



Spring 2018

**MESSAGE FROM THE PRESIDENT**

Summer is just around the corner. I hope everyone can get out and visit the parks and meet your neighbors. We live in a very unique area with very beautiful beaches. Take every opportunity you can to explore your island.

**Improvements –**

The much-anticipated bus shelter was completed thanks to the efforts of many involved residents and parents. Unfortunately, it was destroyed a few months later by a reckless driver. Luckily, the kiddos were away on midwinter break. Right after it was destroyed, multiple residents stepped up and offered to rebuild. The shelter will be rebuilt better than before with the settlement from the insurance company.



If you have not left the island during the bus pickup and drop off times, you probably haven't observed the shortage of parking due to the large amount of families with school aged children. The area around the bus stop is being prepared for increased parking. We hope to have this completed very soon

to help alleviate the traffic jam caused by cars parking on the road.

The board is currently looking at the cost to replace our deteriorating community dock. Docks are not cheap and with all the government regulations for replacement, it will not happen overnight either. Our goal is to have something professionally built that will last a very long time that does not need maintenance every year after it is built.

As of recently, we have a lot of young families living on the island. We are discussing the possibility of updating the playground equipment at South Beach or adding a structure to the Tennis Court Park. We are always looking for volunteers and residents eager to help make a difference on the island. If you have ideas and want to volunteer in any capacity, please contact Janet at HOA Community Solutions. I look forward to working with you and volunteering with everyone this summer.

**Collections –**

The Board continues to pursue delinquent accounts and is making progress with the help of an attorney. It is unfortunate that we need to hire an attorney to collect some very delinquent debts, however, it is not an easy task collecting from neighbors. We all pay to live here and it is only fair to those who consistently pay their dues that the Board attempts to collect from those who do not.

**SEE YOU AT THE MAY ANNUAL MEETING!**

*Matt Hurley - President*



## MANAGER

Hello Raft Island Residents,

**Happy Spring!** Now that some decent weather is just around the corner, folks will be starting to get out more and using the island's amenities. Just a few reminders:

If you are parking at the South Beach parking area, vehicles need to display a current Raft Island Parking Decal in the windshield of the vehicle. Vehicles and trailers should not be left parked there overnight. If you are having a large gathering at the beach, please be considerate and do not hog all the parking spaces with multiple vehicles. Instead, ferry your guests down to the beach and park extra vehicles at your own property. If you are bringing your dog to the beach, please remember to keep the dog leashed at all times and to carry a plastic bag to pick up your dog's waste.

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 for no charge, but 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.

As we are approaching the end of the fiscal year, we will be ordering new coupon books for owners starting with the July 1, 2018 assessment. There are quite a few owners who have some small lingering balances on their accounts and we will be

sending those owners a statement in June so they can get their accounts trued up before July. The mail system seems to be taking longer and longer to deliver mail, so please ensure that you are sending your payments early enough in the month to arrive before the 10<sup>th</sup> to avoid late fees. Alternative electronic payment methods are available via our website or through ACH automatic debiting. Please contact our office staff at 253-985-3812 Ext. 1 if you would like more information about those options.

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).

Thank you! *Janet Biggs - Community Manager*





## RAFT ISLAND TREASURER

Overall we are doing well with budgeted vs. actual income and expenses this fiscal year. The board continues to work on pursuing those who are delinquent on their dues. A couple of unusual items sent us over budget in a few areas. Our miscellaneous expense included \$1,516 to build and install the new map sign by the south beach parking area. We had budgeted to have the bridge inspected last fiscal year but were unable to get it scheduled until this fiscal year pushing the \$1,679 cost into this fiscal year. As part of continued maintenance on the bridge, it cost \$5,270 to have the storm water basins cleaned and serviced. The south beach expenses included the construction of the bus shelter and the cost of the new picnic tables. Lastly we are over on brush cutting which includes an emergency tree removal that has been billed to the homeowner.

The final costs for our new roads to Miles Resources, LLC totaled \$ 901,934.10, slightly over our original bid of \$ 890,879.13. **Most of the overage came from under-estimating Camp Road and the driveway aprons.** Overall costs for Phase 2 which included Richard Day our consultant and other costs totaled \$ 940,250.47. Because of our good cash flow during construction, we didn't have to liquidate as much of our investments as previously estimated. The bulk of the money still came from the money saved from the bridge replacement project as planned.

*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: 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 (253-686-5288)

## Bridge Replacement Fund

At the end of last quarter (March 31, 2018), the total market value of this fund was \$252,429 with a cost basis of \$204,680. This includes \$111,496 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 also calls for a \$2,466 monthly deposit for 10 years (2024).

The remaining \$140,933 continues to be invested in Vanguard stock and bond mutual funds; the allocation percentage goals for these funds remain 26% Bonds (VBTLX), 30% Large Capitalization Stocks (VFIAX), 23% Medium and Small Capitalization Stocks (VEXAX), and 21% International Stocks (VWILX). All funds are held by the Vanguard Group.



## General Fund

At the end of last quarter (March 31, 2018) the General Fund investments totaled \$143,587. This included \$142,480 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 \$107,506. The remaining \$1,107 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*

## Security

With summer just around the corner, please remember when visiting the parks with your vehicle, you need to have your parking pass visible in the front window. Even as a resident, if you park without a pass, you are still subject to being towed.

We have limited parking and suggest parking at your home and walking to the park during those very busy weekends when the sun is shining. If you invite a guest to any of the parks, you need to be present while they are there. We hope to have new parking passes this year and will roll them out with plenty of notice.

I have received multiple complaints about speeding vehicles and it is not even summer yet. I have also personally witnessed many residents and nonresidents disregard the clearly posted 15mph speed limit signs throughout the island. We have a lot of young families with children living on the island and with summer approaching kids will be out and about. Please slow down and be cautious of your neighbors who are out enjoying this beautiful island.



Lastly, it's 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. Also, something to think about... all of our parks are private property, which you as a resident own. Would you be ok with someone coming onto your property and hanging out whenever they felt like it? We will continue to work with the Sheriff's Department to keep our

island safe and free from trespassers. You are encouraged to communicate with neighbors via the Raft Island Community Connection FaceBook page. Please note this FaceBook group is run by private residents and not affiliated with RIIA.



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

*Matt Hurley-Security*



Island folks putting up a barred owl nest.  
We love our owls.



Helpful Island Hint:  
Have you had your septic serviced lately?

# RIIA Emergency Planning Input Sought

The Raft Island Hazard Mitigation Committee and Raft Island Improvement Association (RIIA) Board are seeking members input on the question, “**Does Raft Island need an Emergency Response Plan?**” A preliminary interest survey has been developed to test both the level of interest in having a plan as well as the level of interest in participating in the development of the plan.

The survey will be distributed in the 2018 RIIA Annual Meeting packet mailed to the membership. Members may either return the survey via US mail or they can bring the physical survey to the May 21, 2018 annual meeting. In addition, an online URL, <https://www.surveymonkey.com/r/XSRYN9M> (if this link doesn't work properly in your browser simply cut and past the URL into your browser of choice), has been established to allow members to respond electronically.

If sufficient interest and support is expressed by the membership a formal planning committee will be identified and launched. The Board has set a rough timeline to have the work of the committee completed by the end of 2018 and a formal plan adopted by 1<sup>st</sup> quarter 2019.



## Frequently Asked Questions:

**Doesn't Raft Island already have an Emergency Response Plan?** Raft Island has had several Emergency Preparedness Plans in the past. Unfortunately, the last one was developed almost two decades ago. Changes in residents, Gig Harbor and Pierce County available resources, and personal communications technologies have changed significantly over that time thus rendering old plans obsolete. Today, Raft Island residents are responsible for their own family emergency response plan. While an island level plan will not replace the need for family planning it could augment or supplement that plan.

**What does the Hazard Mitigation Committee do?** The RIIA Hazard Mitigation Committee does represent Raft Island at the city, county, state and national level for emergency planning. The focus of their work is on securing national (FEMA), state and county Disaster Relief financial resources following a natural disaster. Today, Raft Island is eligible for all levels of disaster relief and is included in all levels of disaster relief planning. This participation does not include, however, individual island or member emergency response action plans.

**What have other Home Owner Associations done in Emergency Planning?** The Pacific Northwest is susceptible to a wide range of natural disasters, earthquake, flood, mud slide, Tsunami and volcanic eruption. Northwest HOA's have taken a widely diverse approach to addressing Emergency Planning. Some have developed very detailed, comprehensive plans covering everything from who to contact and how, to specific action plans on what to do at every moment following the onset of a natural disaster. Still others, have done nothing adopting the “You're On Your Own” approach or have developed very simple plans that include a few guidelines and resource lists designed to aid their membership in those first few moments following an event.

*Doug Van Doren-Emergency Preparedness*



## Island Officers and Trustees

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Vice President	Charlotte Crain (#8)
Treasurer	Anne Scea (#192)
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Trustee	Doug Van Doren (#22)
Trustee	Jesse Williams (#58)

### Investment Committee

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

**Bridge Committee** Open position

**Volunteer Committee** Open position

Janet Biggs~ **RIIA Community Manager**  
Phone 253-320-7614

Billie Jean Hirko (#113) ~ **Newsletter Editor**  
Phone 360-620-1561

### Parks and Recreation Committee

Mike Neil, Chair (#2)

### Security Committee

Matt Hurley, Chair (#182)

### Roads Committee

Open Position

### Emergency Preparedness Committee

Doug Van Doren, Chair (#22)

E-mail [janet@hoacommunitysolutions.com](mailto:janet@hoacommunitysolutions.com)  
[www.hoacommunitysolutions.com](http://www.hoacommunitysolutions.com)

E-mail [bjwinter@windermere.com](mailto:bjwinter@windermere.com)

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



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

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