



## Fall 2018

### MESSAGE FROM THE PRESIDENT

Happy Fall! I hope everyone had a great summer and was able to spend time enjoying the beauty of our unique island.

#### Improvements –

Bus shelter 2.0 is almost complete thanks to the efforts of many island residents. Mike Neil worked diligently to create a design that married many of the different aesthetic requests from residents. As with bus shelter 1.0, he again did an amazing job. Mike also revamped the unnoticeable Raft Island entrance sign. It was cleaned, repainted, stained, and then placed in the new shelter to make a grand impact. One of the final tasks remaining is to install lighting in the shelter to illuminate the sign. The addition of electricity will also allow Christmas lights to adorn the shelter this season as was done last year.



Construction has started on the pier with the floating dock to follow. With the help of volunteers, the RIIA (residents) have already saved a tremendous amount of money. Per professional quotes, a new pier and dock would have cost residents well over \$100K. Not to mention the governmental time delays when seeking complete replacements of such items. Once again, Mike Neil has stepped up and taken lead on this project. To date, the pier is near completion with the floating dock to follow when the weather improves in the new year.

Discussion is still ongoing with respect to updating the playground equipment at South Beach. This seems like an ideal location as there is already a structure there and this is where most families enjoy their time when the sun is out. Please look at the survey and give the Board your thoughts and suggestions on this topic. Keep in mind that new playground equipment will not increase our dues and would be a great addition for all the growing families on the island.

We are always looking for resident volunteers who are eager to make a difference on the island. If you have any new ideas and/or want to volunteer in any capacity, please contact Janet at HOA Community Solutions. With the help of residents, we can continue improving our community assets while saving costs which in turn will keep our island dues from increasing. Additionally, we can keep our island roadways and abutting properties clean and neat by chipping in with the occasional vegetation trimming and roadway blowing in front of our homes when possible. I look forward to working with you and volunteering with everyone throughout the year.

#### Collections –

The Board had made tremendous progress on collection from delinquent accounts. Many accounts that were once delinquent are now being paid toward on a regular basis. With the economy improving it appears most residents are paying on time and not becoming delinquent.

*Matt Hurley - President*



## MANAGER

### Hello Raft Island Residents Happy Fall!

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. Online payments can be made via a link on our website: [www.hoacommunitysolutions.com](http://www.hoacommunitysolutions.com). One time or recurring payments can be made via e-check or with a debit or credit card. ACH automatic debiting is also available to residents. 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).

Please also make sure to contact me with any changes to your mailing address, phone number or email address so that we can keep our records updated.

The lock to the boat launch gate was changed in early September. If you need new keys, they can be purchased at the HOACS office for \$5 each. Checks only please! The new parking passes



were mailed to all owners at the beginning of the summer. The new passes are a sticker decal and must be permanently adhered to the driver's side of the windshield in the lower corner. A maximum of 2 passes per lot can be issued. If you sell your car, replace your windshield, etc, please bring the old pass to our office if possible, and we will swap it out for a new one. If you do not have the old pass

and need a new one, they are \$5 each. Replaced pass numbers will be placed on the invalid pass list and any vehicles displaying invalid passes may be subject to towing.

Thank you!

*Janet Biggs - Community Manager*

## RIIA PARK SUPERINTENDENT

As we have all seen, the new bus shed is complete, all except a few final touches such as stain. Thanks to Matt Hurley, Ray Parks, Doug VanDoren, and Steve Thoresen. Special thanks goes to Nichole Hurley for bringing lunch and running errands. There were others who played a big part in changing the design from the first shed. A special thanks to a few people on the island who gave their input to make it more open. Additional thanks to Sean Taylor for suggesting we move the Raft Island sign inside and put it on the back wall. So, the guy my wife is married to cleaned up the sign and repainted it.



A lot of people think this is just a bus shed for the kids, but it is actually, **“Grand Central Station.”** A place for adults with small children to get out of their cars in the morning and afternoon in the rain to congregate and build relationships.

As I was cleaning up the work site, a woman who lives off the island gave a big thanks to all the Raft Island community for building the bus shed. She reminded me there are a number of off-island kids who catch the bus there. You never get a second chance to make a good first impression. This bus shed makes a statement about who we are on Raft Island.

In September, Island Resident, Jeff Lynch saw that some boards on the floating dock needed replacement, so he took it on his own to fix and replaced them. Thanks, Jeff for your community

initiative. The floating dock is the next big Island project set for next spring 2019.



This second building project for this year is the boardwalk to the floating dock. That renovation is almost complete with the help from Jerry Argenzio-West, Dean Jaquish, Matt Hurley, Greg Scea, Ted Smith, and Darrel DeHaven. We are replacing the walkway decking and the railing. About five years ago the walkway was destroyed by a storm and about half of it was replaced by a community work party. We used most of the old material and flipped all the deck boards. Now those boards are really showing wear and it is time. It will look beautiful when it's all done.



Matt and I did some brush cutting and got a burning permit from Gig Harbor Fire. With the help of Erin Carman and her two girls, Grace and Ashley. And that famous island girl I am married to, Sue Neil, they pulled brush and had a nice burn pile on Saturday the 27<sup>th</sup>.

Finally, we ordered and installed two additional concrete picnic tables. Again, with community help from yours truly, Joe Carman, Brent Palmason, Jonathan Wentlandt, and Matt Hurley. Two tables

on that beautiful community beach were just not enough for the number of families who enjoy it on a nice summer weekend. The tables weigh in at about 800 pounds each, so having them stolen shouldn't be an issue.



In this photo, you'll notice the lame playground equipment. The island is doing a study on whether or not we should replace it. I know when we moved



here ten years ago I brought my six-year-old grandson to the Raft Island beach. He told me then that thing was stupid, and he never played on it again. Wouldn't it be great

to have a place for your kids and grandkids to play? He is sixteen now, and I wonder how much time he would have spent here on the island if we had a beautiful facility. If you are a parent or a grandparent with small children, make sure you fill out that survey. If we get a new one, maybe I can even get my grandson Hudson, who is in high school to drive over and play on it, or maybe he will bring his kids over in years to come.

### RAFT ISLAND TREASURER

The CPA's are working on the audit for fiscal year ending June 30, 2018. The board has been working with our attorney to pursue the few homeowners seriously delinquent in paying their dues. As a result, we received nearly full payment from one homeowner and two are on payment plans to come back into compliance. Thanks to all of you who pay on time.

Did you know you can pay your dues by credit card? See the manager's article for details. In September Janet Biggs, the island manager, and I met with the USDA representative for the Civil Rights Compliance and Security review. The review went smoothly and we were found in compliance.

*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: 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 (September 30, 2018), the total market value of this fund was \$278,519 with a cost basis of \$221,988. This includes \$128,901 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 \$149,618 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 (September 30, 2018) the General Fund investments totaled \$150,513. This amount is 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 have a cost basis of \$110,537.

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

*Mike Hirko-Chair*

## SECURITY

If anyone is interested in volunteering for the island Security Committee, please contact Janet. Mike Neil will be taking over and welcomes any assistance.

We live in a close-knit community where neighbors continue to look out for one another. I am happy to mention that we have not had any major concerns related to theft, burglary, etc., in the last several months. Please continue to get to know your surrounding neighbors to allow for communication if something seems out of the ordinary. Another great option is the Raft Island Community Connection Facebook group. Although it is not a RIIA Board sanctioned page, it is another great forum that allows for immediate communication among residents. I understand that we will never be able to ensure our island is completely crime free however, we are doing a really great job thus far.



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



Once again, I continue to hear of complaints about speeding vehicles. Neighbors are fearful of doing yardwork near the road for this reason or simply walking their dogs. I know many residents live in parts of the island where they do not experience excessive speeding, but I can guarantee you it does exist. This problem of speeding will not improve until we all start respecting the posted 15 mph island speed limit.

(SECURITY continued)

In October, a Pierce County Deputy Sheriff was hired to collect data on speeding over our island bridge. Many years ago, RIIA entered into a signed agreement with the Sheriff’s Department to enforce speeding from the entrance of Raft Island Drive (by the bus stop) to the end of the bridge on the island side. For sake of simplicity, per law speeds cannot be enforced on private roadways if less then 20-mph. Hence, island side roadways are exempt from enforcement as they are set at 15-mph.

In a little over 3 hours, the deputy stopped 24 vehicles. A total of 22 vehicles were stopped for speeding. Only warnings were given. No vehicles were stopped if going between 20-30 mph. All vehicles stopped were going at LEAST 30+ mph. The top speed was 41-mph. Of the 22 vehicles stopped, 18 were “residents” and 4 were “non-residents.” Approximately 82% of the vehicles stopped for speed were “residents.”

Please remember that the Pierce County Sheriff’s Department Peninsula Detachment, which serves Raft Island, has a minimum staffing level of 2 deputies for 128 square miles. Geographically, that stretches from the Narrows Bridge to all of Key Peninsula. We must all do our best to respect the island speed limit and protect one another from harm. I am sharing that fact to also re-enforce why communication with your neighbors is so vital and can protect our community from becoming an easy target from those with bad intentions.

*Matt Hurley - Security*  
*Mike Neil - Security(new)*



## EMERGENCY PREPAREDNESS

Earlier this year the Raft Island Improvement Association (RIIA) Emergency Preparedness Committee (EPC) conducted an island wide survey on membership interest in developing an island wide emergency plan. The results of the survey clearly show that islanders would like to leave Emergency Preparedness Planning as it currently is, each resident being responsible for their own family emergency plan.

RIIA members did express through the survey a strong interest in acquiring additional Emergency Planning information for their use and planning. Based on this feedback the EPC asked the RIIA Board if a special Emergency Planning Information Exchange could be planned for the island. The board approved the event and agreed that the best opportunity to stage the event would be the next, 2019, RIIA Annual Meeting.,

While the Emergency Planning event is still in early stages of development the central idea will be to arrange for additional Emergency Planning expertise to be available at the meeting to answer members planning questions and to share relevant family planning information from subject matter experts, Federal Emergency Management Agency, Washington State Emergency Management, and Pierce County Emergency Management etc..

The exact date and time of the 2019 RIIA Annual Meeting has not yet been set. When the board sets the date and time the EPC will release the anticipated Emergency Planning topics and participants list.

The EPC looks forward to your participation and feedback on our 2019 planning even.

*Doug Van Doren-Emergency Preparedness*

## Island Officers and Trustees

President	Matt Hurley (#182)
Vice President	Charlotte Crain (#8)
Treasurer	Anne Scea (#192)
Secretary	RJ West (#70)
Trustee	Rich Swenson (#219)
Trustee	Mike Hirko (#113)
Trustee	Jim Cushing (#244)
Trustee	Peter Joyce (#69)
Trustee	Doug Van Doren (#22)
Trustee	Jesse Williams (#58)

### Investment Committee

Mike Hirko / Chair (#113)  
Monica Butler (#101)  
C.W. Middleton (#45)

### Bridge Committee

Open position

### Volunteer Committee

Open position

### Parks and Recreation Committee

Mike Neil, Chair (#2)

### Security Committee

Matt Hurley, Chair (#182)  
Mike Neil, Chair (#2) *new*

### Roads Committee

Open Position

### Emergency Preparedness Committee

Doug Van Doren, Chair (#22)

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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)

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