

A Cabin in the Woods

Issue 9

July 20, 2007

Northwoods Newsletter



PRESIDENT'S CORNER

There is nothing like summer at Northwoods and as you all well know, the camp is very busy and alive with activity.

Recently, on Memorial Day weekend, we experienced our first indication a reminder is in order for mutual respect of all our rules and reasonable quiet times. Some generators were left running well past 10:00 PM, ATV/Golf Carts were operated at high speeds by minors with no adult supervision and the Fire Pit area had a loud party going until after 1:00 AM. I understand many of the folks in violation may be visitors or guests, however, in each case, a cabin owner is responsible for the conduct of guests. As the summer continues, very stiff fines may be handed out if there is no improvement in following the rules. Many of our members have contacted the Board with concerns about noise and road safety.

There have also been some questions raised about renting out cabins. Please refer to your Waterfront Sublease and the Northwoods By-Laws. There are a number of references to rentals and none prohibit renting a cabin. The Board cannot arbitrarily change or amend the substance of the Master Lease or the Waterfront Sublease.

The Board of Directors has discussed several items that will be forthcoming. We have requested a road easement from Pacificorp to allow entry and exit through the road immediately to the north of the Northwoods property line. If the easement is granted we will widen that road and block off the current steep and curved entry road. The new access road would be cut in to enter the Northwoods between Cabin #1 and Cabin #111. This will reduce traffic significantly on the hill road near the common area and certainly reduce road wear and dust throughout the camp.

As the number of complaints arise about pets in the swimming area, we have started improving the slope to the south of the boat dock ramp and creating a pet's only swimming area. Please be reminded responsible pet owners keep their pets on under control while moving about the camp and clean up waste as it occurs. We hope to finish this project this summer.

Continuing as an impact item this year is our water system policies and water demand maintenance. We must continue to conduct inspections of all cabin-side water shut-off valves. Many valves are leaking, inoperable or not used at all. We must insure the lot water shut-off valves are not being used as the primary source of flow control. This reduces the long-term cost of our system and reduces the large loss of treated water due to leakage. Please help us with this initiative and ensure you personally inspect your cabin water valves while the weather is good.

Without the spring feed of water for the future, we all need to practice sensible water conservation to avoid the need for

large assessments to pay for generator driven water pumps. IMPORTANT information is included in this newsletter about WINTERIZATION. It seems every year folks leave for the winter and do not take adequate freezing protective steps. This past winter was no exception. These line breaks have emptied our 60,000 gallon system and required many days of painstaking work to discover and repair the breaks. Also note the Board has created a fine structure for improper use of Northwoods water.

Visual cabin inspections continue and many have some clean up work to do. Cabins considered being beyond the acceptable standards of our Lease and Rules documents may be cited to encourage compliance. Let's all take a look at our cabin sites and see what we can do to police up and spruce up.

Last year's change from the Board included the elimination of the Common Area quiet time as 10:00 PM. Instead, the Caretaker would monitor noise levels during all weekend evening hours to remind folks to be respectful of the folks living near the Common Areas. The quiet time issue is back on the Board Agenda to reinstate as folks will just not cooperate in keeping noise to a minimum after 10:00 PM. The boat dock curfew remains at 11:00 PM. Please, also let your visitors know about controlling noise levels while at the Common Areas.

Please be reminded our Caretaker is not a policeman and is not expected to police problems beyond the cooperative approach. The By-Laws have specific fines outlined for verbally or physically abusing the Caretaker. As a result of some cabin owner's angry, profane verbal abuse, one of our Caretakers has resigned. This additional Caretaker was added as a direct result of you folks wanting more coverage. We are not here for your abuse. Our Caretaker will offer initial warnings and will follow up with citations for those who do not heed the warning. Each of you who feels it is necessary to issue a complaint, must be prepared to sign your complaint so the Board may be informed of the problem and deal with individual cabin owners. The Caretaker will deliver your complaint to the Board for action.

We are continuing to experiment with a new type road sealer again this year. The seal solution is environmentally friendly and will not damage the surrounding flora and fauna. It will greatly improve the summertime dust problem and the cost is not prohibitive. If it works as advertised, we will continue the process.



Sincere thanks to all the folks who donated to the 4th of July fireworks. Although we budgeted funds for a portion of this event, we still needed donations. Thank you for the many contributions, and we ask for your continued support next year!

PRESIDENT'S CORNER (CONT)

We have many new folks coming to the Northwoods. Take a minute and meet your new neighbors and welcome all to the greatest little summer camp in the Northwest. Make all feel welcomed and informed.

As always, I ask you to take the time to attend your annual membership meeting coming up in late fall. If you are unable to attend, it is very important to mail in your proxy form and ballot. We need a quorum of membership to make the meeting official and resolve the approvals of ballots and budget submission. For those who have not yet seen our website, I invite you to have a look at www.netnorthwoods.com. Many thanks to Derwin and Michelle Hales for sponsoring and running the site for us.

In closing, I will be leaving the Board President position in October. I have served on your Board since 1996 and as your President since 2000. Some folks are simply unhappy with my leadership and it is time to change. Our last Annual Membership Meeting was, in my opinion, laced with folks who thought loud, negative and abusive decorum was the way of conducting business. In essence, I did not hear many positive statements and that is a clear sign of a necessary leadership change. I strongly urge you all to find a replacement for this important Board position from our membership who spends significant time at the site regardless of the season. There is far more to serving on the Board than most can visualize. Make a careful selection and let's move on.

Warm regards,
Rick Fields,
Colonel (Ret), US Army
President, Cabin 197



BOAT DOCK LEASES

By November of 2006, all docks available for lease were leased and there was a waiting list. Based on this, the board approved releasing five "common" docks to become available for lease. Before we considered this possibility, I went back through annual and regular board minutes to confirm the number 20 for "common" docks was not a sacred number established by a membership or board vote.

By the end of March all five of those slips had been leased. Now there are several people on a waiting list again. At the June board meeting it was decided not to release any more "common" docks to accommodate people on the waiting list. People on the waiting list have the option of using the "common slips" per the rules or renting one on a weekly basis. **Please observe the common slip use rules. If you have friends or relatives who use a common slip, make sure they understand and observe those rules.**

Cathryn Hodl
Cabin 82

CARETAKER'S NEWS

Welcome back to another fun-filled summer at Northwoods! Contrary to what some emails have hinted, I am still the Caretaker and I am still doing the job I have been asked to do. I care about the Northwoods, I care about your kids, and I care about all of you and your safety and property. Here are my areas of concern for this season:

Golf Carts, Motorcycles and ATVs!

Look around and once again the use of motorized recreational vehicles seem to be out of control. Speeding, lack of parental supervision (as required), basic riding safety, and proper identification violations are rampant! Year after year, I chase young riders recklessly speeding through our cabin areas, and find youngsters out on motor vehicles without adult supervision!

So, I am letting you all know right now I will enforce, with citations being written, proper equipment identification! **As of August 11th, 2007, each cabin owner MUST identify all their motorized recreational equipment with 3" numbers!** Stick on numbers are available in boating stores. They can be mounted on a plastic square and strapped to the **REAR** of your equipment. I am recommending a FINE of \$50 be levied on all cases of non-compliance. Do yourself a favor and get all your equipment identified! Stickers for identifying your **BOAT** are already available in the box at the door of my cabin. You simply need to pen in your cabin number and stick it on the dock side corner of your windshield. Also, Dan Brady has volunteered to cut some extra plastic tags to use for attaching your 3" numbers, check with me if you need some.

Many of you are willing to complain, but few take proper action to write up the complaint! I must remind you that each of can submit a complaint form when you witness a violation. Forms are always available at my cabin, so if you take the time to write out your complaint, I will submit it to the board for action.

Dog Swim Area: No dogs are allowed in the swim area! There are simply too many inconsiderate dog owners who have neglected to show proper courtesy. As a result, we have established a **DOG SWIM AREA** on the south side of the stairs to the boat docks. Boom logs are in place, and we are adding a small dock soon. If you would like to help with this, please come talk to me.

Common Area Courtesy is necessary for the benefit of all. Please clean up the fire pit after use and keep the rest rooms tidy. Please report any problems to me immediately!

Boat Dock Access is for boat owners only. This area is closed at 11 PM until sunrise. No parties or entering on moored boats is allowed!

Noise Control is your duty! Please do your part to keep parties and night time activities at a reasonable level.

I want to thank everyone who volunteers your time and donates to our causes to make Northwoods a better place! There are many, many wonderful people here who help to make Northwoods such an awesome place! Have a great summer!

Jim West
Caretaker, Cabin 96

TREASURER'S NEWS

As of April, all but three members have paid the dues and assessments. All bills from vendors providing services are being paid as received and approved. Payroll taxes and quarterly reports are all current.

Here are the numbers as of June 10, 2007:

General Operating Funds	\$ 49,596.21
Marina Funds	\$ 57,707.29
Water System Funds	\$ 54,091.42



Board just approved using approximately \$13,000 from the water system funds to purchase and install a new 15K Kabota diesel generator for pumping water from our two wells. Cummins tells us units like this have run from 35,000 to 40,000 hours before needing major maintenance/overhaul. The last two generators have given up at about 3,500 hours. By the way, the Cummins representative who came up recently to look at our current generator complimented Jim on the good quality of the maintenance he has done on our generators.

by Cathryn Hodl

SECRETARY'S NEWS

What a year this has been! So many new faces and friends to be made. I am looking forward to another summer being surrounded by friends, family and good times. Recently it has occurred to me that the term "good times" is different to everyone – to one it might be having a big crowd around – to another it might be sitting in a quiet surrounding reading a book on a sunny afternoon with a cool beverage at hand. Let's all try to be more respectful of each other's space by following the rules (and allowing the rules) – not just the ones we agree with or are convenient to us. I must confess, I'm guilty of breaking rules – sometimes I just don't think about some things. But change has to start at home, so you have my promise to be more thoughtful of those around me (generator use, lumber in yard, etc). If you have a complaint – file it at the caretaker's cabin. Now, what are you going to do to perpetuate change in your own surroundings? :o)

During my first year as Secretary, I have attempted to make board actions more visible. I update the website as often as we have something change, or announcements needing to be made. The minutes are posted on the reader boards and website as they become approved by the board. Unfortunately, those minutes on the reader board get removed; I'm sure with every intention of replacing them once they have been read. However, we all get distracted and they are not being returned, so this summer we hope to build a reader board that is locked, so that the minutes can be read without removal. This way, those who do not have access to the web can read them. By the way – many thanks to Derwin & Michelle Hales in cabin 190. They maintain and fund the website. Your contributions are very much appreciated!

by Jill Wyllie, Cabin 36

BEING A MEMBER OF A VACATION COMMUNITY

As a North Woods owner and member for 23 years, I have seen and heard a lot. Things like the lawsuit and all the related issues regarding the water system, roads, marina, and security; caretaker problems (with more than one), disregard of rules about metal roofs before the rules were changed, the ever existing issues of improper generator use and ATV use, reinstallation of the marina after the floods of 1997, and improvement of the common area in 1996 & 1997. Throughout all that there were times when members forgot what the words "civility" and "responsibility" meant as members of a community.

In the last three years there has been about a 30% turnover in ownership of cabins. Many of our new members are families with young children. This starts a new cycle of members who need to understand and abide by the Rules and Regulations that were put in place to keep The North Woods a safe and pleasant place to be.

Civility and personal responsibility cannot be legislated via By-Laws and Rules and Regulations. Each of us must practice those qualities in order to make our experience in this vacation community meet our expectations.

by Cathryn Hodl



TAKING YOUR TURN AS A BOARD MEMBER

Oh My God! Here She Comes Again!!!

The board is in the process of selecting a nominating committee to help provide willing candidates for the three board positions that will be open for election at our October annual meeting. Reminder: The membership votes for board members to fill a position number, NOT an officer position. The board then elects its officers at a special meeting as specified in the By-Laws.

A strong board is critical to the management of a homeowner's association, especially one for a vacation community where people are only occasional residents. In a community of our size, the odds are there will always be some bad actors that must be dealt with. **Without a strong and committed board, the tail can wag the dog and that is not good for the community.**

You don't need to wait for a call from the nominating committee to step forward and put your name up for election. Call or email any current board member if you are interested in taking your turn in service to your community.

by Cathryn Hodl
Cabin 82

MARINA & BOAT DOCKS

Congratulations to all new boat slip lease holders. There is a lot more activity in the marina than in past years. With this much activity, we are bound to have some difficulties with the slip assignments. We can't guarantee every boat will fit in every slip. What we can do for a short time is make some adjustments to slips and assignments. However, we have to be careful we do not cause unseen additional problems when we make reassignments.

The Board is looking at what it would take to add a third row of slips to the existing docks. This row would be designed for wider and longer boats. The Washington Department of Fish and Wildlife has been contacted to find out what the new regulations are for this type of structure. We have started some dialog now with the Area Biologist assigned to the Swift Sub Area.

The new regulations for boat docks in water less than 20 feet deep require 60% of the dock surface area must transmit light. To build the new slips, we need to find a supplier of galvanized steel grating, normally used for a factory catwalk or mezzanine. The dock design we need typically uses the steel grating down the middle and the floatation material down either side. WDFW has been asked for the name of vendors having completed projects for other groups, but they have not responded. Once we have a design and the costs, we would decide on whether we can lease these additional slips at a reasonable cost.

Next, the design is submitted as part of a Joint Aquatic Resources Permit Application (JARPA) permit process with the initial application made to Skamania County. There are then 6 other agencies which are required to offer concurrence or input to the permit (they are listed in the application). Skamania County is the lead office for this project and directs the process. The last permit of this type the Northwoods completed took 21 months to complete. Again, I can't see starting the permit process without knowing the costs, and a design plan has to be submitted with the permit application.

With that said, I would strongly recommend folks consider where they are going to park their boat before they buy a boat or upgrade. Boat width and length should be considered just like they would for where the boat will be stored in the off-season. Boats are wider now than they were ten years ago when the docks were rebuilt.

If someone has the time, talent and patience to pursue this project, they may be able to get through the work sooner than I can. The WDFW Area Manager asked who our environmental consultant is. After my response, she said we certainly could try it ourselves. I would expect the consultant fee alone would make the project cost prohibitive. Progress on this will be limited to the time I have available to work on it so a volunteer is greatly needed.

By Dan Brady, Cabin #210

WATERFRONT FACTS

We have been blessed with a beautiful recreational area in the North Woods which is complete with a common area at the waterfront for all our members. It is important we all understand the outside influences on us as residents of state controlled land.

The actual waterfront from the high water mark, and inland twenty feet from that mark, are not the property of Waterfront Recreation, the North Woods Association or any sublease holder. This shoreline easement is controlled by several agencies including WA Dept of Natural Resources, Pacificorp, WA Dept of Fish & Wildlife and Skamania County. As such, any shoreline alteration, renovation or maintenance needs to be permitted. We have been warned on several occasions of the large fines and other sanctions for unauthorized modifications to the shoreline. The North Woods Association currently holds a Hydraulic Permit for shoreline and boom log maintenance through April 2009. Any and all boom log movement or shoreline work must be sanctioned by the North Woods Association Board of Directors.

The current boom log configuration was approved under a JARPA permit in 1997. At the same time, aerial photos were taken by Pacificorp and existing booms and docks were "grandfathered" from any current and changing rules or policies on shoreline control. From that date forward, all docks, walkways or erosion barriers must be permitted under current policy. New policies include "see through" dock surfaces, all natural erosion barriers and much more.

Simply stated, we do not own the waterfront or the first 20 feet of inland shoreline. We must be very careful when we assume "this is my property". The agencies mentioned above are very serious about their control and the North Woods Association has not delegated or approved any shoreline work to any member outside the Board of Directors unless by permit or contract.

We have had many complaints from parents who do not want pets in the common swim area with children. We have created a pet swim area south of the boat ramp steps. We will soon have a walkway to that area to avoid eroding the bank. Signs will be posted and swim area violations may include fines or other sanctions available to the Board. Please help us make this plan work so all may enjoy the waterfront.



Rick Fields
President

"People have been known to achieve more as a result of working with others than against them."

-Dr. Allen Fromme

GROWING UP AT NORTHWOODS

In the 12 years we have been going to Northwoods, we have made some of the best memories a kid could have. Favorite memories include the first time we were allowed to go down to the common area alone, to going on our first ride up the 10 road, to riding bikes around all day and night, and all the way back to the old dances up at the store.

During these years we have had some bad, and alot of good changes.....like getting rid of the old caretaker that threw our bikes in the forest and tied our dogs up to the flagpole, where as now we have an awesome caretaker, Jim (and his buddy Willy) who watches all of our backs and enforces rules and does all he can to keep Northwoods fun but most of all safe. I also remember the times when we needed help for a medical emergency and it seemed as if EVERYONE was there to help.

I have never been to a place where you can go out on the boat all day having a great time wakeboarding, tubing, surfing and having a good time.....then coming back to your cabin , lighting up the BBQ and eating with all you friends and then a little later, going down to the campfire and listening to strangers butcher campfire songs! IT'S PERFECT!

Taylor Karkanen-age 18

Jacob Karkanen- age 16



"We should not only use all the brains we have, but all that we can borrow."

-Wodrow Wilson

WATER WINTERIZATION STEPS FOR YOUR CABIN

Step-by-step winterization of your cabin's plumbing.

1. Have antifreeze on hand at the cabin (stored out of reach of children/pets). Take a large (half gallon) container and fill it with a 50-50 mixture of water and antifreeze. Set aside.
2. Turn off the hot water heater.
Turn off the water to the cabin at the shut-off valve at the cabin (not the shut-off valve at the street) and open the drain cock or bleeder valve on the side of the shutoff valve to drain the plumbing. Open all spigots and fixtures (kitchen sink, kitchen sink spray nozzle, bathroom sink, shower, outside spigots). This lets air into the system and helps the plumbing drain. Do NOT flush the toilet now. Be sure to drain the kitchen sink spray nozzles so it does not freeze and crack.
3. Close all inside fixtures.
You can determine if there are low spots in the plumbing that won't drain with gravity by blowing into the spigot (usually a hose bib) that is the farthest away from the shut-off valve. If there is resistance, you will need to blow harder until the resistance disappears; you have now blown the water through the low spot and out to where it will drain. Once you determine if/where there are low spots, remember this for next year, as you will need to blow these out each year.
4. Now pour 1-2 cups of the antifreeze/water mixture into each drain (kitchen and bathroom sinks, shower). This liquid will sit in the p-trap and keep it from freezing and cracking. Make sure you have about 2 ½ cups of the antifreeze/water mixture for the toilet; it is essential to have enough for the toilet because if you do not, you will need to start this process over.
5. Read this entire step before proceeding. Flush the toilet and watch it drain. Just before the last water disappears down the throat of the toilet, pour the remaining antifreeze/water mixture into the toilet bowl. This ensures the presence of antifreeze in the p-trap below the toilet and keeps it from freezing and cracking.
6. You have successfully winterized your plumbing!

PLEASE CUT AND POST !

NORTHWOODS WEB INFO

To all Northwoods cabin owners and guests, this article is to remind you that we do have a web site, it is www.netnorthwoods.com. It contains past newsletters, rules and regulations, the boat slip layout and lease information, Board Member contact information, and the latest news.

There is a photo gallery which is in need of new additions. If you have some photos you'd like to see posted, especially of cabin scenery, wildlife, fishing or good outdoor photos, please consider sharing them with your community! Photos should be from places at or near Northwoods. Please send your photos to me at derwin@haleshabitat.net. Not every photo will make it on the Gallery, but I will do my best to rotate in some new ones every season.

Don't hesitate to drop me a comment about the site or provide content suggestions. I maintain the site, but it really belongs to you, The Northwoods Community.



Derwin Hales
Webmaster, Cabin 190

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EMAIL AND NORTHWOODS

You members with current emails know the system has been busy this summer! On every email bulletin sent out I have updated more addresses, and many now are "in the loop." I appreciate those of you who keep me updated with systems like PLAXO, the free internet address book system, which updates me automatically when your email changes.

Email is the most effective way to notify the membership of bulletins and messages, and this year we have already sent our notices about a stolen boat, the 4th of July Fireworks, a dropping water level and a bug spraying service. We will also post bulletins on the web site at www.netnorthwoods.com.

This year I had additional challenges with distribution lists getting filtered out by internet service providers as SPAM! Any time more than a few addresses were on an email, some ISPs were filtering them out, then members would ask me why they did not get an email! I could see their email listed in the distribution, yet they did not get it. Your best bet to ensure Northwood emails get to your inbox is to **list me as a contact in your address book!** Beyond that, I will continue to try to get the emails through with fewer names on distribution lists or by using mail merge. I have not yet been able to get mail merge to work with attachments (i.e. this newsletter), so if you have any advice on this subject I am all ears!

Email is the best way for us to get out information quickly. This is of special importance to boat slip owners, as water levels can drop with barely any notice! So if you received this newsletter through email then you are current on my Northwoods email list. If not, then please send an email to me with your name and cabin number, and add me to your contact list as well. Anyone in your family can be added to the email list, just send the information to rickybobf@comcast.net

Thanks for your support!

Marty Fields

Newsletter & Emails, Cabin 197



Bulletin Board

CARPENTER ANT SPRAY SERVICE

For those who missed the email bulletin, some cabin owners were looking for others who were interested in getting the group rate of \$275 for 5 or more cabins, and the price drops to \$250 if 10 more cabins sign up. Pacific Structural Services uses Termidor (by BASF) specific for carpenter ants and they will treat the entire cabin, to include additional structures (garage, shed, etc) on the cabin lot. This specific treatment is more expensive than others because it is so effective and the spray comes with a 1 year warranty. If you have interest call Pacific Structural Services: Jean Jackson at (503) 639-2500 or (360) 696-2282, email pest-control@comcast.net.

Swift Reservoir

Water Level Updates

(800) 547-1501

Northwoods Cabins For Sale!



Cabin 38 has 3 bedrooms, 1 bath, new flooring, metal roof, generator included, this cabin is ready to go!



Cabin 139 AKA 'The Raccoon Castle' is for sale! Large cabin on multi-levels. This fixer buy has lots of potential!



Cabin 147 Large cabin 3 bedrooms, 1 bath, new windows and doors on main level, new roof. Needs some TLC for instant equity!

Century 21

More Pictures on
www.michellehales.com!

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