



Rainbow Springs Community Club, Inc., P.O. Box 388, Granite Falls, WA. 98252 | Phone: 360.691.2683

<http://www.rscconline.org> info@rscconline.org

Culvert Replacement Complete!

Finally! The long awaited Culvert Replacement Project is finished. After nearly a 2 year bureaucratic nightmare, numerous environmental studies, permit filings, and required engineering specifications; the project was completed the first week of July. The board wishes to thank former RSCC Board Member Floyd Smith for overseeing the project, overcoming the challenges, securing the construction bids, and being the overall "Point-Person". Floyd was persistent in his efforts seeing the project through to its completion, in spite of the fact that his tenure on the RSCC board ended before the completion of the project. Thank you Floyd!

To recap: a sink hole appeared in the middle of the roadway after some particularly fierce November storms in 2008. The water that flows through the culvert comes from the spillway at the Lake and goes down a creek to the culvert under the roadway. That stream flows under the road and spills into a pond west of the lake, and then drains downhill to the river.

In replacing the old culvert, it was discovered that the old culvert was installed with the joint connection facing in the wrong direction. This allowed water to seep through the joint, and eventually washing away the surrounding soil causing the sink hole.

Rest assured, the sections of the new culvert have been properly installed. Thank you for your patience during this project.

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Annual RSCC Barb-B-Q Potluck Picnic Sat. Aug. 21st

Mark your Calendars. We will be gathering at the Riverfront Park for the Annual RSCC B-B-Q Picnic. Hot Dogs, Hamburgers and beverages will be provided. Bring your favorite picnic side dish to share and join us at **1:00PM** for a great time of food, fun and friends. If you would like to volunteer by providing tables, chairs, coolers or to volunteer for the set-up crew please call the **RSCC HOTLINE at 360-691-2683**



Parking Permit Reminder

With the warm days of summer, many people use the River Park. The river and lake parks are for the enjoyment of Rainbow Springs residents *only*. Outsiders are not permitted to trespass and their vehicles are subject to towing and impounding. Guests are not permitted to access either park, unless accompanied by a Rainbow Springs Resident host. **Vehicles NOT displaying a valid RSCC Parking Permit are subject to towing and impounding at the owners expense.** That includes residents who are in non-compliance with the parking regulation.

Parking Permits are only issued to property owners in good standing, (without delinquent accounts) and it is the property owners responsibility to provide the issued Parking Permits to their renters. If for some reason you have not been provided Parking Permits, and are a RSCC Member in good standing, please call the RSCC Hotline at **360-691-2683**. Two permits per lot owner have been provided. If a family has more than 2 vehicles, additional permits may be purchased for \$5 each, up to, and limited to 2 additional permits. Permits may not be loaned or given to persons not residing in Rainbow Springs.

Board Seeks Bids for Ancillary Drain Decommissioning Project

Now that the Culvert Replacement Project is completed, the RSCC Board is shifting its focus to obtaining bids for next summer's project. Decommissioning of the Ancillary Drain on Rainbow Lake has been mandated, by the state, to be completed by December 2011.

The Project will require a Special Assessment to cover the costs of the decommissioning. This assessment will be in addition to the regular Annual dues that are collected each spring.

Lot owners may want to prepare for this additional financial obligation. The project was to be completed by this summer, but with the Road Culvert Repair project, the board obtained an extension from the state, to space out the cost of projects, creating less of a financial burden to lot owners of Rainbow Springs.

Continue to look for project updates in the coming RSCC Newsletters. All necessary permits, studies, and engineering have been completed and paid for in advance for this project.

Dangerous Trees to Be Removed

A certified arborist has identified several trees in our neighborhood that need to be felled. Most will be taken down by experienced volunteer help. Wood that is left after a tree has been felled can be taken on a first come first served basis. Some more dangerous jobs will need to be bid out. Please keep in mind that those of us who have chosen to live here love trees. We would never take down a tree unless it was in the stages of dying or has been deemed a hazard to residents. If you have real logging experience and would like to volunteer your time to the project please call the **Hotline at 360-691-2683**

**REMINDER: Residential Burn Permits are required for all outdoor burning of yard debris.
Check for Burn Bans before any burning.**

RSCC Debt

Recently the Financial book-keeping of RSCC was rated by an outside independent professional Accounting Firm. While the findings of the independent review gave high marks for our book keeping. RSCC garnered extremely low marks for its unsuccessful collection of outstanding debts. For the size of our association, and the low amount of our Annual Dues, the amount of debt owed to Rainbow Springs by its delinquent lot owners has been critically high over the last 3 years. Our debt is much too high for the size of our association to remain healthy and solvent. We are now trying to rectify the situation by invoicing those with outstanding balances on a monthly basis.

Despite working with lot owners, by providing multiple payment options, many residents fail to comply with their responsibility to pay their Annual Dues. A precious few have even bothered to make payment arrangements. Most residents with outstanding balances owing, have remained silent in spite of monthly invoicing, reminders, and costly finance charges added to process their accounts. Some residents feel that making a small payment once every 3 to 4 months is sufficient... It is not. If you ignored your P.U.D. or cable bill the way many ignore their Annual Dues your services would have been cut off, period.

This month, liens will be placed on all properties with outstanding balances, who have neglected to sign up for (in writing) a current 2010 Payment Plan. Be advised that the filing of liens will automatically add an additional \$200.00 lien fee to your outstanding debt, in addition to the 12% per annum finance charge. Call the **Hotline at 360-691-2683** to request payment arrangement forms. Please include your name, phone number and Division and Lot number. Failure to comply with pre-arranged payment plans, or missing a payment will result in the immediate filing of liens. **The Payment Plan must be completed within 6 months of the original invoice date of May 1st**. If you entered into a verbal agreement last year, those plans must be updated *in writing* this calendar year. We cannot continue to carry over debts from several previous years into the current calendar year.

The board of Directors has worked very hard to keep the amount of Annual Dues as low as possible. This year many hard decisions were made to keep the amount the same as last year. While our entire economy has been affected by the recession, Rainbow Springs has consistently made budget cuts to reflect the current economic climate. **Out of 223 lots, 75 owners have not paid, at over 90 days out. The board wishes to thank the 149 that have paid.**

RSCC Monthly Meetings

The RSCC Board of Directors meets once a month at one of the Granite Falls Fire Stations on the 3rd Wednesday of each month. Meetings begin at 6:30 PM. The exact fire station location is posted at the gate prior to each months meeting.

Gate Codes

A reminder: the gate code that was issued to each lot owner is not to be shared with others who are not residents of Rainbow Springs.

Visitors and guests should be directed to dial the resident that they are visiting, at the keypad phone outside the security gate. The resident simply answers their phone and hits the Number 9 to open the gate. This policy is to increase the security of the residents and help prevent crime.

If your phone number has not been added to the directory at the gate please call **Hotline at 360-691-2683** and leave a message. Lot owners may purchase gate remotes at the monthly meetings for \$15 each.

Community Service Hours Offered to Granite Falls High School Students

Two more Community Service dates are available. If you have a teen that needs to earn Community Service hours in order to graduate we have two more road clean up dates planned.

Meet at the Bulletin Board at the Lake Park Parking area.

Sun. Aug. 15th 11:00AM

Sat. Sept. 11th 11:00AM

Garbage at Riverfront Park is a Continuing Problem

If you enjoy the Riverfront Park beach please pack out all your garbage when you leave! The beach has been littered with cans, bottles and trash by thoughtless individuals who have no regards for the rules or for their neighbors. In the past we have tried to have garbage barrels chained to the posts, but a selfish few instead filled those cans with the garbage from their homes.

We rent the Honey Bucket for the convenience of those who visit the park and yet some creative and thoughtless people have used the Honey Bucket to stash their bottles, cans and garbage. The Honey Bucket will no longer be rented if this behavior continues.

We have observed that there is a percentage of this behavior being committed by outsiders who trespass, BUT a lot of it is from careless residents. People have discarded old broken lawn chairs and all kinds of things at our river beach. Non-compliance of Rule 12 in our Rules and Regs against littering will result in fines being levied against the offenders.

Please be considerate and take pride in our community.

**School will be starting soon.
Drivers, *PLEASE SLOW DOWN*
and use *CAUTION* while driving**

This year School District Budget cuts has reduced the number of bus stops, increasing the number of students who will be walking greater distances. Please be alert and watch out for “walkers”



Car Prowls Plague RSCC Residents

If you have seen the sheriff shining his spotlight around homes late at night in Rainbow Spring it is because several residents have reported seeing men trying to gain entry into cars late at night, and in the early morning hours. So far the thieves have escaped on foot.

Please take extra care and lock up your homes, cars and property. Keep areas protected with motion detecting lights, and never leave valuables in your vehicles or out in the open unsecured.



SLOW DOWN!

Please take care and slow down! The speed limit inside Rainbow Springs is **15 MPH**. Use care and caution near bus stops when school begins.

The “number one” complaint from residents is “speeders” who carelessly zip around our neighbor hoods, flying over speed bumps.

Parents, make sure you know what your teen drivers are up to; many of the complaints are regarding very young drivers.

Check out our community website

<http://www.rscconline.org>

Calendar of Upcoming Events

AUGUST 2010

- Sun. Aug. 15th – Community Service Road Clean-up – meet Lake Park 10:00 AM
- Wed. Aug. 18th @ 6:30 PM; Monthly BOD Meeting @ Granite Falls Fire Station
- Sat. Aug. 21st – 1:00 PM Annual BBQ Picnic River Park

SEPTEMBER 2010

- Wed. Sept. 8th First day of school 1 – 9
- Thurs. Sept. 9th First day of school 10 – 12
- Sat. Sept. 11th – Community Service Road Clean-up – meet Lake Park 10:00 AM
- Wed. Sept. 15th @ 6:30 PM; Monthly BOD Meeting @ Granite Falls Fire Station

OCTOBER 2010

- Wed. Oct. 20 @ 6:30 PM; Monthly BOD Meeting @ Granite Falls Fire Station
- Sun. Oct. 31st – Halloween - Gate Closed

**URGENT: Important LIEN
Information Inside**

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