

HOLIDAY HIDEAWAY ASSOCIATION NEWSLETTER

Issue 7

OCTOBER 2015

Your Board of Directors for 2015-2016

Sharon Schlittenhard, President
Matt Enos, Secretary
Sharon Hughlitt
Pat Harrigan

Gary Rainwater, Vice-President
Bill Rainwater, Treasurer
Wendell Phillips

board@hhwater.org

Association Staff

Cas Hancock, Business Manager
Bonita Smith, File Clerk

Darcy Daniells, Bookkeeper
billing@hhwater.org

Water Co. Staff

Cas Hancock, Business Manager, back-up Operator
info@hhwater.org

Darcy Daniells, Bookkeeper
billing@hhwater.org

Tama Campbell, Operator in Responsible Charge
hideawaywater@gmail.com

Bonita Smith, Groundskeeper, File Clerk

Jason Krapf, Field Assistant

Aaron Callero, Field Assistant

ASSOCIATION NEWS

Board Members David McKibben and Larry Bohall have stepped down from the Board to work on other things. Please join the Board to say **THANK YOU BOTH for your years of dedicated service to our Community.**

We have two new volunteers elected to the Board of Directors: **Please welcome Matt Enos and Pat Harrigan.**

We are expanding our Newsletter to quarterly issues, to be posted only on www.hha.octopia.com.

The April issue will be mailed to water customers without e-mail addresses.



We would like to remind the Membership that boats stored at Cook's Cove and Long Bay need to have owners name and phone number clearly marked on the hull of the boat. This will also help with identifying boats that may be abandoned.

Members are asked to remove their boats by Saturday, November 14, 2015 to enable repairs to the area before the Winter season and to prevent the boats from drifting due to high-tide or storms. **If you do not remove your boat, it will be moved to prevent delay of the improvement project.**

Many thanks are due for **ALL** volunteers who have spent time over the years cleaning up and improving Cook's Cove, Deadman's Bay and Long Bay.

A major portion of the work needed on Long Bay is the responsibility of the Skagit County Road Department and the Board is working with them to be certain the efforts of our volunteers are coordinated with their plans. Progress is being made.

Please contact Pat Harrigan or any other Board Member (board@hhwater.org) if you would like to volunteer to get this project finished.

A few reminders:

With wildfires that burned in Washington and in B.C., please be aware of the wildfire hazard.

At the time of this printing, the burn ban has been lifted in Unincorporated Skagit County. Fires are allowed, but still pose a fire hazard. They must be small, containable fires.

Do not leave ANY fire unattended at any time.



Please make an effort keep your lot clean and uncluttered.

Please do not park at the boat launch.

Parking cars on the roads is dangerous, please park on your property.



Dixon Elder has again done a wonderful job cleaning up and planting bulbs throughout the Hideaway this year. Be prepared to enjoy the burst of color come next Spring!

Many thanks to Dix for his hard work.

For all community property, please practice caution when using any facilities.

Interested in Serving Your Community?

The Holiday Hideaway Association (H₂A) is the community organization that serves the H₂A community. In addition to taking care of the three common properties, the Association also owns, operates, and administers the Holiday Hideaway Water Company (H₂W), which is the state certified drinking water distribution system.

The Board for the Association and the Water Company is made up of volunteers from the Membership property owners. Meeting commitments vary somewhat, with a formal meeting scheduled for the last Sunday of every month, with occasional changes. The Board presides over the Annual Meeting of the Association which reviews membership revenue and expenditure and hears reports on the Water Company. The Board, with input from staff, sets rates for water and plans for the long term capital maintenance and improvements of the water system.

If you are interested in giving back to the community and want to serve on the Board please get in touch with the President, or any of the Board members, at board@hwwater.org.

The problem of uploading of documents has been resolved. Board meeting notes and other documents are once again available on our webpage www.hha.octopia.com.

The Board meets monthly to discuss any issues for our Association Members and our Water Customers



We hope you all enjoyed a wonderful summer!

ASSOCIATION MEMBERSHIP CHANGES

We have had requests for Membership from properties in Holiday Hideaway Division 2. In our research to see if this was feasible, we discovered the following in our Articles of Incorporation, Article VI, Section 2:

“ Every person or entity who is the owner of any lot (or tract) in the area commonly known as ‘Division II’ or ‘Square Bay’ shall by reason of such ownership be eligible for membership in the corporation upon application to the Board of Directors in such form and upon such terms as the Board shall prescribe...”

A policy has been put in place for accepting applications for Membership from these neighbors. The following are to be completed by owners of those properties requesting membership.

Submit copy of Warranty Deed, Quit Claim Deed or other such instrument that contains statement of eligibility of Membership in Holiday Hideaway Association (aka Holiday Hideaway Country Club); payment of Application Fee of \$50.00; current Filing Fee for Skagit County Recording; current year's dues amount; and the signed Application and Agreement. Upon approval, proof of accepted Membership will be recorded at the Office of the Skagit County Auditor.

We have also had requests for Membership from properties of lots in the Upland Drive area, and we are researching this as well.

Some lots in Upland Dr. area wish to be water customers, and we are in the process of assessing whether or not we can add them to the Retail Service Area (RSA) of the water system. This process involves assuring Washington State Department of Health Office of Drinking Water that we have sufficient water, in the aquifer and in storage, to adequately serve all of the usable lots within our current RSA, as well as any additional lots. This is a time consuming process. We apologize for the delay.

H₂ASSOCIATION AND H₂WATER INFORMATION

Questions about Association dues or Water bills may be sent to Darcy Daniells at billing@hhwater.org or call 360-299-4535.

PLEASE DO NOT USE DARCY'S PERSONAL PHONE NUMBER.

If you have any questions about water system business, please feel free to ask Cas Hancock via e-mail sent to info@hhwater.org or call 360-770-4633.

If there is a WATER EMERGENCY, please call Tama Campbell at 360-333-0107.

Help Save A Tree

If you do not already receive Association and/or Water Company news via e-mail, please send us an e-mail with your Name and Lot Number (s) and you may also update your mailing address. Please send to: info@hhwater.org or billing@hhwater.org so we may add your address to our book. Your e-mail could be as simple as this (assuming you send it from the e-mail address you want us to use):



Jane A. Jones, Block 12, Lots 1, 2 and 3,
or to change your Mailing Address.

This can work as an update of mail and e-mail addresses for the Water Company as well as the Association .

Please remember that we do not share your information with anyone, it is for our use only.

Please be sure you send all payments and other mail to whichever is appropriate:



Holiday Hideaway Water Co.
6967 Holiday Blvd.,
Anacortes, WA 98221 -8909

Or

Holiday Hideaway Association
6967 Holiday Blvd.,
Anacortes, WA 98221-8909

WINTER IS COMING!!

Ready or not, winter is coming. We have already had chilly temperatures. As typical with Fall weather, the days are warm enough that a quick overnight freeze isn't a major problem...yet.

Soon, though, those cold temperatures will be around day and night, which means a greater risk of water freezing in pipes. THAT means a greater risk of bursting pipes, lots of damage and a large water bill (since water loss due to freezing is "preventable", our leak adjustment discount does not apply to water loss due to burst pipes from freezing).

If your home will be vacant this winter, please observe the following:

- Close off foundation vents to prevent cold air from coming in, and cover the vents with wood or Styrofoam.
- Shut off outside water taps and drain the valve by removing garden hoses.
- Make sure outside pipes and inside, unheated pipes are well insulated.
- Shut off and drain the indoor water system as well. Turn off the main valve, turn on all faucets and flush the toilet, then shut off all the faucets. Make sure the water heater is turned off during this process. Drain the heater, as well as pipes for the refrigerator, dishwasher and washing machine.
- Make sure the water is nearly all drained from the toilet tank (it may take a couple of flushes once the water is turned off), but try to keep a bit of water in the bowl to prevent sewer gas from backing up into the toilet – and the house.
- Keep all cabinets open to keep the pipes warm inside.
- Turn thermostat no lower than 55° to help keep pipes warm inside.



Shutoff Valves for Your Home:

If you are leaving your home, even for over-night, it is recommended that you turn off the water to your home. The plumbing in many homes has a master valve that will do this. If your home does not have such a valve, there is a valve in your water meter box, which will also allow you to turn off the water to your property. The valve in your meter box requires a special wrench, which we make available to people to

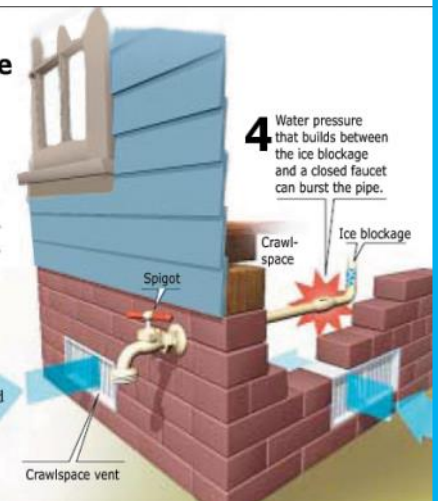
"borrow". One of these wrenches is available on the exterior of each of the Water System's three building sites (adjacent to the entry door). Once you have used the wrench to turn off (or turn on) your water, please return it for others to use. Better yet, purchase a wrench and keep it at your home (such wrenches are available at large hardware stores).

If you turn off your water, also remember to turn off the power to your hot water tank. If, by chance a leak drains your plumbing, the hot water tank could be damaged if it remains "on" while there is no water in the tank. If you intend to be gone for several days, it is a good practice to turn off your hot water tank as a way to save energy. Switching to a tankless hot water heater may be a good alternative if your home is often vacant.

Why frozen water will burst your pipe

Unprotected pipes are susceptible to cold temperatures because water expands when it goes from liquid to solid form.

- 1** A gallon of water, when frozen, will expand to a volume 9% greater than the original gallon.
- 2** Ice blockage becomes more likely when outside temperatures drop to below freezing.
- 3** A cold wind reaching unprotected pipes quickly removes heat and increases the chance of ice formation.



If you are planning to remain at home during the winter, here are some useful tips:

- Drain water from sprinkler supply lines, disconnect and drain outdoor hoses. Don't cap the outside valve – leaving it open will allow any remaining water to expand outward, rather than expanding in the pipes and eventually breaking them.
- Insulate all pipes that run outside or along an exterior wall if possible, using pipe sleeves, foam, tape or even newspaper. Caulk around pipes where they enter the house. Make sure the pipes in indoor, unheated areas are well insulated, including attics, basements and garages.
- Open cabinet doors to allow warm air to circulate to the plumbing.
- Let a trickle of water run from faucets during extremely cold weather, which will help keep it from freezing in the interior and exterior pipes.

H2A and H2W FINANCES



The Board wishes to conduct a FINANCIAL REVIEW of both Association and Water Company records in November-December each year.

Do we have any Members with an accounting or bookkeeping background who would volunteer to review the financial records? If so, please contact a Board Member or send an e-mail to board@hhwater.org.

The Construction Cost Index that we use for pricing the costs of construction of water facilities and installation of individual services rises each year. Therefore, the Water Share Price, Meter Installation fee, Capital Surcharge, Meter charge and the RTS charge for 2016 will increase with the Index, as of January 1, 2016 and will show on your February billing. The percentage of increase will be posted on our www.hha.octopia.com website in November.



CONSTRUCTION

Hope you don't mind our dust! Mimnaugh Construction will be busy adding to the pressurized portion of our main water lines.

As you all know, parts of our neighborhood are steep hills. In order to provide the minimum allowable water pressure to those homes at the highest elevations, a pressurized system was installed years ago. We found the line did not extend far enough to maintain that pressure for all of the existing homes in that area, so this fall we are extending the length of the pressurized portion of our water lines. We are adding 445 feet to one end of that line and 245 feet to the other end.

At the same time, we are repositioning/replacing very old lines on Joyce-Bob Lane.



With the completion of this project, and then the completion of our proposed addition of two more storage tanks and a treatment system, we will be able to serve 354 customers. The additional storage project has been on hold until we had enough money to pay cash for the construction, rather than borrow again. We can begin construction next year, thanks to the sale of two new shares this year.



When we get going with the actual construction on the tanks, we are also installing a propane powered generator that will assure that we have drinking water even if our neighborhood has lost the normal electricity supply. Our generator may not be this brand name, but this is approximately what it will look like.



Make plans now to attend
Our next



Membership Meeting
April 2016

Holiday Hideaway Association

[stamp]

6967 Holiday Blvd.

Anacortes, WA 98221-8909

[address label]