

July - August - September 2016

Baker Bits

OFFICIAL COMMUNICATION FOR MT. BAKER RIM COMMUNITY CLUB

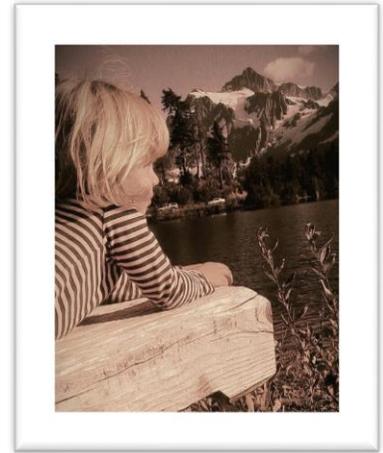
Prepared by MBR Office – Approved by the MBR Secretary



Welcome to Summer 2016 at Mt. Baker Rim Community Club.

2016 AGM Wrap-up

A Big THANK YOU to everyone who attended this year's Annual General Meeting on June 15th. Approximately **60 people** showed up and met with ideas and support for a solid future at the Rim. We enjoyed a meal from the **El Agave Mexican Food Truck** after the meeting. Many thanks to **Paul Gibson**, and others who helped with set-up and take-down. We said farewell to our leaving Board Members. Many thanks to **Bob Jamesson**, **Susanne Savery** and **Kristen Lee** for your service on the MBR Board. Your time and effort are greatly appreciated. Welcome, new Board Members who volunteered to fill positions. Thank you and Welcome to **Mark Ablondi**, **Dawn Chaplin** and **Peter Berow**. We look forward to having you onboard!



Upcoming Events

Next Board Meeting:

Friday, July 15, 8 p.m.
@ the Clubhouse

Pool and Clubhouse Hours:

Monday – Thursday:
9 a.m. to 9 p.m.

Friday – Sunday
& holidays:
9 a.m. to 10 p.m.

Adult swim – Daily:
9 a.m. to 10:30 a.m.
(Adults only, please)

The MBR Office will be closed June 30 – July 2
So that staff can enjoy family time

NO FIREWORKS ALLOWED

Since Canada Day and the Fourth of July Holidays are fast approaching, we wanted to remind all members that Mount Baker Rim does not allow Fireworks - EVER! Even though Whatcom County regulations do allow certain types of fireworks on very specific days, we have chosen to be more restrictive for safety reasons. Be sure to tell your family members, guests, and tenants that they cannot, at any time, set off Fireworks on your private lot, anywhere around the Mt Baker Rim community properties, or in the immediate area around the club. There is an automatic fine issued each and every time, and to be clear, the fine can be issued retroactively if we get a report from a member or staff at a later date. No warnings are given due to the seriousness of the fire danger. The fine can reach the **maximum fine allowable** - which is **\$650** - so please follow this important rule! Each member is ultimately responsible for the actions of their guests and renters, so you may want to check in with your rental agency and ask that they inform people as they check in. There is a



reason we instated this ban, and it is because there have been so many close calls, with shrubs and grassy patches igniting from sparks, and neighboring roofs bearing the brunt of the damage. Just a few days of sunny weather will dry our forests out and we will be back in the "danger zone". According to the National Fire Protection Association, on a typical 4th of July, fireworks cause more fires than all other causes combined. There is no such thing as a "safe and sane" firework – it is an incendiary device which shoots into the air or along the ground and cannot be aimed or controlled! Thanks for reading and please let the office, caretaker, or the staff know if you do see any firework activity. Together, we can help keep our beautiful green surroundings pristine.

MBR Home Sales & Property Standards for 2015 – 2016

- 15 property sales in the first half of 2016. Compared to 19 sales for all of 2015 so we are ahead for this year. There were 25 sales since the 2015 AGM in June
- 5 new homes built since last AGM. 2 more coming soon (still in the permit process)
- 1 variance on property setback granted for a new septic system
- 3 older mobile homes/trailers removed from MBR
- 11 accessory structures added (wood sheds, hot tub covers, tool storage sheds, etc)
- 2 home remodels (neither of which required MBR permit)
- Too many tree removal requests to count, but we want to thank members who go through the proper steps before cutting trees. I think everyone will find that we are always willing to work with members and find a balance that ensures safety and lets light through but also keeps the woody aesthetic of our neighborhood.
- Ongoing dialogue with members regarding screening or enclosures for utility trailers – 19 letters of request for compliance went out and we've heard back from 99% of members and almost everyone has properly screened or enclosed them from view. See the notice in "Violations" (on page 3)

MBR Violations Corner - Fines issued in 2016

Illegal Fireworks (2 incidents)	\$100
Failure to File Renter Forms	\$100
Stored RV over 30 days	\$100
Removal of Trees (\$650/tree)	\$1,300 (pending)
Gate Break	\$100
Failure to Curb Dog	\$100
Improper Dumping (2 incidents)	\$100
Illegal Burning	\$650 (maximum fine)
Improper Dumping	\$650 (maximum fine)
Improper disposal of burning material	\$650 (maximum fine)



Has your contact information changed?

This is important should there be an emergency at your MBR home, we will be able to get in touch with you. Please let us know of your changes.

office@mtbakerrim.com
or (360) 599-2946.

Thank you for your assistance.

Stored Utility trailers, Seasonal Sports Equipment and RV Notice:

New language was added to our Minimum Property Standards at the Board Meeting in February. It has always been a violation of our By-Laws, Rules and Regulations, and our Minimum Property Standards to store any vehicles including automobiles, trucks, boats, trailers, go-carts, motorcycles, snowmobiles, etc, for periods longer than 30 days. The Board requires any long term storage of these items to be inside a garage or shed. When this is not possible, we have approved a storage enclosure. Please read carefully the new language added to the Minimum Property Standards:

“Storage enclosures of seasonal equipment and utility trailers must be in a garage, a shed, or a fenced area, sufficient to keep out of view from the front, side, and back of lots where it applies. All setbacks apply, 25’ from the front property line, 5’ from side and back property lines, and 10’ from any other structures for storage shed or garage, except when enclosure is a fence. Fence enclosures may be a minimum of two (2) sides or more as needed to conceal equipment from view, and a maximum of seven (7) feet as allowed by Whatcom County. One side of a fenced enclosure may be a residence or shed located within the setbacks upon the property. Materials must be in keeping with approved MBRCC structural requirements and pre-approval of location and materials are required.”

To request permission to build an enclosure for these stored items, please submit a written proposal outlining the project to Mt. Baker Rim Office, Attention Caretaker and Property Standards Director.

Burn Ban Info

As we print this issue of Baker Bits, there is currently no burn ban in place – but keep in mind that as soon as the weather heats up, a ban will be imminent. In 2015 the Burn Ban was issued on June 17th! The caretaker has been seeing some brush piles around the neighborhood – so be sure to burn your yard debris while you still can. Once the burn ban is in place, no outdoor fires – of any kind – are allowed in MBR. This includes campfires and charcoal BBQ's because they can throw a spark. Propane BBQ's with a lid are allowed during a ban. For current outdoor burning information for Whatcom County and verbal burn permits please call the Burn Information Line at **(360) 778-5903**.

Mt. Baker Rim

Rules

SUMMARY OF RULES & REGULATIONS

- The maximum speed limit is 15 MPH.
- No parking on the paved roadway.
- All vehicles operated within MBR must meet Washington State requirements for licensing, insurance, and other driver qualifications.
- No breaking or running the entry gate.
- No excessive or intrusive noise as outlined below.
- No discharging of firearms.
- Fireworks are not allowed.
- Members are required to know all Community Club rules and advise family members, guests and tenants.
- Tenants are not allowed to use community club facilities. Only Club members, their immediate family, and their non-paying guests are allowed to use the tennis courts, swimming pool, sauna and clubhouse, wifi access, etc.
- Nothing may be stored or allowed to accumulate outside on a private residential lot, including boats, cars, trucks, trailers.
- The Community Compactor is for household garbage. This does not include any size furniture or appliances, yard debris, large cardboard boxes (recyclables), rugs or carpets.
- No burning of any kind is permitted during a "Burn Ban" period as denoted by Whatcom County. The Whatcom County Burn Ban phone number is 360-676-6934.
- No RV's or travel trailers may be brought into MBR for temporary use on a residential lot without notification and approval by the Board.
- Permission is required from the Board before beginning any clearing or construction activity on a lot.
- You must own your residence for one year before renting.
- No improper or unsafe use of power equipment or discarding any smoking or burning material that could result in a fire or smoldering condition that could lead to a fire.
- (NEW) Feeding wildlife is not allowed. WA State law ESHB 1885 makes it unlawful to feed wildlife which includes bears, cougars, coyotes, deer, elk and raccoons.



- Dogs must be on a leash when off owner's property.
- Threatening behavior by dogs or incessant barking is not permitted. (Rules and regulations regarding dogs are strictly enforced.)

Details of MBR Noise Rules & Regulations:

Excessive Noise is not permitted if it prevents a property owner from being able to peacefully enjoy their property.

Intrusive Noise generated by MBRCC Permitted activities (e.g., construction with an approved and signed MBRCC permit), as outlined in the Guidelines for Minimum Property Standards, is acceptable during Allowed Times, as defined below.

Intrusive Noise generated by MBRCC employees, their agents, or vendors engaged in MBRCC authorized maintenance, construction, or development is acceptable during Allowed Times, as defined below, and may also be acceptable outside of Allowed Times as deemed necessary by MBRCC Board or Staff.

All other Intrusive Noise that prevents property owners from being able to peacefully enjoy their property is Unacceptable Intrusive Noise and is not allowed.

Allowed Times for the use of equipment: Weekdays: Between 7 AM and 5 PM (07:00 and 17:00) Pacific Time. Weekends, U.S. and Canadian Holidays: Between 9 AM and 5 PM (09:00 and 17:00) Pacific Time.

Using the Mt. Baker Rim Swimming Pool

Here are a few reminders and requests from the caretaker:



- Please plan to exit the pool 10 minutes prior to the Clubhouse closing, no exceptions. The closing times are for the entire facility - the front door will close at the above times & showers are unavailable after closing.
- Please pick up all pool toys when you leave. When they are left in the water, they block the skimmers and affect the pool chemistry. They may also block the pool covers and need to be fished out with a hook or net. Every little bit you do helps the staff save time, thanks!
- The pool is for members and their immediate family and guests. Renters are not allowed to use the facilities. As a member, you are responsible for the actions of your family and guests, so be sure to pass on the rules to anyone using your gate card.
- Adult swim is from 9am to 10:30am each day. Even if you arrive with kids and see the pool empty, you must wait until 10:30 am to let the kids swim. This is only fair – the other 11 ½ hours of operation are kid friendly ☺
- Do not hold the door open for people you do not know. All members have access to the clubhouse through their gate cards, which we monitor in the office. Do not prop the doors open. This is the only way we have to control and track who uses the facility.
- No inflatable devices or toys are allowed – to clarify, these are things like: inflatable rafts, inflatable life rings, or anything that wraps around a child or that a child can be placed into. We do allow: coast guard approved life vests, kick boards, foam water wings, and pool noodles.

For those of you wondering why the strict rules on toys and inflatable devices, the statistics show that inflatable toys give a sense of false security. They can disguise a child in trouble by blocking the view, can easily deflate while in the water, and have an alarming tendency to tip over. Parents use the toys as life preservers – not their designed purpose – and they are used by kids that cannot swim without them, making them more likely to venture out into deep water.

Artist Point is Open for the Season

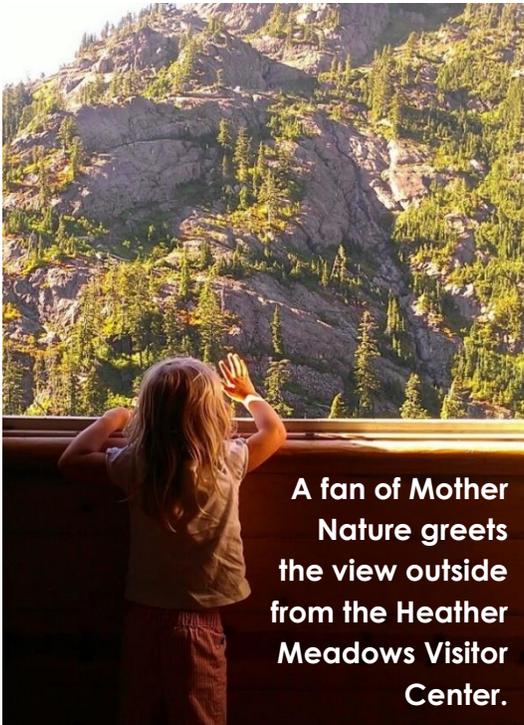
The final 2.7 miles of SR 542, the road to Artist Point, is open for the summer. Crews began clearing the road on May 31st and the highway opened earlier than expected on June 23rd. This section of the highway received six inches of snowfall on November 1. That was the latest closing date on record. The road was open a record 172 days in 2015.



Road crews were able to clear the road to Artist Point early despite late season snow flurries.

Contact the Mt. Baker Rim:
P.O. Box 5074, Glacier, WA 98244
Tel. 360-599-2946 www.mtbakerrim.com

Disclaimer: The views and opinions stated do not necessarily reflect those of the MBR Board or staff.



A fan of Mother Nature greets the view outside from the Heather Meadows Visitor Center.

Hey Bear!

Black bears and grizzly bears have been residents of the North Cascades ecosystem since prehistoric times. Native Americans coexisted with both species of bears for thousands of years. The Grizzly is listed as threatened under the Endangered Species Act and considered endangered at the state level, however The North Cascades serve as one of the few grizzly recovery zones in the lower 48 states. Bears are opportunistic omnivores with a typical diet of less than 10% fish or meat, and much of that is carrion from winter killed deer and elk. More than 100 plants in our Cascade zone have been identified as bear food. Bears are always seeking food. Humans can unintentionally provide attractive food for bears and they have excellent memories that allow them to locate seasonally available food. While you are more likely to hit the Lotto jackpot than you are to spot a grizzly in the Rim, chances are you may run into a Black bear now and again. It is against state law and Mt. Baker Rim's Rules and Regulations to feed wildlife.

Bear Smart =

Keep our bears and wildlife wild. Keep our residents safe.

A fed bear is a dead bear. Please don't let care-lessness cause the death of a bear. Bears are always seeking food. Don't let them find yours! Please use this list of reminders to help maintain the natural beauty of the place you have come to enjoy.



Source:

www.bearinfo.org

- Feed your pets inside. Do not leave pet food outside overnight.
- Don't let bears access garbage. Garbage kills bears. Keep your garbage secure.
- Bring food and ice chests indoors. Bears can smell a meal from a mile away.
- Don't feed the birds. Seeds and Hummingbird fluid are among the strongest bear attractants.
- Never approach or feed a bear. Although seldom dangerous, they are wild animals and are unpredictable. Keep your distance!
- Remain calm. Bears are often in this area. If they find no food rewards, they will not stay. Enjoy watching the bears, but remember to keep your distance.

Compactor & Recycling Area info

Here are a few rules and the most common issues we see at the compactor and recycling area:

- Do not open the compactor door while the unit is cycling. Wait until it finishes, it will not take more than 45 seconds. There is a piston inside which rams forward and compacts the trash. When you open the door while that ram is moving, it stops in the forward position and effectively blocks the space where you would put your trash. What ends up happening is that trash builds up on top of the ram, blocks the door (or spills out onto the ground when the door is opened) and can fall down behind the ram and get into the machinery. This is solved with a small amount of patience ☺ Wait until the unit is finished cycling, then open the door.
- The compactor door is set to auto-compact when the door is closed three times. This setting is designed to save wear and tear on the unit – it won't compact every time someone throws out a single tiny bag. If you are throwing away several large bags, or you notice that the space is getting full, you can "cheat" and open/close the door several times until it starts compacting.
- The Caretaker and staff move the full recycling bins to the back and try to keep the ones at the front entrance empty, because people tend to see a full bin and assume the other 14 are full as well – even when they are empty! You can always help with this by filling the bins at the back first, and check all the bins to see if there is still room for your recyclables ☺ If the blue bins are turned to face the wall, they are full.
- The cardboard dumpster fills up quickly and gets stomped down by staff daily. Please flatten all your boxes. Many people throw out un-flattened boxes which then get covered up and become hard to access. If the cardboard dumpster is full, please do not put boxes on top of the closed lid. The staff has to remove all of those boxes and throw them out, otherwise we get charged by the recycling company – or worse – the boxes fall all over the place and get wet and cling to the ground and make a mess. Help us keep the area clean and neat!
- Everything must go in a bin or the compactor – never leave anything on the ground. The trash & recycling center is not a "give away" zone. If you have items that you think need to go to a new home, please bring it to Goodwill, Value Village, a consignment shop, or advertise in the Nextdoor website or on the local bulletin boards. Unfortunately, we do not give warnings anymore – so if you leave items on the ground you will be issued a fine. Sorry and thanks for complying!
- Plastic bags are not allowed in the recycling bins. Please sort your recyclables properly, and pull out any bags you see and dispose of them in the compactor. The recycling company fines MBR for unsorted bins, or worse yet, will not pick up the bins if there are too many bags inside.