

TRAILS END COMMUNITY CLUB

June 2022 Newsletter

Issue #2022-04

www.trailsendcommunityclub.org



MASON COUNTY COMMUNITY SERVICE

Building, Planning, Environmental Health, Community Health

NOTICE OF APPLICATION AND PUBLIC HEARING FOR SHORELINE VARIANCE

Notice is hereby given that Micah Halverson, applicant, has filed an application for a Shoreline Variance for the following development: Construction of a residential building envelope within the shoreline buffer of Trails End Lake. The Habitat Management Plan proposes mitigation for potential impacts from the proposed development within the buffer of the lake.

Project Location: Site Address: 211 E Trails End DR, Belfair. Legal Description: Trails End Div. #2, Lot 1, Block #2, SW of SE Quarter of Sec 23, Twn 22N, R 2 W. Parcel Number: 22223-51-02001.

A decision on this application will be made within 120 days. The proposed development is reviewed as a Shoreline Variance under Section 17.50.255 of the Mason County Shoreline Master Program.

A Public Hearing will be held by the Hearing Examiner on the proposed project on Wednesday, June 22, 2022 at 1:00 PM via Zoom. Directions on how to access the hearing will be located on the Mason County website at <https://www.masoncountywa.gov/hearings-examiner/index.php> under the appropriately dated Agenda or you can call the Hearing Examiner Clerk at (360) 427-9670, ext 365 for assistance. Written and oral testimony will be accepted up to the close of the hearing.

Any person wishing to express their views or to be notified of the action taken on the application should express their views or interest by June 20, 2022. Please send comments to the Planning Dept., ATT Grace Miller, 615 W Alder ST, Shelton, WA 98584 or email: gbm@masoncountywa.gov

Please contact Grace Miller of the Planning Department at gbm@masoncountywa.gov or (360) 427-9670, ext 360 with any questions or clarifications on this application for development and permit.

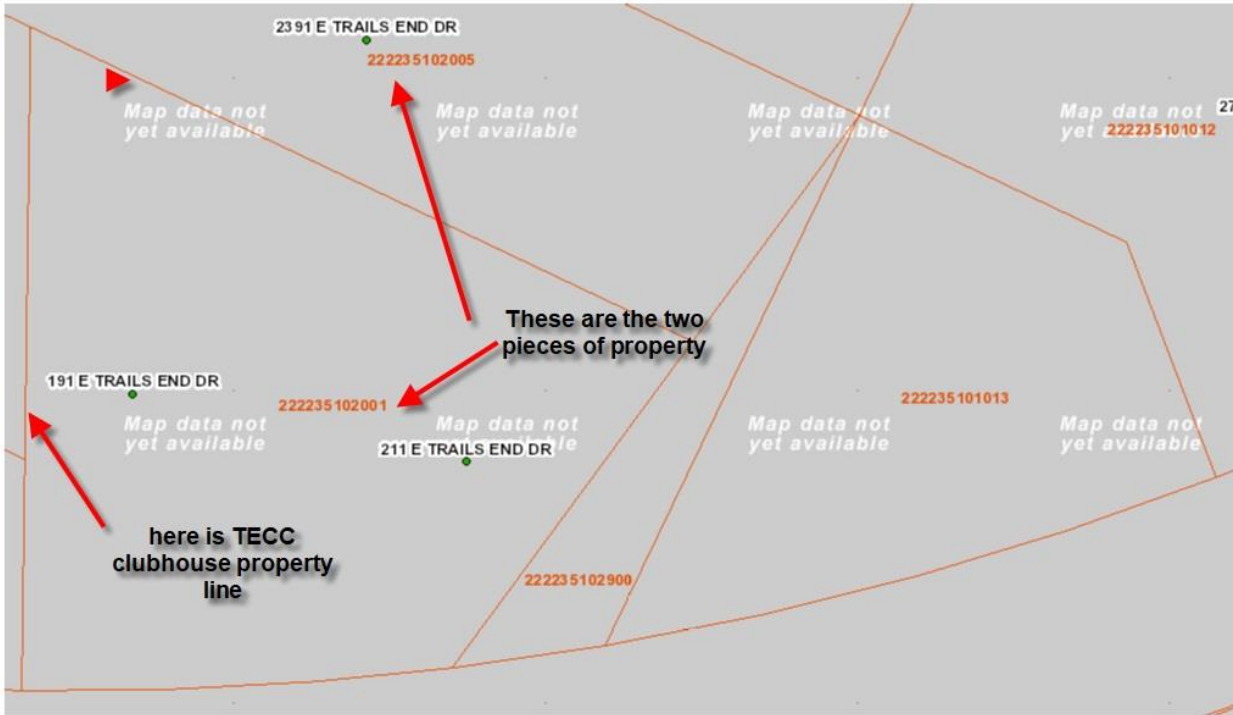
VARIANCE REQUEST FILED FOR 211 E TRAILS END DR, BELFAIR

LEGAL DESCRIPTION: TRAILS END DIV. #2, LOT 1, BLOCK #2, SW OF SE QUARTER OF SEC 23, TWN 22N, R 2 W. PARCEL NUMBER: 22223-51-02001

As you can see from the picture above of the Notice of Application and Public Hearing for Shoreline Variance, the owner has requested a variance to build a residential building within the shoreline buffer of Trails End Lake. The proposed development is reviewed as a Shoreline Variance under Section 17.50.255 of the Mason County Shoreline Master Program. A Public Hearing on this proposed project will take place on Wednesday, June 22, 2022 at 1:00 PM via Zoom.

Written and oral testimony will be accepted up to the close of the hearing. Any person wishing to express their views or to be notified of the action taken on the application should express their views or interests by **June 20, 2022**. Please send comments to the Planning Dept., ATT Grace Miller, 615 The Alder St, Sheldon, WA 98584 or email: gbm@masoncountywa.gov. Questions or clarifications on this application can be directed to Grace Miller via her e-mail or by calling (360) 427-9670, ext 360.

Now with the legal information has been put on the table, the TECC is very concerned with this proposed variance due to the fact that the proposed variance request for the distance that they can build, along with possible septic, from the outflow of Trails End Lake and the lake itself. The property owners have already started clearing the trees out (see the satellite & Mason County GIS maps on next page). We need your help sending in e-mails opposing the variance request.



Most of this property is steep slope, with the shoreline somewhat marshy and is directly on the dam with beaver activity. Outflow of the lake is into Puget Sound. TECC is deeply concerned as this property is on the backside of our property with a steep slope. With the removal of trees and brush, we are concerned that our property could potential start sliding down towards the outflow of Trails End Lake damaging our property and devaluing our property values. Not to mention the possibility of a potential insurance claim to have to deal with. Here are seven pictures taken of this property right behind the TECC clubhouse and TEWD.





Potential issues that we see:

- ✚ With the close proximity of the structure/septic to the outflow dam and downstream wildlife, it affects the actual lake water that is our resource for recreation, to put in a proper and safe septic system on this small parcel of land, thus exposing the outflow of Trails End Lake to raw sewage which would pollute the water usage and flow into Puget Sound and the lake itself
- ✚ This potential pollution would jeopardize our lake water for the residents around the lake and in the area, causing additional expense to clean up the pollution to keep our lake water safe for recreational use on Trails End Lake itself along with the water that drains into Puget Sound.
- ✚ The impact to TECC property that abuts their two properties in question, with a steeply sloped wall, that is currently held in place by trees and green growth. With the removal of the trees and green growth, the question is raised about the eventual need to add a retaining wall or something that would prevent our property from sliding down the hill due to eventual erosion.
- ✚ The shoreline is somewhat marshy and is directly on the dam with beaver activity.
- ✚ Other wildlife that inhabits this parcel of land would be dislocated from their habitat.

Please feel free to use our comments here to compose your e-mail to Grace Miller and the Mason County Planning Department. Many thanks to Ken Hiebert for bringing it to our attention and also notifying the Washington Fish and Wildlife Department. Here is a copy of his e-mail to them:

----- Forwarded Message -----

From: kenneth hiebert <wingsgate@yahoo.com>
To: TeamMontesano@dfw.wa.gov <teammontesano@dfw.wa.gov>
Sent: Monday, May 23, 2022, 09:28:14 AM PDT
Subject: Trails end lake property variance issue

Team Montesano, Washington Fish and Wildlife,

This note to give you a heads up, if you were not already aware, of the owner of this property requesting a variance to the distance they can build (along with possible septic) from the outflow of Trails End Lake and the lake itself. There is a public hearing on June 22 regarding the variance to the buffer on Trails End Lake.

I enclosed the owners name of this property where they have started clearing trees already, their location in the Mason County GIS and a SAT map (attached in PowerPoint).

Most of this property is steep slope, the shoreline is somewhat marshy and is directly on the dam with beaver activity. Outflow of the lake is into Puget Sound.

If you get a chance you should come by and see the property itself and assess if a variance to the buffer is a good idea.

Thanks for listening,

*Ken Hiebert 360 275-2034
671 E. Trails End Lake,
Belfair, Wa 98528*

Parcel Number: 222235102001

Legal Description:

TRAILS END DIV #2, Lot 1, Block 2

Size in Acres: 0.49

Owner:

M HALVERSON DESIGN LLC,

P O BOX 1519

SHELTON WA 9858



JUST A REMINDER THAT NO FIREWORKS ARE PERMITTED IN FRIENDSHIP PARK AT ANY TIME BUT ESPECIALLY ON JULY 4TH

JULY 4TH BOAT PARADE



Pictures from 2021 boat parade

The annual TECC 4th of July Boat Parade will be held on Monday, July 4th at 3 PM at Friendship Park. Please decorate your boats and we'll look forward to seeing you on the lake at 3 PM!

JULY 16TH BROWN BAG AUCTION & BBQ

There will be a cook-out at noon on Saturday, July 16th, with TECC supplying the hot dogs and hamburgers. There will be a potluck for everyone else to supply other food items for everyone to enjoy. After the meal, let the bidding begin for the Brown Bag Auction. We ask everyone to bring items in a brown bag or packaging (so you can't see the contents), labeled for adults or kids (don't want the kiddos to get the alcohol). Each brown bag will be auctioned off and the winner will then open the brown bag to see what they won in the bag and then the swapping begins!



Pictures from 2021 Brown Bag Auction

PLEASE TAKE NOTE:

TECC has changed their mailing address to:

**Trails End Community Club
2411 E Trails End Dr.
Belfair, WA 98528**

As always, if you have any questions, please contact any of the board members or send an e-mail to: tecc.wa1@gmail.com

COMING EVENTS

July 4 – Annual Boat Parade 3 PM – Friendship Park

Decorate your boats, kayaks, etc. and join the fun out on the lake!

July 6 – Ladies of the Lake Meeting 7-8 PM - Clubhouse

Our meetings last for one hour, so please take an hour and help our Ways & Means Committee plan new events for the lake community!

July 16 – Brown Bag Auction, BBQ & Annual Meeting Noon - ??? – Friendship Park

Come enjoy our BBQ, stay for the annual TECC membership meeting and then have fun bidding on brown bag surprises in the brown bag auction.

August 3 – Ladies of the Lake Meeting 7-8 PM – Clubhouse

Our meetings last for one hour, so please take an hour and help our Ways & Means Committee plan new events for the lake community!

August 17 – TECC Board Meeting 7-8 PM – Clubhouse

Our meetings last for one hour, so please take an hour and see what's up around the lake!

August 20 – Movie Night at Friendship Park

Stay tuned for more information!

September 7 – Ladies of the Lake Meeting 7-8 PM – Clubhouse

Our meetings last for one hour, so please take an hour and help our Ways & Means Committee plan new events for the lake community!

September 10 – Community Potluck – Clubhouse

Stay tuned for more information!

September 21 – TECC Board Meeting 7-8 PM – Clubhouse

Our meetings last for one hour, so please take an hour and see what's up around the lake!

2022 Fishing Tournament A Success

CHILDREN WINNERS:

1st Place—Lucas— 3 lbs & 20"

2nd Place—Dann E — 1.52 lbs & 15.5"

3rd Place — Valentino — 1.26 lbs & 15"

OVER 33 FISH CAUGHT!!

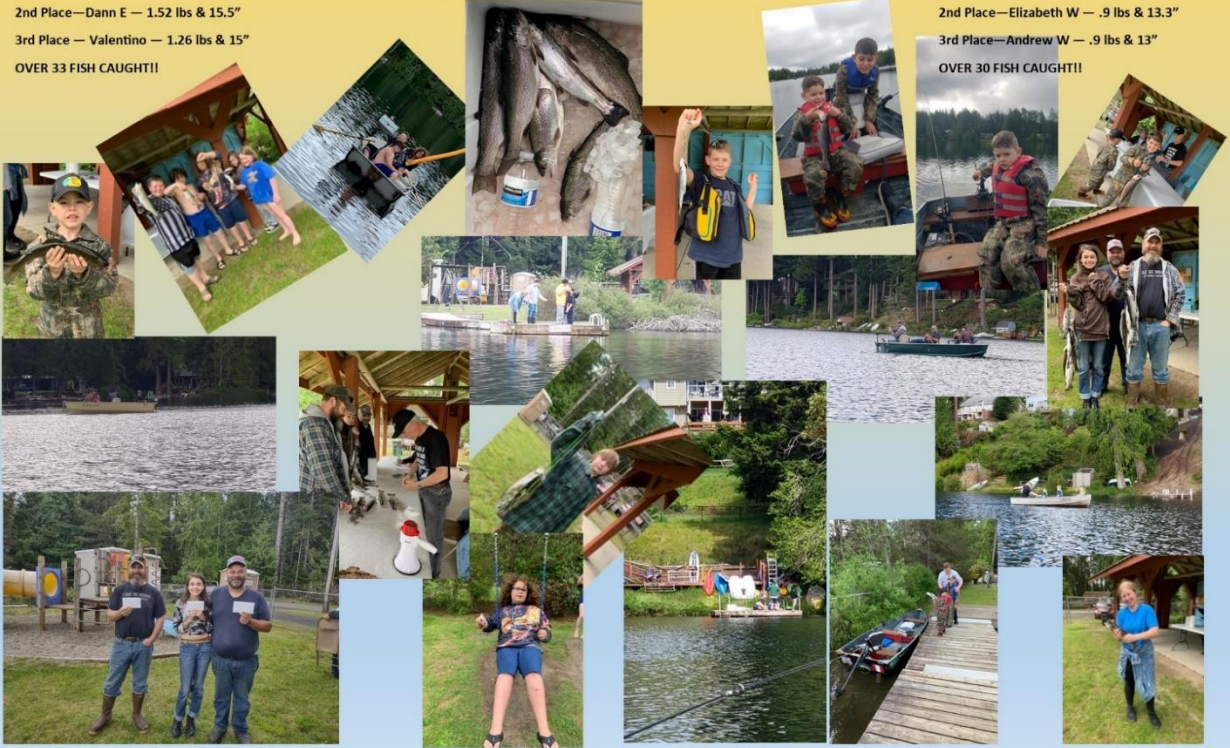
ADULT WINNERS:

1st Place—Mike C — 1.8 lbs & 16.5"

2nd Place—Elizabeth W — .9 lbs & 13.3"

3rd Place—Andrew W — .9 lbs & 13"

OVER 30 FISH CAUGHT!!



2022 RUMMAGE SALE



Welcome to Trails End Community Membership Application

Welcome to the Trails End Community. We would love for you to join us in the many activities that are a part of our community. Come & meet others through our many social events. Our calendar of events may include Bingo, Bunco, Rummage Sale, Fishing Derby, Pancake Breakfast, Spring Bake Sale, Santa Around the Lake, Flag Retirement Ceremony (honoring our many Veterans), Ice Cream in the Park & our annual Brown Bag Auction in July at Friendship Beach & Park. Enjoy Friendship Park with a playground for the kids or a dock to swim from (at your own risk)! Use North Beach to dock your boats, canoes, etc. and sit for a spell on the new dock with seating available. Go to Salt Water Beach for clamming, hunting oysters, wading in the Hood Canal, etc. Plenty of opportunities to keep busy year-round. You are also able to rent the clubhouse or Friendship Park for private events at a reduced cost as a member.

Watch the Reader Board on the corner of E Trails End Dr. for monthly events. We also post them on our website at www.trailsendcommunityclub.org and if we have your e-mail we send out a newsletter periodically along with e-mail blasts for upcoming events or to alert you to important alerts for our community.

The TECC board raised the membership dues effective 1/1/2022 to \$75.00. In order to ease our membership into the new price, we are offering a reduced price for membership fees until 3/31/2022.

2022 Membership Dues are:

\$75.00 per household up to 6 members, \$10 for each add'l member up to 5 for 11 total on one membership

Membership Dues help maintain our properties at:

Friendship Beach & Park

North Beach

Salt Water Beach at Hwy 106

Clubhouse & Grounds

The dues, as you know, help pay for insurance, utilities, necessary repairs, port-a-potty in the summer at Friendship Beach & Park & trash service at the Clubhouse & Friendship Beach & Park.

Members may rent the Clubhouse for \$50.00 (also effective 1-1-2022) for personal use: parties, weddings & family events.

T.E.C.C. community members sustain our emergency shelter, supplies, training & generator for YOUR benefit. The club also has a 2-way radio with MASCOM & an AED (defibrillator) for emergencies.

The membership application has been revised for 2022 to help us identify your mailing address versus your property address here in the Trails End Community which may or may not have mailing delivery service. We had quite a few membership cards returned in the mail this past year as the mailing address given was wrong and we had to track down what it correctly was. We are also asking if you have more than 1 e-mail or phone # to also provide us with both so we have another avenue to contact you with quickly.

Please return the page with the Acknowledgement of TECC rules and the Application on the other side. Thanks, and Welcome to the Trails End Community!

**Trails End Community Club
Officers & Board of Directors**

Officers

Rob Elliott
360-801-1454

Sue Provato
925-639-2428

Ken Hiebert
206-914-5460

John Provato
925-890-3661

Connie Black
360-801-9402

Karen Jordan
614-309-2681

Lindsay Davis
567-231-8214

President
Rtools1960@gmail.com

Ways & Means/Ladies of the Lake
suezq64@yahoo.com

Facilities
wingsgate@yahoo.com

Grounds
john.provato@yahoo.com

Membership
Connierblack2020@gmail.com

Treasurer
kmay@redbird.net

Secretary
ferret02@gmail.com

Board of Directors

John Provato	925-890-3661	john.provato@yahoo.com
Ken Hiebert	206-914-5460	wingsgate@yahoo.com
Sue Provato	925-639-2428	suezq64@yahoo.com
Steve Thompson	360-275-2940	sthomp24@yahoo.com
Frenchie Boisseau	360-275-6905	ibgbfrenchie@yahoo.com
Teresa Elliott	253-381-4475	tbakerelliott@msn.com

FRIENDSHIP PARK RULES

Please read and acknowledge that you have read them and return this entire page front and back to submit your membership application. Thanks.

PRIVATE PROPERTY FOR TECC PAID MEMBERS ONLY.

- 1. NO TRESPASSING**
- 2. NO FIRES OR FIREWORKS ALLOWED**
- 3. NO DOGS ALLOWED**
- 4. NO WEAPONS**
- 5. NO ALCOHOL**
- 6. PARK CLOSSES AT DUSK**
- 7. PLEASE SHOW MEMBERSHIP CARDS WHEN ASKED.**
- 8. SWIM/PLAY AT YOUR OWN RISK**
- 9. PLEASE KEEP OUR PARKS CLEAN AND SAFE FOR YOU AND FOR OUR CHILDREN.**
- 10. PARK MUST BE RESERVED IN ADVANCE FOR PRIVATE PARTIES. ABOVE RULES STILL APPLY.**
- 11. PARENTAL SUPERVISION FOR ALL CHILDREN 12 AND UNDER AT ALL TIMES.**

THANK YOU.

I, _____, acknowledge that I have read the Friendship Park Rules and will abide by them.

Signature

Date

MEMBERSHIP APPLICATION 2022 – January 1st – December 31st

Name _____

Mailing Address _____

City, State _____ Zip _____

Phone #1 _____ Phone #2 _____

Email #1 _____

Email #2 _____

Trails End Lake Property Address _____

2022 Annual Dues: \$75.00 per household up to 6 members; 7-11 members additional \$10 each. If 12 or more members, please purchase 2 memberships

Members Names & Ages:

Member #1 Name _____ Age _____

Member #2 Name _____ Age _____

Member #3 Name _____ Age _____

Member #4 Name _____ Age _____

Member #5 Name _____ Age _____

Member #6 Name _____ Age _____

Member #7 Name _____ Age _____

Member #8 Name _____ Age _____

Member #9 Name _____ Age _____

Member #10 Name _____ Age _____

Member #11 Name _____ Age _____

**For more information:
Contact Connie Black
Co-Membership Chair or
Karen Jordan
Co-Membership Chair
tecc.wa1@gmail.com**

**Mail to:
TECC
2411 E TRAILS END DR
BELFAIR, WA 98528**

TECC Use Only _____

TRAILS END COMMUNITY CLUB BUILDING RENTAL CONTRACT

1. The daily rental fee of \$50.00 for Members and \$150.00 for Non-Members and a damage/key deposit of \$300.00 in the form of cash or money order must be paid in advance. If there is no damage and the key is returned, the damage deposit will be returned at the time of the final walk-through. If damage should occur, the balance of the damage deposit will be returned after an estimate for repairs is established by the Community Club. The rental fee for the BINGO machine is \$25.00.
2. When the application is approved, the **RENTER** will be notified, and arrangements will be made for the **RENTER** and Community Club representative to do a walk-through of the facility. They will complete a checklist, noting the condition of the building at that time. Prior to, or upon completion of the activity, the **RENTER** will make arrangements for a second walk-through, which will be conducted after the event/activity, to again complete the check list and return the key.
3. **RENTERS** must provide their own eating & beverage utensils (plates, glasses, cups, silverware, napkins, etc.) as well as any food or drinks. **These items WILL NOT be provided by the Community Club.**
4. **NON-MEMBER RENTERS** using the building for fund raisers or other large group public activities, shall be required to provide a certificate of liability insurance in the amount of \$1,000,000.00 naming the Trails End Community Club as an insured.
5. There will be **NO SMOKING** in the building during the event/activity. There will be **NO ALCOHOL** allowed on the premises.
6. The kitchen countertops shall be protected from damage, excessive heat or from cutting. Insulation mats & cutting boards will be available upon request.
7. The building shall be cleaned & all trash removed prior to the final walk-through. Removal & disposal of all trash and garbage shall be the responsibility of the **RENTER**.
8. During rental periods, noise levels, including music, shall not be permitted to be loud enough to be offensive to or disturb the neighbors.
9. Upon receipt of the Rental Fee & Damage/Key Deposit, & at the time of the first walk-through, the **RENTER** will be provided a key to the building.

The undersigned have agreed to the terms & conditions set forth in this agreement. The rental date(s) of the property will be: From: _____ To: _____

Community Club Member **Ken Hiebert:** (print) _____

Signature: _____ Date: _____

RENTER: (print) _____ Date: _____

Signature: _____ Date: _____

**T.E.C.C. RENTAL CONTRACT for
FRIENDSHIP BEACH SHELTER**

The entire park, playground, dock, and beach are private domain for paid T.E.C.C. members. Only the covered shelter is available for rental for a private event.

1. Daily rental fee is \$35.00 for T.E.C.C Members. **A \$50.00 deposit is required as well to be returned to the renter provided that the park shelter is returned in the condition it was found during initial walk thru.**

2. When the application is approved, the Renter will be notified, and arrangements will be made for the Renter and Community Club representative to do a walk-through of the park shelter. They will do a walk-through noting the condition of the shelter at that time. Prior to, or upon completion of the activity, the Renter will make arrangements for a second walk-through, which will be conducted after the event/activity.

3. There will be **NO SMOKING** in the shelter during the event/activities. There will be **NO ALCOHOL** allowed on the premises.

4. The shelter shall be cleaned & all trash removed prior to the final walk-through. Removal & disposal of all trash & garbage shall be the responsibility of the Renter.

5. **During rental periods, noise levels, including music shall not be permitted to be loud enough to be offensive to, or disturb the neighbors. Foul language is not permitted in Friendship Beach as the park is family oriented.**

6. **No Dogs** are allowed at Friendship Beach Park, in order to keep the area sanitary for our families to come and enjoy the park and beach area.

Disregarding these rules will mean immediate forfeiture of the current rental deposit and the right for future rentals.

7. Please circle for rental of below needed items:

- a. Tables - \$5 per table - # tables needed: _____
- b. Chairs - \$1 per chair - # chairs needed: _____
- c. Electricity - \$10 for duration of event

The undersigned have agreed to the terms & conditions set forth in this agreement. The rental date(s) of the property will be: From: _____ To: _____

Community Club Member Ken Hiebert: (print) _____

Signature: _____ Date: _____

Renter: (print) _____ Date: _____

Signature: _____ Date: _____

Thank You.

**Rob Elliott
360-801-1454**