

# Raft Island Insider

Winter 2017

## MESSAGE FROM THE PRESIDENT



**Happy Holidays everyone!** It seems like only yesterday when we were enjoying the sun. The seasons have abruptly changed and the heavy rains and winds have arrived. We have had a few fallen trees that have blocked the roads. Luckily that was short lived thanks to our wonderful neighbors who came baring chainsaws and tow ropes to help clear those areas. We of course had to hire help from tree professionals as well. It is great to see everyone come together to help in times of need.

**Roads** They are finished! What a great improvement to the Island. No more dodging potholes. Just smooth travels from here. You will be happy to hear we did not need to secure a loan from the USDA and were able to pay for them from funds the Island secured through the years. Thank you to all those who participated in this project. Those who have expended volunteer hours have ensured a great road system for many generations to come.

**Improvements** Many Raft Island residents were very, very busy this year maintaining and improving its parks and its assets. Trees were trimmed back to help ensure our new roads have good sight lines. The **tennis courts** were cleaned and look and feel brand new. We added a picnic table and rehabbed the park bench. Finally, you may have also noticed the new basketball hoops at the tennis courts. They are now adjustable and ready for use no matter what your height. It is wonderful seeing the increased usage of this park.



**South Beach** had some much-needed maintenance as well. New concrete picnic benches and brand new park grills now compliment the park. Volunteers spent time cleaning the boat launch and repairing the dock.



*Matt Hurley - President  
continued on next page*

MESSAGE FROM THE PRESIDENT  
(Continued)

Finally, North beach got attention too! **North Beach** is our quiet, little gem with an outstanding view of the Olympic Mountains. Volunteers once again made their way there to help clear overgrown vegetation and trees, to rebuild a staircase and to help erect a fence near the parking area. Work is not yet complete but by end of next summer you will see a rope fence near the bulkhead and an 8-foot-long bench to rest your feet and enjoy the view. We have added some more parking so please bring your family and go visit North Beach located at the very end of Maple Lane NW. Please also read Mike Neil's park report for further detailed information. Neighbors helping neighbors made all these improvements possible. Thank you!!



**Collections/Misc. Questions** – The Board is pursuing the collection of debts from several former and current residents. The Board takes collections seriously. Please remember that the majority of your monthly dues payment goes toward our bridge loan obligation. However, the remainder goes into an account that in turn helps us to make the above improvements to our little piece of paradise. It is not an easy task collecting from your neighbors, however we all pay to live here and it is only fair to those who consistently pay their dues to attempt to collect from those who do not.

Additionally, residents have brought up concerns about people living in trailers and residences with **multiple living spaces** on a single lot. Letters will be sent to residents who are living in trailers/motorhomes as this is not allowed per the CC&R's. Discussion will follow at future meetings

regarding multiple dwelling units on a single property.

We are in the process of finishing the much-anticipated **bus shelter** for the growing number of school aged children on the island. Mike Neil, who has no school aged children, has graciously helped design and construct this amazing shelter. Word has also been passed along that non-island residents who frequent the Island View Market have noticed that new bus shelter is being built have stated that Raft Island must be a great little community in which to live!

**Volunteers** – We are always looking for volunteers to help maintain and improve our Island and/or to join committees and take Board positions. Please be on the lookout for calls for help via email from Janet at HOA Community Solutions and over the Raft Island Community Connection FaceBook group. In all honesty, I have never been one to get so involved in my community until moving here. In turn, I have had the opportunity to meet some amazing neighbors around the Island that I now call friends. I look forward to seeing you all out and about.

*Matt Hurley - President*

**MANAGER**

*Hello and Happy Holidays to all!*

All of the HOACS staff and myself sincerely wish you and your families a wonderful holiday with the ones you love.

Just a few reminders:

As your Community Manager it is imperative that we have up to date contact information for all RIIA owners as well as any tenants. Please remember that it is your responsibility to notify us of any changes to your mailing address, phone numbers or email addresses so that we can easily contact you when necessary. If you rent your property, it is also helpful for us to have your tenants' names and

contact information so that they can be included in email notifications about island happenings and any safety notifications.

Regarding email notifications, it has come to our attention that some email security settings seem to block our group emails or send them to a spam folder. This seems to be especially occurring with Centurytel email addresses. If you have not been receiving our emails, please check those security settings to always allow emails from my address: [janet@hoacommunitysolutions.com](mailto:janet@hoacommunitysolutions.com).

If you need parking passes or a key to the boat launch, those are available at our office. 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. The final report should be here shortly which we will post on the website. As noted last year we had over the FDIC limit of \$250,000 on deposit with our bank. This money was kept liquid in order to pay for the roads. Since paying for the roads, we are now under FDIC limits. We're waiting on the final bill for the roads but most of the costs have been paid. We are due to have our reserve study updated in 2018. Many of the costs noted in the study have now been completed therefore reducing the reserve requirements. The board continues to work on pursuing those who are delinquent on their dues and recently filed a suit against one homeowner. Thanks to you who pay your dues timely.

*Anne Scea - Treasurer*

### **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 (GF) monies, and the USDA Reserve

(a requirement of the 2014 bridge reconstruction financing). Current members are: Rich Swenson #219, Hans Kueck #232, Monica Butler #101, C.W. Middleton #45, and myself. If you are interested in joining this committee, please contact Mike Hirko #113 [REDACTED]

### **Bridge Replacement Fund**

At the end of last quarter (September 30, 2017), the total market value of this fund was \$229,665 with a cost basis of \$187,041. This includes \$94,841 in the Vanguard Life Strategy Conservative Growth Investors Mutual Fund (VSCGX) to meet USDA Reserve requirements to be held 30 years (2044). This USDA Reserve requirement calls for a \$2,466 monthly deposit for 10 years (2024).

The remaining \$134,824 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**

Since the spring newsletter considerable funds have been spent from the GF for the recent Road Reconstruction. Please see the other committee items for more details.

At the end of last quarter (September 30, 2017) the General Fund investments totaled \$189,489. This included \$188,389 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 \$141,689. The remaining \$1,101 is held in Vanguard Federal Money Market Fund.

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

*Mike Hirko-Chair*

## RAFT ISLAND ROADS

It has been 5 decades since the ring road was completed, with many a pot hole fillings and re-fillings since. The last major island road paving was completed in 1989. Early this year our roads showed the wear. Ditches were filling in and some covered by new driveways with many of the pot holes beyond repair.



It was only 3 years ago that the drainage portion of our road project started in anticipation for the road resurfacing. Today there may be some minor drainage corrections needed. With annual maintenance and care by those bordering the roadways, we should

continue to have a well maintained drainage system. If problems occur with the road or drainage, please document the issue and forward the information to our Island Manager or the road committee.

The final major project for the road resurfacing was speed control. In a much debated discussion, an island wide vote settled the issue of bump or hump. As of the August 21 vote of 90 to 46, the old bumps installed for speed control were to be replaced with 20 speed humps. After the vote a committee of seven island members was formed to locate the positioning of these speed humps as well as note additional speed control devices that maybe incorporated into our road system. Members of the committee; Gene Barkin, Trish Burnett, Jeff Lynch, Don Rees, John Rosendahl, Sean Taylor and Scott Wood, all provided numerous hours of research and investigation as well as discussions, providing the RIIA board a comprehensive report in mid-September. A copy of that report can be downloaded from the Raft Island website at:

[http://www.raftisland.org/images/ROADS\\_20170914\\_SpeedControlPlacement.pdf](http://www.raftisland.org/images/ROADS_20170914_SpeedControlPlacement.pdf)



Left to right; Jeff Lynch, Gene Barken, Don Rees and John Rosendahl all in discussion over speed hump placement.

In early October the speed humps were installed and painted shortly thereafter, just in time for our rainy winter. These devices are to remind island drivers that the speed limit throughout the island is 15 mph. Our road ways are narrow with some blind corners and vegetation that may block clear viewing of the road ahead. Please cede the right of way to our pedestrians.

Most of the leaves have fallen and many on the island have swept the roadways near their properties. Pleases continue to keep vigilant oversight of the drainage along the roadways. Since the road resurfacing some of the road beds have been raised to allow better drainage. This has created larger drop-offs as well as gravel shoulders to help drain the rain. Remember that the roadside should continue to have a good setback to allow drainage and free vehicle movement for passing.

We have had a few tree falls since the road has been resurfaced and give our thanks to all the island residents that continue to pitch in when debris falls into the road.

*Scott Wood -Roads*

## Parks and Recreation

There have been a lot of improvements to our parks and facilities since the last newsletter in the spring 2017.

As many of you know it is my philosophy is to get neighbors together and work on projects to build lasting friendships. We had three work parties this year at North Beach Park where we cleared brush, build new wooden steps to the beach, installed a split rail fence, put down new planking on the picnic tables, put down gravel widening the parking, and built a fire pit. We didn't get everything done before winter came and we can pick up next spring where we left off.



- ✓ The tennis courts were pressure washed.
- ✓ We built and installed a sign cover for the new Raft Island sign.
- ✓ We installed new HD security cameras at the island approach to the bridge.
- ✓ At South Beach Park we did some repair work on the float to last through the winter; installed new concrete picnic tables, new BBQ grills and cleared some brush. The fun part is that we all got into the poison oak.
- ✓ Everyone should be aware that a large patch of **poison oak** grows in the bushes just uphill from the gate and the boat trailer turn around at the boat launch. It is a very difficult problem to resolve and we are continuing to work on it. **Parents beware.**

If you haven't been off the island in a while you wouldn't have seen the new bus shed built for the parents and kids to get out of the weather while waiting for the school bus.

I wish I could list all the names of those who helped on our projects. However, I just know I would forget someone, so in that regard I just want to thank everyone who helped and those who just came by



with a thumbs up and even those who brought beer. This would include our neighbors Greg and Anne Scea, as well as Frank Goerig who lives just across the bridge who is not a Raft Island resident who said our bus shed was the best one in all Gig Harbor. Special thanks goes out to Matt and Nichole Hurley, RJ West, Sean Taylor, Ryan Bjorkman and Brandon Figueira.



I think I can speak for everyone when I say just how much fun it is to work side by side with our neighbors. We hope everyone will enjoy and take pride in these community upgrades. We did it all for you.  
*Mike Neil - Parks*

## Security

I hope everyone had a great summer! I am sure we can all agree it went too fast. Many of you probably noticed the Pierce County Sheriff's Department patrolling around the island, mainly at South Beach. We routinely hire deputies to make a presence to ensure the island remains crime free and safe for our residents and their guests during the peak of summer.



Please keep in mind that if you invite your friends and family to one of the parks, you need to be present with your guest. The deputy that was hired had numerous contacts with uninvited, non-residents that were here attempting to use the park for their own benefit. We will continue to work with the Sheriff's Department to keep our island safe and free from trespassers.

This fall, many residents fell victim to mail theft or theft from unsecured vehicles on their property. Please think about investing in a locking mailbox or ask your neighbors about purchasing a multi-unit locking mail box and share the cost. Please also lock your cars and do not leave anything in your vehicle that you do not want someone to take. We live in a safe environment however, with the opioid epidemic, Raft Island is not immune from people who wish to victimize others that at time become complacent. The Island is very dark at night with the absence of street lights, which makes it more attractive for criminals to hide their activities.

When I came home one morning around 6:30am, I observed a silver car parked at the South Beach parking lot. I contacted the occupants, 2 males and 1 female, who were all passed out cold. In that car, I observed needles, bongs, and other drug paraphernalia. Upon waking, the occupants stated they had dropped off their male friend that lives on the Island. Each and every occupant had prior convictions and active warrants.

The opioid epidemic on the Key Peninsula, Gig Harbor and surrounding areas is on the rise. Unfortunately, with that lifestyle, amongst other nasty things, comes theft and users that leave needles and debris where our children play. Please keep a lookout for any suspicious activity and get to know your neighbors so you can freely share information and protect one another.

We have recently finished the installation of our new security system. We are still working out a few camera angles, however the cameras have enhanced our views and will help identify crimes that may occur. We will be implementing one of the cameras so it can be viewed 24/7 on our website in the very near future.

Lastly, 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. You are encouraged to communicate with neighbors via the Raft Island Community Connection Facebook page.

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

*Matt Hurley-Security*



**Island Officers and Trustees**

President Matt Hurley [redacted]  
Vice President Charlotte Crain (#8)  
Treasurer Anne Scea (#192)  
Secretary RJ West (#70)  
Trustee Rich Swenson (#219)  
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**Investment Committee**

Mike Hirko / Chair (#113) [redacted]  
Monica Butler (#101)  
Rich Swenson (#219)  
Hans Kueck (#232)  
C.W. Middleton (#45)

**Bridge Committee** Open position

**Volunteer Committee** Open position

**Parks and Recreation Committee**

Mike Neil, Chair (#2) [redacted]

**Security Committee**

Matt Hurley [redacted] [redacted]  
[redacted]

**Roads Committee**

Scott Wood, Chair (#38) [redacted]

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



**[www.raftisland.org](http://www.raftisland.org)**

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