cathy Carson and friends, Gina Wilkins, Jeff Pierce, Marlene Glover, Ginger Powers, Bobbie Lambert and Sally Sample, Reida Wegman, Judy Drexler and Sharyl Nelson.

The many hard workers were: Terry and Marlene Glover, Bobbie Lambert, Tim Abel, Ginger Powers, Dick and Pam Nicklas, Jim and Mary Funke, Igor and Donna Malcevski, Tom and Demares Bartlett, Bob and Helen Hagedwald, Jain Rogers and Bruce Merighi, Judy Toenyan, Ann Blanchard, Mike and Mary Bunney, Diane Johanson, Lucille Smith, Dave and Sharyl Nelson and Lois Pendleton.

Again thank you from the entire fire department. They will make good use of the funds.

And a special thank you to Sharyl Nelson for all of her hard work, organizing this event.

A reminder to all the members of the Ponderosa, the fire signs they see on highway 2 and the top of Beaver Hill are for District #9 and the Ponderosa is district #4. Permits are required in district #4.