

# RSCC NEWS



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

<http://www.rscconline.org> [info@rscconline.org](mailto:info@rscconline.org)

## Lake/Dam Update – Kevin Hayes

It recently came to our attention that an area of the dam, which holds back the 9-acre lake, was showing signs of erosion from below the dam berm. The erosion is significant in that it has created a sinkhole on the toe side of the dam (dam side opposite of the water side) and probing of the area has indicated that the soil is water saturated to a depth of 12’.

The issue was reported to the Department of Ecology, Dam Safety Office; as required by our emergency action plan. An engineer from DOE came out and inspected the area and determined that repairs will be required. DOE has stated that the erosion issues is currently not declared an emergency, but immediate action will be required. Those actions include:

- Dropping the lake level by 5 feet or more.
- Protecting the erosion area by tarping to prevent rain water saturation.
- Keeping people from the area to prevent further erosion through trampling in the area.
- Hire a geo technical engineer to identify the cause and location of the leak and to develop repair plans.
- Keep the vegetation down in the area to allow for better visibility in case new erosion areas present themselves.
- Complete repairs as approved by the DOE.

Repairs and engineering studies will create a further demand from community members for the funds needed to make the repairs. We will obtain several different repair options and costs and then submit them to the community for a vote.

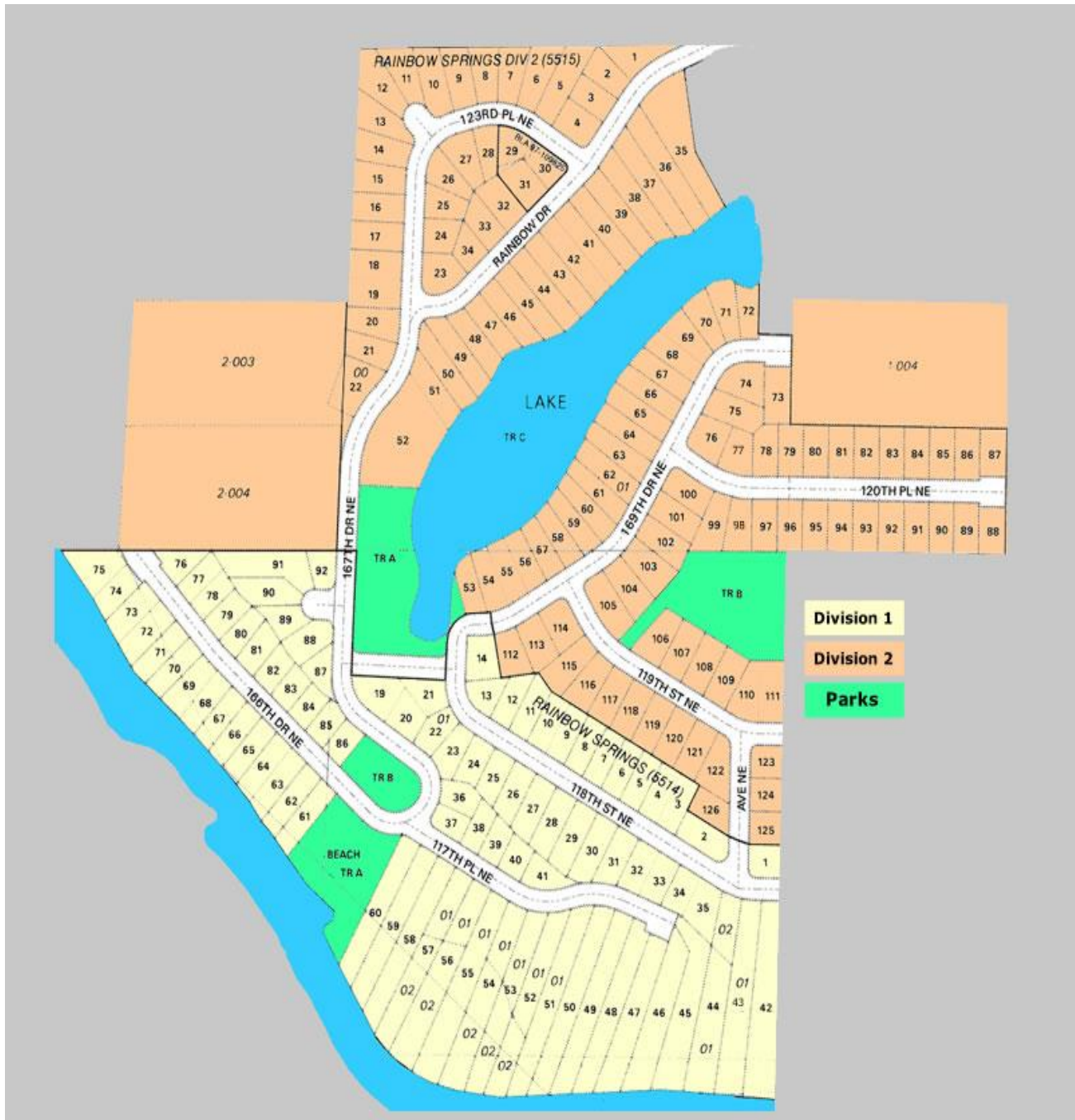
## Inside This Issue

Lake/ Dam Update/ Halloween	1
Private Property	2
Littering/ Financial Policy	3
Rules and Regs	4
Board of Directors/ Needles in our parks	5
Ask RSCC	6
Ask RSCC continued / Daylight Savings Time	7
Ask RSCC continued / La Nina	8
Ask RSCC continued	9
River Flooding Map	10
Thank you volunteers	11
Question about HOA	12
Watch for children	13
Calendar of Upcoming Events	13

## The Gate will remain closed on the night of Halloween

**Drivers, please slow down and watch out for Trick or Treaters.**





## Private Property

What most people may not realize, is that the Lake Park does not extend all the way to Div. 2 Lot 51. In fact, Lots 51 and 52 are both privately owned lots. Many people assume they are part of the park, and most people commonly trespass in that area. Beyond the last park bench it is private property. People should completely avoid that area, and particularly the area of the Dam issue and siphon pipes (as described on page one). That area is a hazard and completely off limits. Please educate your children to stay away from that area as well.

## Littering

It has been reported that since School started residents living near, or a few homes from the bus stops have experienced a sharp increase in the amount of trash thrown in their yards. Kids are tossing juice boxes and candy wrappers in people's yards, and along roads, with no regard whatsoever. Please educate your children on how to be a good community member. Better yet, teach them to not only never litter, but teach them to regularly pick up litter while walking home. It only takes a few moments to be a good neighbor.

Please be a good example to your children. One only has to view the amount of litter that is commonly dumped at our entrance, to know that we have some folks who are setting a bad example living among us.

## New Revised Financial Policy Is Yielding Results

Last year the Board of Directors has changed its financial policy to include using a professional collections agency to collect debts that have been difficult to collect. Summer of 2017 the Association entered into a contract with EACM. In the past, the Association's "debt to income" ratio has been far too high. Despite monthly invoicing, the addition of late fees, and filing liens. Far too many people have chosen to ignore paying their Annual Dues. From now on those debts will be sent directly to collections. EACM has at its disposal more effective means of collection, such as garnishing wages, reporting the credit bureaus, and court actions in the form of lawsuits. Once debts are sold to EACM we can no longer discuss that debt with the debtor. Last year the Board sent 13 accounts to collections. This year they have sent 18 accounts to collections and more are currently under consideration.

It is noteworthy to state that each month all debts are reviewed by the entire Board of Directors. It is the Board of Directors which determines which accounts will be sent to collections. It is not the duty of the Business Operations manager to make those determinations. It is also noteworthy that according to state laws, accounts can be sent to collections without prior notice or warning. If you receive a warning notice, consider that to be the last step before your account gets sold to EACM. According to our Bylaws, accounts which are 90 days in arrears are eligible for collection efforts. The Board of Directors has hired an outside CPA to conduct a full audit of our books. That Audit is currently underway.

If you are facing a genuine financial crisis and need extra time to pay your dues, you can request a payment plan. Those persons will have 6 months to pay off their account by making monthly payments. Keep in mind that if you miss a payment, the agreement becomes null and void, and you will be subject to collections. If you are unable to pay your dues on time, the worst thing you can do is ignore your monthly invoice. You should contact the Association immediately. Some members have chosen to pay their dues ahead of time by making smaller monthly payments of \$20.00 or more. Which may be easier than one large payment. To set up a payment plan or to ask further questions you can call the Hotline at **360-691-2683**.

## Rainbow Springs Community Club Regulations and Restrictions

1. The use and occupancy of each lot shall be subject to the provision of the Articles of Incorporation and the By Laws of the Rainbow Springs Community Club, Inc. a Non-profit, non-stock Washington Corporation.
2. Before construction of any structure commences, all plans must be approved by the Architectural Committee or Board of Trustees of Rainbow Springs Community Club, Inc. All construction shall be in conformity with the approved plans.
3. All construction must be new construction. No mobile home may be used as a permanent residence. Used buildings, mobile homes and trailer may be moved onto any lot for a temporary period not to exceed 3 months.
4. Any building or structure upon any tract of this subdivision shall have a completed exterior within 3 months from commencement of construction unless written consent for extension is granted by Rainbow Springs Community Club.
5. Persons building within the boundaries of Rainbow Springs must present to the board evidence of obtaining a building permit and approval by the Health District of Snohomish County.
6. All clearances and/or permits will have to be in compliance with the Health Department, Building and Plumbing Code Department, and the Public Utility District of Snohomish County.
7. Any lot owner diverting water from its course must provide a substitute course through his property.
8. Speed limit 15 MPH.
9. Private road usage for lot owners, guests, mail, delivery and garbage services.
10. Guests must be accompanied by or with permission of a lot owner (and/or responsible member of the family) or resident while using beaches and facilities.
11. Keep the community restrooms clean.
12. Remove your garbage when leaving area.
13. All fire must be put out when leaving the beach areas or your lot and must adhere to County regulations for size.
14. Respect other lot owners rights - No loud noise after 10:00 pm.
15. The operation of any motorized boat on Rainbow Lake is prohibited. This includes electric and gasoline outboard and any type of inboard motors.
16. Each lot owner shall keep the 60 foot road right-of-way in front of their lot or lots clear of brush and trees.
17. No vehicles exceeding 10,000G GVW will be allowed on the roads without permission of the Rainbow Springs Community Club, Inc.
18. No motorcycles allowed without original factory muffler system.
19. No motorbikes or cars on dike of lake or river community area.
20. No blocking traffic on roadway.
21. No dogs on beach areas. Dogs will be on leash or under owner control at all times.
22. No livestock allowed within the community area including horses and poultry.
23. No target practice or hunting with firearms or bow and arrow of any type.
24. No overnight camping on the river beach or community areas except in designated areas.
25. No signs shall be posted on any lot without written approval of Rainbow Springs Community Club, Inc.
26. Any breach of any of the foregoing conditions shall constitute a cause of action against the persons committing the breach by Rainbow Springs Community Club, Inc.
27. ATV's and off-road motorcycles are not permitted to be driven upon the roads or upon the common areas of the community. Exception: When vehicles are used in support of community emergencies, events and or community improvement projects and as approved by the Board of Directors. ([Amended 6/27/2007](#))
28. Parking permits are required to be displayed on all vehicles parked at the Lake or River Park, and or on any common area or easement of this community. Vehicles not displaying authorized parking permits will be subject to being towed at the owners expense. (Amended)

In witness thereof the foregoing is approved by the Board to Trustees of Rainbow Springs Community Club,

Dated: March 21, 1981 , Notarized: 21st day of March 1981, Recorded: April 20, 1981 Auditor Snohomish County, WA



## Your Board of Directors

This year at our Annual Shareholders Meeting 2 new board members were added, one has since stepped down due to their work schedule. Our Board of Directors are:

Vicki Jans – President  
 John Angell – Vice President  
 Kevin Hayes – Secretary  
 Kenny Jans – Treasurer  
 Amanda Bruce – Trustee  
 Marty Schoos – Trustee  
 Pete Weinert – Trustee  
 Susie Martin – Trustee  
 Amanda Farmer Trustee

Also working for the Association, at the direction of the Board, is Business Ops Manager Annette Blandino. New openings will be posted online as they occur. Currently our Bylaws dictate that the board should consist of 9 members. To stay informed you can read the Meeting Minutes online at our official website at:

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



## Use caution when using our parks

Sadly, it is becoming more and more common to find used syringes in our parks. All persons walking in our parks should be aware of the danger in our own neighborhood. Should you find a used syringe, take care to place it inside a can or bottle and take it to Rite Aid where they will dispose of it properly in a Sharps container. DO NOT throw it in the trash. That only endangers those who dispose of our garbage. Parents, educate your children to not handle syringes when found. Find an adult to help safely remove.



## Thankfulness Pumpkin

**A Fun Family Idea for Thanksgiving. Have your children write on a Ghost Pumpkin all the things they are thankful for. Make it a new family Tradition. A Sharpie pen works great**

## **ASK RSCC – by RSCC Board of Directors – responses to actual questions asked**

**Q: My neighbor's property is a junkyard. It impacts my homes value and there are rats everywhere. Can the board do anything? Blue Spruce updated their Bylaws and now fines people for junk yard conditions.**

**A:** Unfortunately, the board has no jurisdiction on how residents maintain their property. Our Bylaws and rules do not address that issue. If you believe they are in violation of county codes you can go online and file a complaint, and a Code Enforcement officer will respond. Violators will be contacted and given an opportunity to correct the infraction. If they do not correct the issue in the time prescribed, a citation will be levied against the property owner. The first citation for junkyard conditions is \$150.00, the second infraction the fine goes up to \$300.00, and for multiple repeat infractions the fine goes up to \$500.00. The county has a vested interest in keeping property values up for tax purposes. You can go online to the county site and report infractions at:

<http://snohomishcountywa.gov/FormCenter/PDSOnline-Code-Enforcement-Complaint-Inv-45/PDS-Complaint-Investigation-Request-237>

Be persistent. It can difficult to get the county to enforce their codes. As for the rats, try calling the Snohomish County Health District and ask them to assist you. Or speak to the county Ombudsman.

**Q: My neighbor cleared all the vegetation from the Protected Natural Wildlife area along the lake. What can be done?**

**A:** Again, the Association has no recourse for County violations. You can go online and file a complaint, if you believe they are in violation.

<http://snohomishcountywa.gov/FormCenter/PDSOnline-Code-Enforcement-Complaint-Inv-45/PDS-Complaint-Investigation-Request-237>

**Q: On Sun. Oct. 22<sup>nd</sup> 2017 a neighbor fired over 40 shots from his deck with an assault rifle. We called the sheriff and they did nothing because he denied it. There were many witnesses. Can anything be done?**

**A:** Once again, the Association has no recourse for law breakers. Next time video tape him with your smart phone and call the Sherriff

**Q: My neighbor burns garbage fires regularly with thick black acrid chemical smelling smoke. I called the fire department but by the time they came out he had put it out. I know it's not legal to burn trash, what can be done?**

**A: Burning garbage is always illegal!** Next time grab your camera before you call the Fire Department to report it. If you can prove it they can probably do something about it. The smoke is usually dark black when plastic is being burned. You can also file an online complaint.

<http://www.pscleanair.org/contact/Pages/complaint.aspx>

**Q: Last week two of my neighbors had recreational fires in the evening. Both of them went inside and left them burning without any supervision. Isn't that illegal?**

**A:** While a small recreational fire is allowed in a 3-foot metal or block pit, it must be supervised. They should be extinguished if they decide to go inside.

## ASK RSCC – by RSCC Board of Directors – continued.

**Q: My neighbor's dog barks all day when they are not home. It wakes my infant up from her nap. do we have a rule against that?**

**A:** Sadly no, there is no rule that RSCC can enforce dealing with barking or nuisance dogs. Best to call animal control at: **425-338-3440** or you can file an online complaint: <https://petlicense.snoco.org/petcomplaints> you might want to make an audio file or a video if you can. Animal control often asks for photo/video evidence.

**Q: Weekly I get misdirected mail and I have called the Post Office but it keeps happening.**

**A:** We all feel your pain. We have all been there. When the Post Office is called they often say it is the work of mail thieves. Recently a board member took the misdirected mail into the Arlington Post Office and when they said it was the work of mail thieves mixing up the mail, she proved them wrong, because the mail in question was from different people from different streets all of whom had locking mail boxes, and she also has a locking mailbox, so it was impossible that it was the work of thieves, and it was misdirected. Be persistent and complain to the Postmaster.

**Q: We are brand new to the river community. Is there anything we should know?**

**A:** If your house is not raised up, make sure you have enough flood insurance. Have a plan, make your plan now before floods occur, Watch the river levels. Watch the weather. Add the app to your phone that warns of sudden flooding. Know your neighbors. You may need them in an emergency. Have a plan for your dogs and cats should sudden flooding occur while you are away at work. Give a key to family member or trusted neighbor in case your pets need rescuing. Move vehicles up to the upper park when flooding is eminent. Know how to turn off the power. Have copies of vital documents and contact info stored on a thumb drive or hard copies offsite. Store family photos where they can't be harmed. Flood stage is 14 feet but the river has been at 23 feet where your home is. Keep a bug-out bag packed and ready. Have everything you need should you have to re-locate temporarily. Line up an emergency place to stay with friends or family well ahead of time, keeping your pets in mind. Store valuables and electronics high out of the reach of water. Remember that anything you have outside may be taken away by the river. Stacks of firewood, lawn furniture, everything. Sign up to have a flood alert sent to your cellphone.

[http://water.usgs.gov/wateralert/subscribe2/index.html?site\\_no=12161000&parm=00060,00065](http://water.usgs.gov/wateralert/subscribe2/index.html?site_no=12161000&parm=00060,00065)

**Q: I need a new remote control, mine stopped working. What can be done?**

**A:** The new remotes for the gate are \$30.00 each, our cost. Call the Hotline to arrange to purchase one. **360-691-2683**. Only legal property owners permitted to purchase the new remote controls

**Q: Why wasn't there be a Community Garage Sale this year?**

**A:** No one volunteered to head up a community-wide garage sale. Anyone with the free time to set up the advertising and signage necessary, can take on organizing a community-wide garage sale.

**Q: Can we start a community garden in the field between 119<sup>th</sup> and 120<sup>th</sup> next Spring?**

**A:** Use of community property for a garden would need to go to community vote. This could be proposed at the next annual meeting.

**Daylight Savings Time ends Sunday Nov. 4<sup>th</sup>. Set your clocks back one hour and enjoy that extra hour of sleep.**



**ASK RSCC – by RSCC Board of Directors – continued**

**Q: My neighbors not only speed around on Quad Runners creating a lot of noise, but they have been riding in a vacant lot belonging to someone else. They have done a lot of damage to that property and created a track on that lot. What can be done?**

**A:** First, ATV's and off-road motorcycles are not permitted to be driven upon the roads or upon the common areas of the community. Exception: When vehicles are used in support of community emergencies, events and or community improvement projects and as approved by the Board of Directors In accordance with rule 27. In fact, the only place you can ride them in RSCC is within the boundaries of your own property. All other locations are a direct violation and create a huge liability issue. As for the trespassing issue, it is best to notify the owner of that lot when there are people trespassing. Only lot owners can report trespassing on their lots. It's best to try and video the actual violation.

**A: Someone keeps flying a Drone with a camera on it hovering over my property. We really don't like this intrusion into our privacy. What does the law say about it?**

**Q:** People can complain but its legal to fly drones. If someone is catching video of a Drone peering inside windows that is another thing.

**A: Why are the same people on the Board for years?**

**Q:** It may seem like that, but in truth 9 Board members have moved out of Rainbow Springs in the last 10 years. Another 8 have quit after serving for a time. And one Board member retired. That is a lot of turnover. The Board Members who have remained, and served more than one term, are doing so to keep the Association operational. Lack of participation is an issue that plagues all HOAs.

**Q: I read online that some people want to get an outside agency to take over RSCC and do away with the Board of Directors. Is that right?**

**A:** Unfortunately, there are people spreading mis-information online. Hiring an outside HOA management company does NOT do away with the Board of Directors at all. According to state laws. The Board of Directors would still be the governing body *directing* the management company on all items. HOA management companies only work at the direction of the Board of Directors. And they must attend Board of Directors meetings (at a charge) HOA management companies perform the duties the Board of Directors ask them to perform, for a price. There are only two ways to do away with the Board of Directors. You could always hire professionals from management companies to be "hired professional Board Members". That change would require a vote from the majority of the members. The only other way the Board of Directors can be done away with is by dissolving the entire Association and become part of the county. That is a very expensive, long and drawn out legal process that again would require a vote of the membership. This last Spring, we obtained written quotes from various local HOA Management companies and the quotes which varied were \$1860.00 per month or \$22,320.00 per year for Port Gardner Management, \$2700.00 per month or \$32,400.00 a year for Compass Management, and \$3,300.00 per month, or \$39,600.00 per year for TrueBlu. And those quotes do not include postage for billing, and do not cover many other items and services.

**According to the Farmer's Almanac & NOAA – This winter we can expect El Nino conditions. This could mean warmer wetter conditions that can also lead to flooding. Plan ahead and don't get caught off guard.**



**ASK RSCC – by RSCC Board of Directors – continued**

**Q: I heard that the Board has too much power and can change the Bylaws without the members input.**

**A:** Again, a gross mis-representation. Go online to [www.rscconline.org](http://www.rscconline.org) and read the minutes from the 2016 Annual Shareholders Meeting. For the last few years the board has re-iterated the Bylaws Process that has been a longstanding policy suggested to us by our attorney. To change the Bylaws, the Bylaws would have to go to our attorney for review, then there will be a period of time each Shareholder can review the draft. Each Shareholder will receive a link to view the draft. Then a special meeting will be held, and members can submit their input and ideas. Next, once those updates are reviewed by the attorney, members will be allowed to vote on any new changes to the Bylaws. Board Members have the same vote as any community member at Shareholders Meetings and wield no more power. Never has the board changed a Bylaw in the history of RS. Don't believe everything you hear or read. Ask a Board Member.

**Q: I wasn't able to attend the work party. Is there anything I can do on my own time?**

**A:** Yes! We are always in need of volunteers. Anyone can take on various chores on their own. We are always in need of trash pickup and weed whacking along the roads and entrance. River Park Beach always could use trash clean up. There are branches and debris that need to be removed from our parks. The speed bumps need painting (best done with two people) in the Spring. The picnic tables and concrete pads at the river park will need to be pressure washed. We have a few larger projects that need a team effort, but most of those will have to wait until Spring.

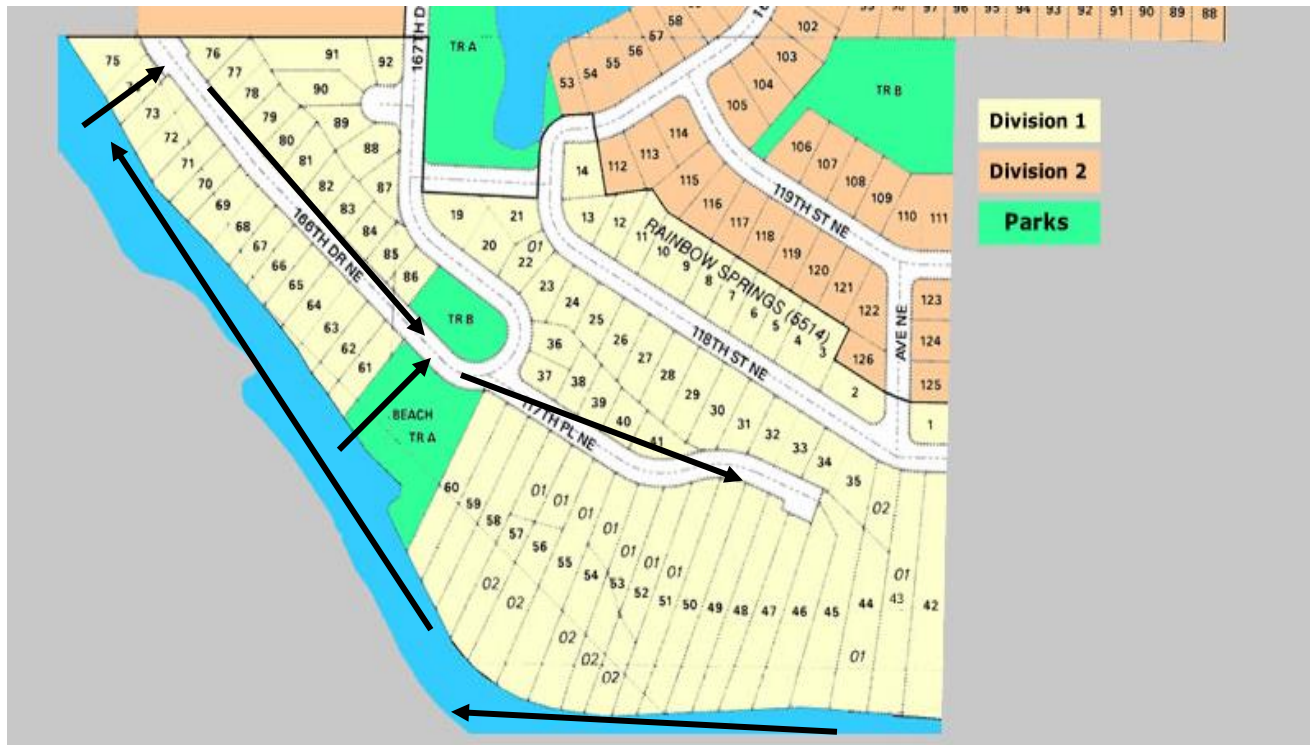
**Q: I heard that a member of the Board isn't even a part of Rainbow Springs**

**A:** This issue has come up several times. And the legality of her participation has been looked at by our professional legal counsel. The Board member in question stepped up years ago when no one else would. The only egress to her property is through Rainbow Springs. She and her husband have graciously volunteered to pay dues and assessments, and they have volunteered to serve this community, when others have not. State law allows her to participate, and it also allows for people outside of the community to serve on Boards.

**Q: When will RSCC have a Facebook page?**

**A:** The board of directors voted for and stood up a Facebook page last month. You can find and like it at: <https://www.facebook.com/RainbowSpringsCommunity/>. In the near future the website will have a Facebook feed so that information posted on Facebook will be pulled into <http://rscconline.org>





### River Flooding Map

The River bank is much higher along 117<sup>th</sup> than it is on the far North West end of 166<sup>th</sup>. When the flood waters breach the riverbank, it comes over downstream at the far end of the 166<sup>th</sup> cul de sac first, then secondly it comes over the river bank at the river park. The flood water then works its way down 117<sup>th</sup> South East from there, against the direction of the river. You can be at the South East end of 117<sup>th</sup> and think you still have time to evacuate. This is a false assumption, you do not! When you are warned to evacuate you must not delay. Things can be replaced, people and pets cannot. Don't endanger the lives of the rescuers by failing to evacuate when warned.

### Free Dump Vouchers

If you experience flood damage and have an address along the river you may qualify for FREE DUMP after flooding events. Vouchers to dispose of those damaged items. Those Vouchers are available at the local Granite Falls Sheriff substation on Granite Ave. Damaged appliances, or TV sets cannot be taken to the dump.

The best policy is to have all items secured if you live along the river. Either place them above the flood water level, upstairs or remove them from the property. Copy valuable documents and store on a thumb drive elsewhere. Even propane tanks can break free and float away during a flood. Unsecured items can become a missile and become the reason your neighbors homes are damaged. Move or secure all firewood. Vehicles can be *temporarily* parked at the Lake Park during flood instances, without fear of towing. Also a few residents have offered their extra parking spaces to River dwellers for temporary parking, during flooding events. For a list of those residents call the **Hotline at 360-691-2683**, or to offer up your extra space for parking during flooding events please call the Hotline. Make sure you have adequate flood insurance **NOW**. It takes 30 days to become effective. Have a plan and have a "bug out bag" ready at all times. Don't forget to make a plan for your pets. We are in a La Nina weather pattern this year which means possible flooding **Nov, Jan. and Feb are the biggest flooding months.**

## Thank you, Volunteers!

Two Volunteer Work Parties took place this summer and the following people came out to share their time and talent. Their work also helped keep down operation costs. Others have volunteered their time as needed throughout the year. Thank you all!

### **Work Party - Sat. June 23<sup>rd</sup>**

Vicki Jans – BOD President  
Kevin Hayes – BOD Secretary  
John Angell – BOD Vice President  
Amanda Farmer – BOD Trustee  
Liz Weinert – BOD spouse  
Wesley Farmer – BOD spouse  
Jacob Bruce – BOD spouse  
Marianne Ramona – BOD partner & resident  
Julia Ruth – friend of the Farmers  
Annette Blandino – RS Bus. Ops

### **Work Party - Sat. July 7<sup>th</sup>**

Kevin Hayes – BOD Secretary  
Pete Weinert – BOD Trustee  
Betsey Weinert – BOD Spouse  
Annette Blandino – Business Ops  
John Yauger – 20-year resident  
Adrienne Walker – new resident  
Samantha, Evie & Jayden De Pano – 2 year residents

### **Other Honorable Mentions include:**

John Yauger & Annette Blandino – secured the needed items, and installed the new stop and street sign and post that was taken and never recovered from the corner of 123<sup>rd</sup> and Rainbow Drive  
Alex Rice – Made a temporary cover for the vandalized Dam Cap Lid, patched a pot hole near the Lake Park  
Kevin Hayes – cleans out the Dam Strainer, Gate Management  
Josh and Chere Dormier – Cleaned the Dam strainer regularly  
Zeke Kingsley – mowed the entrance to Track B  
Marianne Ramona – Weed whacked the gate and entrance area and cleaned overgrowth off the road  
Matt and Christina Gaylor – former residents, Weed whacked the brush overhanging the road on 167<sup>th</sup> (road down to river park) we will miss you!  
Bob Carmody – washed all the traffic signs in Rainbow Springs  
Kenny Jans – gate maintenance  
Jay Martin – regularly cleans the trash at the river beach  
John Yauger & Annette Blandino – Filled 5 potholes and repaired one speed bump  
Kevin Hayes, Marty Schoos, Vicki Jans – have worked tirelessly in coordination with the State Department of Ecology on the Lake/Dam Repair Project, by setting up the siphon to lower the lake level.

## Question: Why can't we just dissolve the Association?

**A:** This question comes up every year, in spite of the fact that everyone who lives in Rainbow Springs, knew prior to moving in, that we are a Private HOA. Again, it is not that simple. It is a very long, complicated, and costly legal process, which has been researched. The process to dissolve the Association could take years.

- A vote to dissolve the Association would have to be held
- Legal representation would have to be secured at a cost, to oversee the process.
- A trust would have to be started to handle the funds.
- Next, we would have to voluntarily surrender our non-profit status at the state level, prior to any monetary transactions. This would make all common areas immediately taxable at the county according to a property tax assessment done by the county. Since the final process of dissolution could take years the Assoc. may have to cover the property tax assessments on the common areas for a few years.
- Surveys would need to be done and paid for, prior to any sales.
- All Assets would have to be sold off.
- The gate would be removed, if you are enjoying a discount on your homeowner's policy for living in a gated community, you will lose that discount.
- Your property value would also be decreased, once you no longer live in a gated community.
- Outsiders would gain access to our community.
- The Lake Park, Track B and the River Park, River Park overflow parking lot would be sold. River and Lake access for residents would end. Only residents owning waterfront would have waterfront access.
- The funds collected from the sale of common areas would be held in trust, to apply towards county mandated upgrades, but would likely fall vastly short, since the county would require all 2.6 miles of roads to be widened.
- Drainage would be installed where the county deems necessary, at our expense.
- Lighting would be installed, where the county deems necessary, at our expense.
- The speed limit would be increased. The lowest allowable speed limit would be 25 MPH
- Speed bumps would likely be removed by the county.
- All property owners will be assessed a very large assessment to cover the county mandated improvements. Those assessments could be levied in a 15- or 20-year assessment. That is in addition to your own property taxes.
- The lake will revert to county and state control. There would be no lake or river access for residents, except for those that own waterfront properties.
- Significant legal funds would need to be available since the county has expressed that they do not want to take over the community, and legal challenges may be necessary to get the county to take over.
- Also, some residents may likely file lawsuits challenging the dissolution of the HOA, since it would adversely impact their property values, and quality of life.

Years ago, the HOA forced the county through a lawsuit, to bring in the county water mains. That was only after a long drawn out legal battle. This was after our well water was found to contain unsafe levels of Arsenic from years of mining up stream along the Stillaguamish River. The county levied a \$5,000.00 assessment per lot, to cover the cost of the water main construction. What followed was a significant "sell-off" of properties in Rainbow Springs by the property owners who could not afford that assessment. Many properties went into foreclosure for unpaid county taxes and water assessments. Of the founding families that stayed, most had to enter a payment plan at the county to pay off the water assessment over several years. This is all public information available at the county.

It was not until the county brought in the water mains that the remaining lots were bought by a developer who built most of the homes that exist today.

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It is getting darker in the mornings and afternoons, please watch for children walking to school or near the bus stops.



Our Website is :  
[info@rscconline.org](mailto:info@rscconline.org)

## Calendar of Upcoming Events

### OCT 2018

- Wed. Oct 31st – HALLOWEEN – Gate Closed

### NOV 2018

- Thurs. Nov. 22nd – THANKSGIVING
- Wed. Nov. 28th – @ 6:30 PM - BOD Meeting – IGA Café – *provided we have a quorum*

### DEC 2018

**No BOD Meeting due to Christmas**

### JAN 2018

- Wed. Jan. 16th – @ 6:30 PM - BOD Meeting – IGA Café – *provided we have a quorum*

**PLEASE SLOW DOWN – *The speed limit is 15 MPH***

Rainbow Springs Community Club Inc.  
 P.O. Box 388  
 Granite Falls, WA 98252