



Spring 2017

MESSAGE FROM THE PRESIDENT

Hello Everyone & Happy Spring, almost!



Yes, we are a tad late getting a Newsletter out and were holding off until we had a bit more information about the Roads which is included in the Roads section which is a **MUST READ!** Also there is a **SPECIAL MEETING – MONDAY, MARCH 20, 2017 at 7PM, All Saints Center.** Please carefully read the cover letter and ballot included in the packet with this Newsletter and vote. We are neighbors in our community and the folks on the private roads, Maple and Cedar, are seeking your opinion on this matter. (More discussion on this March 20.) The Special Meeting is on the same day as our regular Board meeting.

When our road work begins later this spring, early as March for drainage and perhaps May “ish” give or take depending on the weather for actual paving, we are asking for your patience in advance because there will be some inconvenience and as we all know, this cannot be avoided. We are expecting work to be done expeditiously and professionally.

Potholes! Mike Hirko, Scott Wood, Doug Van Doren and Matt Hurley spent part of their Feb. 25 Saturday and filled the holes with an aggregate type that should hold us until May. Many thanks to the four of you for getting this done!

Collections – One substantial assessment that has not been paid for years has been sent to collections. This action is being taken as our responsibility to our membership.

Security - If you are going away for for an extended period, feel free to contact Matt Hurley, our Security Chairman for any suggestions he can give you. Also, we will be considering a security camera near the parking area at South Beach which will be open to an Island vote at the Annual May meeting. We will have a developed security policy also so you can understand the content and scope of our security camera. The policy will be available when we send out the ballots for our May meeting. If you have comments/suggestions regarding a security camera, let Janet know and she will direct you to the right person to talk to.

Parks and Recreation – please read Mike Neil’s report who is our Park Chair.

Raft Island Map Directory – Yes, well...this is still surprisingly ongoing with Bates College and Pierce County. Not to worry though, it will get done and I’ll press harder on this.

We are always looking for members who may consider being on the Board and voting for new members will take place in May during our Annual Meeting. If you are interested in serving on the Board, please contact Janet and we will contact you directly to discuss if you like. It is a one year commitment for President, Vice President, Treasurer or Secretary. The Trustee positions are typically 3 years unless someone leaves and the remainder of their term is what someone else would fill.

If you have suggestions, ideas of how to improve our Island, please let us know through Janet. See you around the Island!

Charlotte Crain- President

MANAGER

It has now been nearly a year since I have had the pleasure of becoming the RIIA Community Manager. I have truly enjoyed this opportunity to work with your Raft Island community. While Juanita Carbaugh is still very much in the picture as the owner and guiding force of HOA Community Solutions, we would respectfully request that you contact me first when you have any questions. I can be reached directly at 253-320-7614 or via email at: janet@hoacommunitysolutions.com. (We know that old habits can be hard to break though.)

A few reminders regarding payment of the monthly assessment:

The payment is due on the 1st of each month and is late if not received by the 10th. Please ensure that you allow sufficient mailing time for your payment to reach us on time to avoid late fees and interest. If paying with a check, please write your account number and RIIA on the memo line and include your coupon with the payment. Payments can also be made in person with a check or money order at our Gig Harbor office Mon-Fri from 9am to 4:30pm. We are located at 2201 34th Ave NW, Gig Harbor. (Basically, we are at the end of East Bay Drive just before the Chevron gas station.)

There are also several different options available for setting up automatic payments or for paying online. Please contact me if you need information about these options.

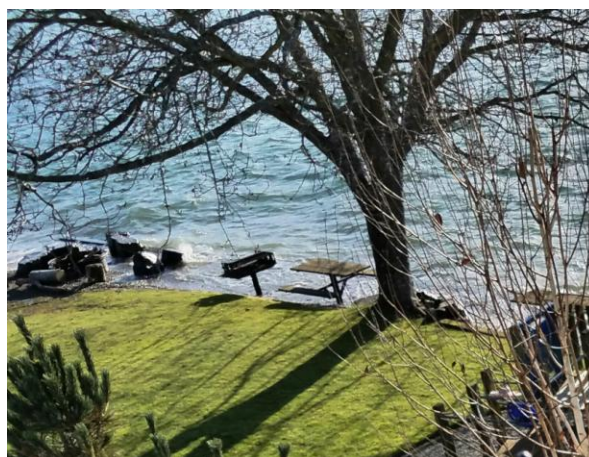
If you need parking passes or a key to the boat launch, those are available at our office as well. Each owner can obtain two parking passes free, but additional passes and keys are \$5 each. If your passes have gotten worn out and no longer cling to the windshield, bring in the old passes and we will swap them out for new ones. Thank you!

Janet Biggs - Community Manager

RAFT ISLAND TREASURER

The CPA's finished the audit of last year's books and records in November and the tax return was filed as well. As noted by the auditors we have more than the FDIC insurance limit of \$250,000 on deposits with our bank. The board decided last May not to roll over a CD in anticipation of the road repaving project which put us over the FDIC limit. We are currently within budget for this fiscal year which included replacing the stairs at the north beach. We finished phase I of the roads project under our \$20,000 budget at a total cost of \$11,020.23. Good News! Now that we have a firm contract for repaving the roads we have sufficient funds to pay for the project without borrowing money from USDA. Thanks to you who pay your dues timely. The board continues to work on pursuing those who are delinquent on their dues.

Anne Scea – Treasurer



South Beach at extra high tide

RIIA INVESTMENT COMMITTEE

The Investment Committee meets quarterly and provides recommendations to the Board of Trustees for the Bridge Replacement Fund (BRF), specified General Fund monies, and the USDA Reserve. Current members are: Rich Swenson #219, Hans Kueck #232, and Monica Butler #101. If you are interested in joining this committee, please contact Mike Hirko #113 (253-686-5288).

Bridge Replacement Fund

At the end of last quarter (December 31, 2016), the total market value of this fund was \$183,280. This includes \$66,372 in the Vanguard Life Strategy Conservative Growth Investors Mutual Fund (VSCGX) to meet USDA Reserve requirements to be held 30 years (2044) as a result of new bridge construction financing in 2014. This USDA Reserve requirement calls for a \$2,466 monthly deposit for 10 years (2024).

The remaining \$116,908 continues to be invested in Vanguard stock and bond mutual funds; the allocation percentage goals for these funds remain 26% Bonds, 30% Large Capitalization Stocks, 23% Medium and Small Capitalization Stocks, and 21% International Stocks. All funds are held by the Vanguard Group.

General Fund

At the end of last quarter (December 31, 2016) the General Fund investments totaled \$797,715. This included \$17,419 in Vanguard Federal Money Market Fund and \$560,000 in three Certificates of Deposit as a set aside for the new road replacement project in 2017. The remaining \$220,296 continues to be invested in two mutual funds; Vanguard Balanced Index Admiral Shares (VBIAX) and Vanguard Wellesley Income Admiral Shares (VWIAX). These two mutual funds have been invested since 2011 and had a cost basis of \$175,401.

The RIIA Investment Policy is available for your reading on the RIIA web site.

Mike Hirko-Chair

RAFT ISLAND ROADS

Spring vegetation trimming was again provided by Speedy Excavation keeping our roadsides trimmed for ease of passage and safety of car, bike and pedestrian. This winter is the perfect time to see the overhanging and near road branches that are too

close to our roadways. A simple trim back now will allow the new growth room to grow this spring, without affecting road travel and its safety.

For those cleaning up the ever-growing landscape maybe important to note the Top 12 Noxious Weeds chosen of high priority for this area: Butterfly bush, Dalmatian toadflax, English ivy, Fragrant water lily, Giant hogweed, Gorse, Knapweeds (Bighead, Meadow ,Spotted, Diffuse, Russian), Knotweeds (Bohemian, Giant, Himalayan, Japanese), Loosestrifes (Purple & Wand, Garden), Poison-hemlock, Policeman's helmet, Tansy ragwort

In many areas on the island the English ivy is growing up some of the trees and is slowly overtaking our natural vegetation in places not originally landscaped for this plant. Now is an excellent opportunity to pull out these noxious weeds during our wet winter when the ground is wet and the root system easier to remove.

Check the drainage by your property. All Island drainage will be upgraded or cleaned prior/during road renovation. By clearing and opening your drainage area of the roadway before the paving will allow you to control the landscaping management for your property better. Remember that the roadside should have a good setback to allow good drainage, free vehicle movement and in some cases room for parking off the road. I hope to be working closely with Dick Day and our road renovation contractor to insure the areas in need of repair for proper drainage are complete when our road project is complete.

Scott Wood -Roads



See next page for cluster mailbox option in Road Replacement Article

Road Replacement Project

RIIA has signed an agreement with Miles Resources to grind up and replace all RIIA roads. We went through a bidding process coordinated by our consultant, Richard Day, which ended last October. Three contractors bid and Miles was the low bidder at \$798,861. Miles is expected to start work in the coming weeks to repair drainage issues identified by our consultant and our Roads Committee led by Scott Wood. Weather will be a big factor, but the expectation is that the roads will be pulverized in mid-April to early May. They expect to have the roads repaved by mid-June. The complete project is expected to be less than six weeks. Miles has plans to communicate directly with neighborhood areas and will have a Traffic Control person onsite that will deal with traffic and members constantly. Our island managers will send out communications as well. The plan at this point is to not pulverize the entire roadway system at one time but to work in vicinities. There may be times during paving when people will be blocked for several hours. And the concrete driveway restorations, if needed, will block entry to homes during the initial cure time. But members will be warned in advance.

Traffic calming devices (speed humps) will stay in their existing locations, but may be moved a little if they intersect a driveway.

If you have any interest in a cluster mailbox system for neighbors in your area, now is the time! The cost to install each pullout for a member's individual mailbox is approx. \$80. If we combine mailboxes, it will save RIIA money. Please contact neighbors in your area and if there is interest, contact our island manager.

Miles does have interest in additional work on the island, so if you would like them to bid on your driveway or other projects, please contact Pat McBride with Miles at (253) 307-4909.

Rich Swenson- Vice President

Parks and Recreation

This fall we completed the repairs at the concrete steps at North Beach steps leading to the beach. The repairs were absolutely critical to maintaining the integrity of the bulked and the wooden steps leading to them. The project was completed by a company called Inline Northwest LLC. Thanks to Preston Devers and his two sons the project came off beautifully. If you are a user of North Beach, I am sure you will be pleased with the project.



New Steps at North Beach

Also, we need to do a spring clean up at North Beach and cut the brush and some of the trees that need to go. I will be looking for help this spring for a work party so look for that if you are so inclined to get to know your neighbors in a very fun project. As most of you know the South Beach Park is also in need of some attention. The float, walkway, and ramp all need to have the planking. Again we will be calling for those with some building experience to help with that project later this spring.

I believe that having work parties do some of our Island work together as a community rather than to just hire it out helps bring our community together and promotes pride in our island assets. Please consider helping out.

Looking forward to having a couple of great projects together as we build our community.

Mike Neil - Parks

Security

Happy New Year! I hope everyone had a safe holiday season. I am sure many of you noticed the Pierce County Sheriff's Department patrolling around the island during the end of December. They were brought out as a deterrent to mail and package thefts after learning about a rise in such crimes in the areas outside of Raft Island. Many of the Deputies live in the surrounding areas and appreciated all the positive feedback from the residents that stopped by to say hi and thank them.

During late fall, I had a resident contact me regarding a suspicious person that appeared to be casing mailboxes during the early morning hours. I recommend installing locking mailboxes if practical. I recently teamed up with two other neighbors and we installed a 3-unit locking mailbox unit that has been great. Although anything can be broken into, I no longer worry about immediately retrieving my mail each day.

Additionally, I am currently researching a camera security system that will replace the camera that was located at the entrance of the island near the boat launch. The goal is to have a system to protect the Island residents, guests and deter criminal activity. More information will become available to residents in the near future.

Please feel free to contact me with any questions or concerns regarding security issues. It is also highly beneficial to communicate with your neighbors and other island residents regarding any suspicious persons or circumstances. Getting the word out can be a great protection to all residents. Please feel free to also communicate via the Raft Island Community Connection Facebook page.

<https://www.facebook.com/groups/Raftislandcommunityconnection/>

Matt Hurley-Security

Raft Island Improvement Association

Bridge Jumping/Diving Policy

Subject: Jumping/diving off the Raft Island Bridge

Purpose: Jumping/diving off the Raft Island Bridge or dock railings is a dangerous activity that could lead to serious injury or worse. RIIA does not endorse jumping/diving off the bridge or dock railings under any circumstances.

Policy: *RIIA members will be fined \$150 per jump/dive if they, a household member or guest, jumps/dives off the bridge or dock railings.*

Scope: This policy is applicable to all members of RIIA, their households, and their guests.

Members: All RIIA members will ensure that members of their household and all guests are knowledgeable of this policy.

Security Chairman: Ensure that this policy is enforced.

Procedure: Certified return/receipt letter or personal delivery of a letter from the Association, signed by the Island Manager. This letter will include the rules & regulations violated and the reason for which the fine is levied. Said notification shall cite specific information sufficient to document the evidence for which the citation is being issued. Any appeal of the fine schedule shall go before the Raft Island Improvement Association Board.

Manager: Ensure that the member's account is charged appropriately for each infraction.

Approved by the Board of Trustees on July 16, 2012.

Island Officers and Trustees

President	Charlotte Crain (# 8)	253-265-0980
	Charlotte's Cell	503-680-1882
Vice President	Rich Swenson (# 219)	253-265-8090
Treasurer	Anne Scea (# 192)	253-265-3791
Secretary	RJ West (# 70)	253-265-8046
Trustee	Trish Burnett (# 67)	253-265-3391
Trustee	Mike Hirko (# 113)	253-686-5288
Trustee	Jim Cushing (#244)	253-265-2251
Trustee	Matt Hurley (#182)	253-954-6253
Trustee	Doug VanDoren (#22)	253-222-7099
Trustee	Jesse Williams (#58)	206-427-5329

Investment Committee

Mike Hirko / Chair (#113)	253-686-5288
Monica Butler (#101)	
Rich Swenson (#219)	
Hans Kueck (#232)	

Bridge Committee Open position

Volunteer Committee Open position

Parks and Recreation Committee

Mike Neil, Chair (#2) 253-381-2112

Security Committee

Matt Hurley, Chair (#182) 253-954-6175
253-954-6175

Roads Committee

Scott Wood, Chair (#38) 253-509-3742

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Please email BJ any photos or news articles you would like considered for our Island publication



www.raftisland.org

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