

Orcas Highlands Association

P.O. Box 474, Eastsound, WA 98245

October 1, 2015

Directors: The Association directors include Ron Claybourn (President), Lee Goodwin (Vice President), David Turnoy (Secretary), Dennie Carter (Treasurer), Roxy Marck and Marcia West. New Directors Gayle Benton and Kristen Wilson were elected at the Orcas Highlands Association annual meeting held on June 20th and will each serve for a three-year term. The Board also appointed Nathan Ahrens as a new Director in August.

Water System, Roads, and Burn Area: The water meter replacement upgrade project as approved at the 2015 Association annual began in mid-September and is expected to be completed by mid-November. The project is necessary to replace all of the water meters with more accurate new meters, to provide support for electronic reading and data collection, and to account for all of the water purchased from our supplier. Previously collected quarterly water system maintenance fees will fund this project.

The recent cutting project to remove trees, branches and limbs overhanging Association roads was completed in late August. New road signs have been installed throughout the Highlands. Your compliance with the posted speed limit and warnings is expected.

A new OHA community burn permit has been issued and will be in effect October 1st. Fires are now permitted at the community burn area on lower Lindsay Way. The use of this burn area requires that the fire hose at the pump-house and the necessary tools be used when burning yard waste. ***NEVER LEAVE YOUR FIRE UNATTENDED!***

Emergency Notification Plan: A committee chaired by Roxy Marck was created at the annual meeting to assess the Highlands emergency needs and to create a comprehensive notification and evacuation plan. In the interim, the Orcas Highlands Emergency Notification map needs to be updated with your current contact information. You are requested to submit this information on the *CONTACT US* tab of the Highlands website *orcashighlandshoa.com*. Please use the “E-mail a question to the Board.” to submit this information. Thank you.

RV Parking Policy Resolution: A vote occurred at the August 6th Board meeting to recommend to the OHA members that the RV policy be adopted as written and as provided to the OHA membership for review and comments. At that meeting the Board voted 5 to 2 against recommending to the members that the RV policy be adopted as written. The vote does not preclude any subsequent policy development or adoption.

Discharge of Firearms: The Revised Code of Washington, *RCW 9.41.230*, prohibits aiming or discharging firearms or dangerous weapons towards any human being “*or in any place where any person might be endangered thereby.*” If an injury should occur, any violator of this section shall be subject to the applicable provisions of the law. Although no prohibitions apply in the Highlands, members are nonetheless discouraged from discharging firearms. The County Sheriff and County Prosecutor advise that the Sheriff be called upon to respond to any incident whereby a member might be concerned

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by the discharge of a firearm on a Highlands property. The use of rimfire or centerfire rifles during hunting season is prohibited in San Juan County.

Fall Weather Preparation*: As we make our summer to fall conversion, it's important that we take some time to prepare our properties for the realities of fall and winter. What follows is a list of "to-do" items that may be useful in preparing your property.

- Check caulking. One of the least expensive maintenance items you can perform is caulking. Caulking around doorframes, windows, and any pipe or wire entry points can keep the cold out and the heat in. It will prevent any moisture from getting in and freezing, resulting in cracks to different building elements. In addition to this, make sure there is adequate weather stripping around your exterior doors.
- Turn off exterior faucets and drain your lawn and garden irrigation system. If your water pipes are not drained, they have the potential to freeze and cause damage. Start by disconnecting all garden hoses and draining the water that remains in faucets. If you don't have frost-proof faucets, turn off the shut-off valve inside your home and allow any water to drain out of the spigot. Once this is done, shut off the hose bib and place an insulated cover over the bib. Draining sprinkler-system pipes, as with spigots, will help avoid freezing and leaks and will save you money next spring when you turn on the system and find there are no broken pipes!
- Inspect your roof. Now is the time to determine if there are any loose or missing shingles. Have your roofer or maintenance personnel check and repair breaks in the flashing seals around vent stacks and chimneys, too.
- Clean out gutters. After the leaves have fallen, clean out the gutters and downspouts, flush them with water, inspect joints, and tighten brackets if necessary. Replace old or damaged gutters with new ones.
- Cover air conditioners. If this applies to your property, vacuum internal parts of air conditioners and heat exchangers. Wrap the outside box with an approved tarp or air conditioner cover to prevent rusting of vital parts.

With proper planning and preparation your property can be ready for the fall season once more. It's not yet winter, but all members are reminded that if you plan to be away for any period of time after Nov 15th be sure to turn off your water at the meter serving your property and thoroughly drain your residential water pipes.

The 2014 Drinking Water Report prepared by Washington Water Service Company (WWSC) is available on the OHA website. The report provides an update on the quality and safety of your drinking water. Please note the WWSC note at the top of the report.

** Abridged content provided by Sean Hughes in CAI Journal, September 2013*