



June 2011

MESSAGE FROM THE PRESIDENT

There was a day in the past week where it actually got above 75 degrees, but then, we went back into our cooler marine air. I do want a long, hot, dry summer even for a week. Anyway, Raft Island is still a great place to live and I can stay warm in my heart by having great friends on the Island and a whole lot of you who are just all-around really nice people! This is my last Newsletter as President and Rich Swenson will take over the job for this next year. I'll be your new V.P.

Our Annual Meeting went well. For those who missed it this year, please consider coming next year. It's a good way to get first-hand information about what is going on the Island, meet new members and of course, to voice your thoughts and ideas. The vote to proceed with moving in the direction of replacing our bridge with an initial geotechnical study passed. The vote to increase bridge replacement dues by \$785.00 per year on top of the baseline bridge replacement assessment passed also. There were committees formed to work in three different areas to support the initial phase of building a new bridge. If you have expertise or would like to be part of any of these committees, please let Dawn Stanton know.

Notice that the speed on the bridge is now 20MPH. The reason for this increase is so speeders can actually get ticketed because the posted speed is at the county's legal limit. **IMPORTANT:** please ask your contractors and delivery people to observe the speed limit for trucks which remains at 15MPH. Large trucks do the most damage on the bridge.

Speed on the Island is still 15MPH.

There have been a few thefts on the Island in the last 3 months. One incident was where money was stolen out of a vehicle parked at home. Another was a theft of bikes and other things out of a small unlocked shed but to get to the shed, it seems like someone would almost had to have known what was there because accessing the shed is not an easy task.

The tennis court should be getting cleaned in the next month by volunteers. We want to power wash it and cut the maple tree branches back that overhang the court. We are going to put a few small study benches inside the court so please do not use the net to sit on. The net needs repair and if anyone can repair it, please contact Juanita Carbaugh, our Island Manager and she will coordinate putting you in touch with Gabrielle Gibbert who is our Parks and Recreation chair this year. No dogs in the tennis court and yes, this has been happening.

Please clean up after your pet and respect your neighbors and community while walking them on the Island. It is getting messy in our parks, tennis courts and in some cases, our lawns. Thank you.

Check our website for updates, www.raftisland.org. Suggestions for information or other ideas are always welcome. The message board should be functioning soon.

Enjoy our summer Raft Island style! See you around! Take care.

Charlotte Crain - President

BRIDGE UPDATE

In 1995 a Bridge Replacement Fund (BRF) Assessment was established. It will expire in 2016. The amount collected to date is well below what's needed to build a new bridge. For that reason, the Bridge Committee recommended that the BRF assessment be increased immediately. In addition and in response to mounting costs and stricter environmental regulations, the Committee also recommended replacing the existing bridge. On May 16, the RIIA Board proposed an increase to our Bridge Replacement Fund (BRF) from approximately \$34 per month (\$415 per year) to \$100 per month (\$785 per year) for a total of \$1200 annually effective this July.

The increase was approved: **103 yes / 33 no**. A Phase I to begin work on replacing the bridge was also approved: **116 yes / 19 no**.

This majority vote in favor of replacing the bridge signaled the Board to move forward. The Bridge Committee split into three new committees in order to efficiently research funding options: legal advice, tax considerations and engineering services. Each Committee will report to the Board monthly. Findings will be formally presented to the membership within 6 months. Phase II of the project will require contracting with an engineer. It will also require committing to a loan with a financial institution. Prior to moving to Phase II, the membership will be asked to vote again..



If you are interested in joining any of these:

Engineering/Design Committee

Finance Committee

Legal Committee

Please call 222-2786 or 405-0639. You can also contact the Island Manager for more information.

All necessary bridge repair work will be completed this summer. Unfortunately, bids exceeded the engineer's cost estimates. The elevated costs are due to the short in-water work window allowed by environmental permit agencies, higher material costs, and the limited number of contractors available and/or interested in doing the work. The Bridge Committee, engineer and preferred contractors are currently working together to reduce costs while maintaining safe access.

Thank you.

Dawn Stanton & Ted Smith



RAFT ISLAND ROADS

We filled the potholes in May and thanks to a team of up to 10 volunteers working over a two day period, pruned the worst parts of our upper canopy. We hope to complete the rest of the island in next year's fiscal budget, allowing delivery trucks to run unencumbered on the island and increasing the visibility for our drivers and pedestrians. Also, hired a new brush cutter to prune the lower vegetation and he completed that in mid-June.

We have a new roads chairman team effective July first: Ken Kessler and Steve Brown!

Rich Swenson-Roads

ISLAND MANAGER

Dear RIIA Members,

Since coming on board in March to work with your community, it has been a whirlwind of activity! I have had the pleasure to speak with many RIIA members and have enjoyed every conversation. Because this is the first time Raft Island has had an off-island manager, there are some things that may take some “getting used to” – probably the biggest of which is that you cannot easily stop by and pick up a key or a parking pass. However, we do our best to respond quickly, mailing out keys, passes, etc. to those who request them.

We currently have three employees at HOA Community Solutions. The three of us work with twenty-four associations in the Pierce County area. All employees work “virtually” from our respective homes. We are strongly considering opening an office here in the Harbor next spring. Until that time, we will continue use a mail house for receiving assessment payments and association correspondence. That address is: **5500 Olympic Drive, H-105, #245 – Gig Harbor, WA 98335**. The former RIIA mailbox has been closed, so please update this information in your files.

You will most likely work with me on most day to day issues. However, if you have a question about your account balance, a billing or accounting question, you will want to direct those types of inquiries to Lisa Scott. Lisa works part-time, Monday – Thursday (253) 985-3812, ext. #1 or direct line (253) 432-1665.



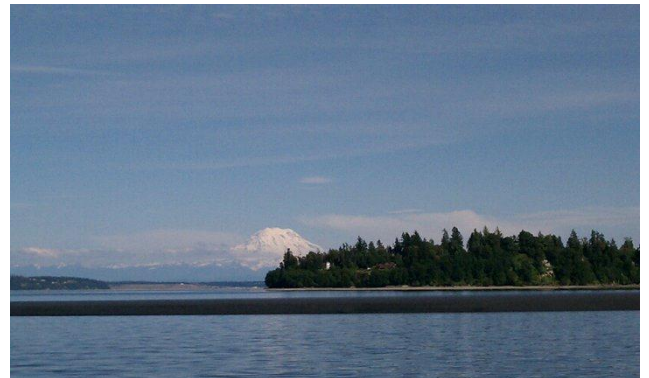
Every effort is made to respond quickly to phone calls and emails. Your contact will be returned within 24 hours or less. If you need to report a community emergency after regular business hours or on a weekend, you can call (253) 985-3812, and press extension #6. This will forward your call to a RIIA board member or volunteer who is “on call” for emergencies.

Please use your best judgment on what constitutes an emergency before leveraging the on-call option.

I look forward to working with you.

*Juanita Carbaugh, RIIA Manager
(253) 985-3812, ext. #3
(253) 265-1818 direct line*

juanita@hoacommunitysolutions.com



**ADDRESS CHANGE:
Remember to send all mail to Juanita at**

**HOA Community Solutions,
5500 Olympic Drive, H-105, #245,
Gig Harbor, WA 98335**

RIIA INVESTMENT COMMITTEE

The Investment Committee meets quarterly and provides recommendations to the Board of Trustees for both the Bridge Replacement Fund and specific General Fund monies. If you are interested in joining this committee, please contact Mike Hirko (253-686-5288).

Bridge Replacement Fund

The BRF special assessment was approved by the membership in 1996 and calls for annually increasing payments at 8.04% through 2016. At the end of last quarter (March 31, 2011), the BRF market value was \$1,123,484 or 84.5% of the planned June 30, 2011 target amount of \$1,330,109. The Treasurer reports that a total of \$46,107 has been disbursed from this fund to date (\$19,370 for BRF expenses and \$26,737 in taxes). The allocation percentage goals approved by the Board of Trustees remain 25% Bonds, 28% Large Capitalization Stocks, 22% Medium and Small Capitalization Stocks, 20% International Stocks, and 5% to Money Market. All funds are held by the Vanguard Group.

At the May 2011 annual meeting the membership approved increasing the BRF by \$785 for each of the remaining years commencing this year. Thus, the next special assessment for the fund will be \$1,200 (\$415 + \$785) and due July 1, 2011.

General Fund

On January 21st of this year RIIA invested \$138,000 in two Vanguard funds, Vanguard Balanced Index Admiral Shares (VBIAX) and Vanguard Wellesley Income Admiral Shares (VWIAX), for up to five years. At the end of last quarter (March 31, 2011) this investment totaled \$141,555 with a cost basis of \$138,999.

Mike Hirko-Chair

RAFT ISLAND TREASURER

As I mentioned at the annual meeting, we are under budget this year for most everything. The insurance costs were \$1476 higher than budgeted and the account fees were \$500 higher than budgeted.

Some of the maintenance for the bridge had to be postponed due to permitting issues, so our costs next year will be higher.

The annual assessments will be coming out soon which include a \$785 increase in the bridge replacement fund assessment that you voted on at the annual meeting. The total bridge replacement fund assessment will therefore be \$1,200.

If you need to make payment arrangements, please contact Juanita, our manager. Have a great summer

Anne Scea – Treasurer



Email from Concerned Resident

I was wondering if at the next Island meeting and in the news letter (web site) you would please post the Pierce County fireworks regulations? No fireworks are supposed to be set off after the 5th of July (and none before June 28th). The sheriff can be called and people fined if they don't obey the laws.

I am asking this because people on the Island set them off starting early in June and really until August and times in between. Our dog gets so upset at the sound of even one pop that she is inconsolable and has to be medicated by the vet and has even had to have visits to the vet because she gets so upset it makes her sick (as does the medication). We could last a few days with this, but it is really trying that it goes on half the summer here. She is getting to an age that we truly fear for her health (besides ruining our summers).

I would appreciate this greatly. I will call the sheriff if I hear any fireworks after the 5th.



Pierce County Regulations

“In unincorporated Pierce County, fireworks may legally be purchased and discharged between noon June 28 and 9 p.m. July 5. Fire officials are asking citizens to restrict the use of fireworks when conditions are dry.

While it is legal to discharge fireworks on private property in unincorporated Pierce County, cities and towns within the county may have different regulations. Citizens should check with their local jurisdictions to learn if fireworks can be discharged.

Officials urge citizens to purchase fireworks at licensed, permitted stands. "Fireworks purchased at tribal stands may not be legal for use or possession off of tribal lands," Wienholz said. Firecrackers,

bottle-rockets, missiles and similar devices are illegal. "Cherry bombs, M-80s and similar devices are not fireworks -- they are federally banned explosives and are dangerous," he said.

Pierce County's Fire Prevention Bureau offers these fireworks safety suggestions:

- Be considerate. Not everyone shares in the enjoyment of fireworks. Check with your neighbors.
- Use fireworks on private property only with the explicit approval of the property owner.
- Purchase legal fireworks and buy only the quantity you will use.

- Ensure the safety of spectators and pets.
- Keep a bucket of water close by and have a water hose or fire extinguisher nearby to put out sparks.
- Keep emergency numbers available; also your address/location and basic first aid supplies.
- Stop, drop and roll if clothes catch on fire.
- Only adults should light fireworks.
- Wear safety goggles when lighting fireworks.
- Follow directions on the label.

- Light one item at a time and move away quickly.
- Keep spectators at a safe distance.
- Use only outdoors, away from anything that can burn.
- Clean up all debris when finished.
- Duds can be dangerous. If an item does not light, an adult should wait at least five minutes, approach it carefully and place it in a bucket of water.
- Make sure unused fireworks, matches and lighters are out of sight and reach of children.

CONTACT: Wayne Wienholz, Fire Marshal 253-798-7183; or Sheri Badger, Department of Emergency Management PIO, 253-798-2204



SECRETARY'S REPORT

For those who attended the May Annual Meeting you already know the house was packed! Based on at least the last several years we had a record number of ballots, 136. The ballots were tallied by three (3) people, in addition to computerized tabulation by two of our HOA Community Solutions staff to ensure accuracy. Following are the official results:

Officers & Trustees 2011/12:

President: Richard Swenson

Vice President: Charlotte Crain

Treasurer: Anne Scea

Secretary: Sarah Brown

Trustees, 3-yr term:

Trish Burnett & John Rosendahl

Trustee, 1-yr (for Rich Swenson): RJ West

Phase I of the bridge reconstruction project using BRF dollars was approved by 86% or 116 supporters.

Request for an additional \$785 assessment to the annual Bridge Replacement Fund was approved by 76% or 103 supporters.

The balanced budget proposal was passed by 92% or 119 supporters.

For those who may have been unable to attend the May meeting, Draft minutes will be available online soon. Thanks to all members who participated & I look forward to your continued suggestions,

expertise & participation. It truly takes us all to remain a strong community!

Finally, as a result of our June Board meeting we thank & welcome our volunteers for the following committees:

Parks/Recreation :

Gabrielle Gibbert, chair, Greg Scea, & Russ Ranger

Roads: Ken Kessler, chair, & Steve Brown

Hope you all have a wonderful summer!

Trish Burnett

www.raftisland.org



Don't forget to check our website frequently for updates on all things concerning our Island

Island Officers and Trustees for July 2011 through June 2012

| | | |
|----------------|-----------------------|--------------|
| President | Rich Swenson (# 219) | 253-265-8090 |
| Vice President | Charlotte Crain (# 8) | 253-265-0980 |
| | Charlotte's Cell | 503-680-1882 |
| Treasurer | Ann Scea (# 192) | 253-265-3791 |
| Secretary | Sarah Brown (# 6) | 253-649-0175 |
| Trustee | John Rosendahl (#133) | 253-265-0700 |
| Trustee | Trish Burnett (# 67) | 253-265-3391 |
| Trustee | Dawn Stanton (# 111) | 253-222-2786 |
| Trustee | Dave Paly (69A) | 253-265-6356 |
| Trustee | RJ West (#70) | 253-265-8046 |

Open Trustee position (formerly held by Mike Neil) Please contact Rich Swenson if you are interested.

BRF Investment Committee

| | |
|----------------------------|--------------|
| Mike Hirko / Chair (# 113) | 253-686-5288 |
| Monica Butler (# 101) | |
| Rich Swenson (# 219) | |
| Dave Paly (# 69A) | |
| Christine Stephen (# 25) | |
| Gabrielle Gibbert (# 74) | |
| Hans Kueck (232) | |

Bridge Committee

| | |
|----------------------------|--------------|
| Ted Smith Chair (# 160) | 253-265-8697 |
| Dawn Stanton Chair (# 111) | 253-222-2786 |
| Bob McCoy (# 239) | 253-265-1626 |
| Tom Straub (# 98) | 253-265-6952 |

Parks and Recreation Committee

| | |
|-------------------------------|--------------|
| Gabrielle Gibbert Chair (#74) | 253-265-8368 |
| Greg Scea (#192) | 253-265-8368 |
| Russ Ranger (# 182) | 253-265-0997 |

Security Committee

| | | |
|------------------------|--------------|------|
| Mike Neil, Chair (# 2) | 253-381-2112 | Russ |
| Ranger (# 182) | 253-265-0997 | |

Roads

| | |
|---------------------------|--------------|
| Ken Kessler Chair (# 117) | 253-759-1603 |
| Steve Brown (# 6) | 253-649-0175 |

Juanita Carbaugh ~ RIIA General Manager E-mail juanita@hoacommunitysolutions.com
Phone 253-985-3812 x 3 Fax 253-265-0762
www.hoacommunitysolutions.com

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Phone 360-620-1561

Please email me any photos or news articles you would like included in our island publication