



~Hello neighbors~

July - Well I'm back! I have agreed to continue as the President of the HHMC for another year!

Looks like for the first time in a long them the Board is full, 9 members for the next year.

Here is the new Board for July 2024 to June 2025:

Officers:

Fritz Langenbacher – Vice President
 Kitty Boozari – Treasurer
 Duane Chamlee – Secretary

Board Members at large:

Randy Brown
 Doug Earp
 Jeff Gurnee
 Russ Napier
 Russ Stepp



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I would like to thank all of the members for their volunteer hours in the past and for the time they will graciously give up for the next year. I feel it is a great Team and I look forward to working with each and every one for the next 12 months.

Summer time = road repairs. We have several repairs coming up in the next few months. See additional articles in the Highlander with all of the specifics as we know them so far. Please use caution when driving around the technicians repairing our roads. Big shout out to the Roads and Drainage Chairs for working on these situations for us.

Check out the article regarding the radar sign – it appears to be working! Yes, we still have a few people doing 60 miles an hour, but it appears for the most part people are slowing down!

BURN BAN – There is a burn ban in effect for the entire state of Washington – no campfires, debris burning etc. We do not need any embers flying around!

Thanks for doing this - can you please ask your vendors (seems to mainly be landscapers) to put out cones to mark their vehicles when parking any part of their vehicle on the road. When you turn a corner or come over a rise it can be startling to have a vehicle right in front of you. The cones being out have been noticed and are appreciated – your vendors are doing a great job!

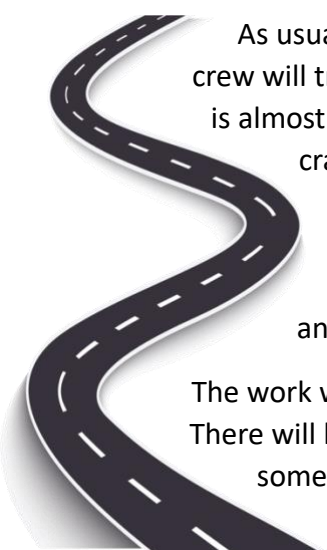
ASSESSMENTS – yep, it is that time of the year again. This year as we said in the AGM packet, the assessment fee is \$533.00 per acre. The notifications have been sent out. If you haven't received your notification yet, please reach out to me and I will work to get your assessment out to you. Remember to mail your assessment (sorry, must be a check, cashier's check or money order-we aren't ready to accept payment via any other method as of now) to:

Highland Hills Maintenance Commission - HHMC
c/o Bell & Bell
P.O. Box 1061
Sequim, WA 98382

As always, if you have any questions, concerns or topics you feel the Board should address please reach out to me either by phone or email, 206-327-3261 carolep@i2iconsulting.net. I would like to encourage you to attend the monthly meetings held in the HHMC office the second Wednesday of each month at **4:00pm**. The address is 502 Still Avenue, Suite 203. There are lots of chairs in the office so join us!

We are continuing to hold the meetings via ZOOM for those traveling or otherwise unable to join the meeting in person. Information regarding the ZOOM links will be sent out from the Secretary, Duane Chamlee, the day prior to the meetings. Please reach out to Duane prior to the meeting for the invitation to join the meetings electronically.

NOTICE OF ROAD WORK – Russ Napier, Roads Chairman



As usual we have to do some road maintenance during the dry summer months. On July 26th a crew will travel over our entire seven plus miles of roadway patching the cracks in the asphalt. This is almost an annual necessity to prevent the freeze/thaw cycle in the winter from creating bigger cracks that morph into potholes. If they are unable to finish on July 26th, they will return on July 29th to complete the work. Also, in a few places tree roots have broken the paved surface. These locations require taking up the broken asphalt and removing the roots and patching the surface back. This work will be done when the weather is dry enough and when it fits in their work schedule.

The work will be done by two different contractors and likely at different times during the summer. There will be some slowing when driving through the various work zones and there will surely be some inconvenience while the work is being done. We will give everyone as much notice as we can. This will be a small sacrifice to keep our roads in top shape.

Mowing Update – Jeff Gurnee

As of July 17, 2024, 65 Undeveloped Lots have been completed with 30 to go.

As a reminder, all Lots, not just Undeveloped Lots, need to be mowed by August 17th.

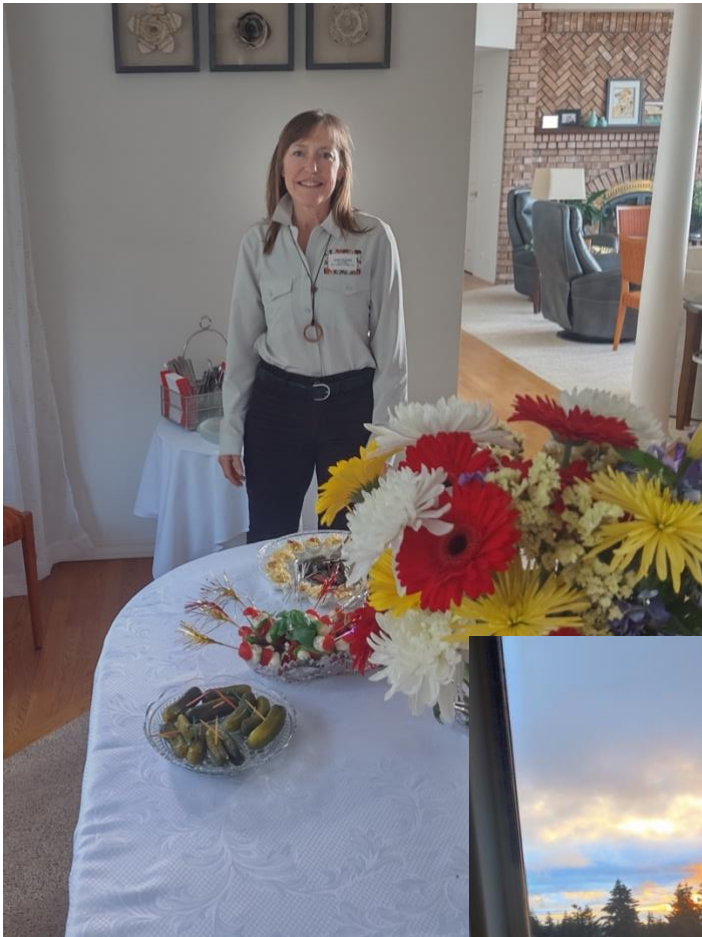
Thanks to all for helping our neighborhood look good and keeping it safe during fire season.

WELCOMING COMMITTEE - Claire Savage

A very successful Welcoming Party was held at the Gurnee Residence on Saturday June 22nd. There were 14 new owners attending as well as the Welcoming Committee (Claire Savage, Christa Martin, Jean Gurnee, Peggy Napier and Darlene Neeley) and their spouses (Bob Savage, Russ Napier and Jeff Gurnee), Victoria and Hugh Snook and the HHMC President (Carole Pedersen) and her husband (Norm). The attendees and the Board have expressed their appreciation to the Committee and especially to the Gurnee's and Snooks for all the preparation necessary to host this event.

Thank you Jeff, Jean, Victoria & Hugh!





Drainage – Russ Stepp

Raven's Ridge Culvert Replacement

The Jamestown Bid: \$16,360.24 (not including tax); includes a 24-inch culvert with 1-foot of 1 ¼' minus and 3-inches of asphalt, with a concrete bulkhead on the inflow side of the culvert was approved by the Board at the June meeting. Jamestown has been notified and will schedule our project in the next 45-60 days.



It is suggested that Jamestown also restore the outlet ditch along 412 Doe Run Road. The work would entail excavating the ditch, remove the material from the site and line with 4-inch to 8-inch rock. The cost is \$5,500.

The culverts downstream of the ditch were recommended to be upgraded in the 2004 Drainage Report but currently they do appear to be a problem with conveying the drainage flow. We will continue to monitor this area during storms.

Ditch and Basin Mowing

The first ditch mowing has been completed and the invoice submitted for payment.

We only received one bid for the Ditch and Drainage Basin Mowing. The bid was received from Jardin Pura Vida, last year's contractor. The bid is for \$24,483.03. We added some additional overdue maintenance items at the Drainage Basins that need attention (included in last month's report:

1. Pond 3 – 18-inch emergency overflow and 10-inc overflow have trees and extensive roots growing on and around the pipes and should be removed.
2. Pond 6 – spillway needs to be cleaned (not part of drainage mowing). Needs to be done annually and should be included as part of the drainage mowing scope of work.
3. Pond 6 -trash rack (same as above).
4. Pond 6 – manhole cover (same as above).
5. Pond 6 – 10-inch overflow has trees and roots growing over the pipe and should be removed.
6. Pond 6 – emergency overflow outside of the pond fencing is covered in weeds and debris and needs to be cleaned (not part of the drainage mowing). Needs to be done annually and should be included in the drainage mowing scope of work.

NOTE: Items 1 and 5 require tree removal and disposal and are not part of the current bid.

Welcome to Clallam Ready!

Norma Davis

Do you remember Map Your Neighborhood (MYN)? Clallam Ready is the new and improved version.

Clallam Ready (CR) is a program that helps groups of neighbors gain the knowledge and skills needed to respond to disasters at the local level, and then organize to readily respond during a catastrophic occurrence. It teaches you what to do, and how to do it, during the hours or days before responders or outside help reaches you and your neighbors. The time period between when a disaster strikes and when formal help arrives (or normalcy resumes) is what Clallam Ready is all about.

In a disaster, your neighbors are your most immediate source of help. Traditional 911 responders are quickly overwhelmed by demand and/or accessibility.

Clallam Ready Goals:

- Prepare individuals and neighbors to be 30+ days self-reliant ([30 Days on Your Own](#))
- Share the steps neighbors can take to be prepared ([Prepare in a Year](#))
- Create a Neighborhood Skills and Equipment inventory
- Create a Neighborhood Contact List (available on the [HHMC website](#))
- Create a Neighborhood Map (Identify utilities, special needs, etc.)
- Work together as a team to be as prepared as possible
- Communicate assistance needs to CERT following a disaster

Advanced preparedness saves lives, reduces severity of injuries/trauma, and reduces property damage. Being individually prepared and working as a team with neighbors improves the quality of life and develops stronger community.

How to get started? Individuals commit to prepare themselves and help their neighbors prepare to survive a disaster or emergency. A small investment of time will ensure Clallam Ready neighborhoods are prepared for the long haul. An additional benefit is the training and experiences will provide unique opportunities to get to know your neighbors ahead of time. No monthly meetings.

Neighbors will learn and discuss the different kinds of emergencies and disasters that might befall their neighborhoods including long-term power outage, serious weather event, earthquake, or major road blockage/landslide.

To receive earthquake warnings, download the “MyShake” App (available for Android and Apple).

Also, available is the Clallam County Alert System, “Ever Bridge”

<https://www.clallamcountywa.gov/1336/Alerts-and-Incident>

For more information, check out <https://www.bellelealand.net/clallamready> or call 360.670.0439

CERT meets once a month. If you are interested in joining CERT, please contact Cindy Zechenelly at 360.504.2531 or check out the website: <https://www.bellelealand.net/about-4>



PLEASE JOIN US!



HIGHLAND HILLS ANNUAL PICNIC



DATE: SUNDAY, AUG. 25TH

TIME: 4 PM – 7 PM

**LOCATION: PIONEER MEMORIAL PARK
387 E. WASHINGTON STREET**



PLEASE RSVP BY SUNDAY, AUGUST 11TH

- **RSVP Via Website or Phone**
- **Provide number of guests in party and names for tags**

RSVP Site: <https://ee.kobotoolbox.org/x/CxQ2CNaB>

Phone: Jean at (562) 522-9458 (only if unable to use website)

Bring your favorite international dish from the category corresponding to your last name:

A – D Sides/Salads

K – O Appetizer

E – J Dessert

P – Z Main Dish

PLEASE READ THE FOLLOWING:

- For every 2 people attending, bring a dish that serves 8-10.
- BYOB. Coffee, tea, and water will be provided.
- Appetizers begin at 4pm, dinner at 5pm. If bringing an appetizer, please arrive early.
- Remember to put your name on dishes and serving utensils.
- Lawn games will be available.

Committee Chair Reports



Annual Meeting Chair - Duane Chamlee

Whew, that's over for a year!



Annual Potluck Chair – Jean Gurnee

Thanks to Jean for agreeing to chair the committee. Date is set for Sunday, August 25th – save the date! See the article.



Architectural Chair – Randy Brown

Multiple homes under construction—more are in the planning process. Our neighborhood just keeps growing!



Beautification Chair – Peggy Napier

Will continue to decorate the entrance signs on a seasonal basis. Thanks for all of the seasonal decorations.



Caring Chair – Colleen Blazier

Continuing to reach out to neighbors to offer support and services when requested.



Community Involvement – Norman Pedersen

Few things, working with specific owners to solve.



Database Chair – Carol Benjamin

Database is being updated with new owners and changes as data is received.



Drainage Chair – Russ Stepp

Lots going on here – stand by for more updates – work will be happening on Ravens Ridge. Check the article for more information.



Greenbelt Chair – Norman Pedersen

Continuing to work with Highland Irrigation district. Some work is scheduled to be done in the next few weeks. See article for more information.



Group Backflow Test Coordinator – Duane Chamlee



Highlander Editor – Ernylee Chamlee

Please forward newsworthy articles, photos, anything you think your neighbors would be interest to know to Ernylee at bellelealand@hotmail.com



Information Technology – Ernylee Chamlee



Internet Chair – Lew Larson



Legislative Liaison Chair – Fritz Langenberger

Keeping us updated with any issues that may affect us.



Mowing Chair – Jeff Gurnee

The time is here – all parcels must be mowed by August 17th. See additional article.



Nominating Chair – Duane Chamlee



Roads Chair – Russ Napier

Repairs about to happen on multiple roads – see additional article



Safety & Awareness Chair – Fritz Langenbacher

Signs installed – see article about the radar sign!



Snow & Ice Removal Chair – Jeff Gurnee

Thanks, Jeff for taking over the responsibility. Hope we don't need you to do anything for a few months! 😊



Welcoming Chair – Claire Savage

Thanks, Claire, for taking on the chair position and continuing to welcome all of the new owners. See Article

Please forward all Chair updates monthly to Carole Pedersen – carolep@i2iconsulting.net or 206-327-3261

Greenbelt - Norm Pedersen

In the coming weeks a number of trees on the North Greenbelt area will be removed. These trees are getting close to endangering the irrigation ditch. For the safety of this water lifeline and the homes below this vital artery they are being removed. Some of the trees are already dead or being severely undermined by the water flow. It is best to get them down in a planned effort rather than waiting for them to fall in an unpredictable manner.

In addition later this year when the water is no longer flowing, work will be done behind 20 Doe Run. The irrigation system is eroding the backyard yard of this home. A mini excavator will move soil and remove brush that has caused the ditch to change course. This work will help with the downstream flow and restore the yard. Additional tree removal may also occur during this clean up.



Radar Sign 4 Week Report – Doug Earp

Period 6/23 - 7/19				
Speed Range	By Avr Speed per encounter		By Peak Speed per encounter	
	Vehicles	%	Vehicles	%
5-10	119	2%	28	0%
11-15	967	16%	247	4%
16-20	818	14%	972	16%
21-25	1327	22%	1014	17%
26-30	1382	23%	1392	23%
31-35	880	15%	1259	21%
36-40	425	7%	766	13%
41-45	81	1%	299	5%
46-50	11	0%	23	0%
51-55	1	0%	7	0%
56-60	3	0%	4	0%
60+	1	0%	4	0%

Doe Run Rd, Happy Valley Exit, exiting vehicles

Averages by day-of-week

	Sun	Mon	Tue	Wed	Thr	Fri	Sat	Weekday	Weekend
# Vehicles	186	244	258	250	239	238	207	246	197
Avr Speed	24	25	25	24	24	25	24	25	24
# Speeders	79	112	124	116	111	113	97	115	88
% Speeders	43%	46%	48%	46%	46%	47%	47%	47%	45%
Peak Speed	54	54	51	57	51	52	50	53	52

Annual Assessment – Catherine Boozari, Treasurer



As of July 17, 2024, the HHMC has received \$166,237.00 in Annual Assessments out of \$214,000 due.

A total of 208 residents have submitted their annual assessment. As the deadline to receive the annual assessment is now past, past due letters will be sent out soon.

2024-25 Board of Trustees

Carole Pedersen - President	carolep@i2iconsulting.net	206-327-3261
Fritz Langenbacher – Vice President	fritzbacher@gmail.com	858-692-2971
Duane Chamlee - Secretary	duane.chamlee@live.com	360-683-5973
Kitty Boozari - Treasurer	catherineboozari@gmail.com	626-536-9431
Randy Brown – Co - Architectural Chair	Ribrown5068@gmail.com	360-565-6766
Doug Earp – Co - Architectural Chair	duclass@gmail.com	510-861-2116
Jeff Gurnee -Mowing	biketzar@gmail.com	360-683-1942
Russ Napier - Roads	russellcnapier@gmail.com	360-681-8171
Russ Stepp - Drainage	rjstepp@outlook.com	206-618-3101

Contribute to the Highlander:

THANK YOU SO MUCH FOR ALL THE GREAT REPORTS SUBMITTED! All members are encouraged to share any ideas, pictures, poems, events, etc., anything that might be of interest to your neighbors are welcome.

Love the “THANK YOU, GREAT NEIGHBOR!” Continue to send your special “Thank You” to a neighbor.

Please send information in Word format and photos in jpg or png. Thank you.

951 205-0311

Ernylee Chamlee

bellelealand@hotmail.com