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NEWSLETTER

May 2021

SPRING INTO ACTION



'Pride of Home-ownership' goes hand in hand with the ongoing process of Home Maintenance!. A little preventive care first could save time and \$\$ down the road. From raking leaves and replacing shingles to cleaning disposals and replacing batteries in smoke detectors, there is always something to take care of. Since many of us are spending more time than usual at home right now, this may be a good opportunity to tackle some of these important tasks. Role up your sleeves and add a few checkoffs to your spring cleaning lists.

Checklist items you can tackle now and throughout the year to keep your home running smoothly.

1. Do an exterior curb appeal check
2. Clean out your gutters
3. Access and replace screens
4. Trim trees and brambles
5. Check your outdoor furniture
6. Clean the Grill, check propane
7. Inspect AC units, Replace filters

By taking time now, you will gain time to enjoy the outdoors with warmer weather

AMENITIES UPDATE

Drumroll please... new table and benches are out and ready for everyone's enjoyment around our lake and parks. To those selfless Volunteers who have gone above and beyond for all of us, a really big thank you!

WE'RE LOOKING FOR BOARD MEMBERS!



WE HAVE MADE A FEW CHANGES



Our community operations are an essential part of keeping our community going. To ensure the best possible handling and consistency in community accounting regardless of BOD changes we have officially made the switch to MacPherson's Property Management effective May 1st.

All requests will still go through the BOD and will be forwarded as appropriate. - additional information is located on the website.

WELCOME TO THE NEIGHBORHOOD!

2021 we have welcomed many new homeowners to the RSCC Community.

WELCOME!



GATE UPDATES!

We want to thank you all for your engagement and participation through the painful process of repairing the gate!

We are beyond excited to announce that we are ready to set a "go live" date for the gate operation. The gate will resume operation on 5/20/21!

It is with great pleasure to announce that all existing gate remotes WILL WORK with the new system!



In the event you do not have a fob your individual code that was mailed in March will work at the keypad.

As a reminder any additional remotes can be purchased for \$30 - If you wish to order another remote please contact us.

For any homeowners that have already requested remotes please keep an eye open for communications from the BOD to arrange billing and delivery.

Finally, new security camera's have been installed at the gate to continue keeping our community safe!

We are looking forward to having our great amenities back!

Something to share?

Services to offer to everyone?

Please submit your thoughts to your BOD and we will review to include them on your next Newsletter.

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WE NEED YOUR HELP!

◀ SPRING 2021 ▶

COMMUNITY CLEAN-UP DAY

Individuals and Families are welcome
whether you rent or own!

Saturday JUNE 12 10:00AM

Held at the Lake Park

• PRIZES ♦ RAFFLE TICKETS ♦ FOOD & DRINKS •

PLEASE MEET US AT THE LAKE PARK FOR DUTIES, SUPPLIES, AND TO ENTER INTO THE RAFFLE. ADDITIONAL RAFFLE TICKETS PROVIDED IF YOU BRING YOUR OWN EQUIPMENT.
DUTIES AVAILABLE FOR ALL AGES AND PHYSICAL LIMITATIONS

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Announcements

Monthly BOD Meetings:

Your voice matters, please try to attend our meetings to stay updated on key information and changes in the community.

Meetings are still being held via zoom

Annual Dues are here:

It's that time of year again, annual dues are here! Given recent impacts from the pandemic we are offering flexible payment plans. Parking pass annual stickers were mailed out with dues., please use the current stickers.

HERE IS WHAT WE KNOW - COMMUNITY DAM UPDATE

In late 2018 a sinkhole was discovered by a walker on the top of the dam at the north end. Since then we have retained an engineering company to work with us at the request of the Washington State Dam Safety Office (DSO).

While working with the two groups we have jumped through some hoops and learned a lot. We were advised to lower the lake and keep the head pressure low to help reduce the potential for a catastrophic failure. This was quite challenging given we were attempting to keep the budget in mind as well as noise and maintenance costs down. We decided that a siphon system was the best option. This system is the 4 white pipes you see on the dam towards the north end, they are actually at the site of the sinkhole. These siphons are placed at this point due to the geographic advantages for their use. Also, you may see the 3 gas pumps installed at that location. These are backup to the siphons (which are finicky). The systems require regular checkups and maintenance to keep the flow and the gas engines running (when required).

We have also updated our Emergency Action Plan with the DSO as required in accordance with DSO procedures. This required some leg work from the board members to get current information from Homeowners and those who gain access through our road system. Part of the EAP is to install an egress / emergency access road in case there is a catastrophic failure and the road is compromised. We have started the process of maintaining the vegetation and having the survey done on the proposed area. We are still exploring alternatives to ensure the best action is taken.

At this point, we have nearly completed the necessary steps to begin getting bids for the work of the actual repairs to the dam, we are at the mercy of engineers and the government. We are waiting with the DSO to grant approval of the site plan that was issued by our engineers. It has been a lot of work and communications between engineers, the BOD and the DSO. Recent events regarding COVID have caused slow downs around our progress.

The basics for the dam repairs are as follows:

Dig 300 feet of the dam, 5 feet wide, and 12 feet deep, replace with specified material, and install finger drains on the dry side of the dam toe every 50 feet. We are going to do our best to have the dug out dirt not leave RSCC property, this will reduce cost in trucking and time. If you know any contractors who may be interested in the work, please let us know, we will be entertaining bids. We DO NOT have plans that we can release yet, they must be approved by the DSO before we can release them.