



# WELCOME TO CASCADE RIVER PARK!

We hope to see you often as you enjoy your property in one of the loveliest and most scenic areas of America!

By purchasing a lot in Cascade River Park, you have become a member of the Cascade River Community Club. You remain a member as long as you own your property.

Cascade River Park is a Recreational and Residential off-grid Community. Cascade River Community Club is registered with the State of Washington as a non-profit, non-stock corporation. The management structure of the Cascade River Community Club is provided by Park Articles of Incorporation, Bylaws and Restrictions and Board-approved Policies. The Restrictions, Articles of Incorporation and Bylaws are included in this Welcome Packet. Board Policies are contained in a Policy Book located in the park office. All Board members and staff have copies of the Policy Book. Policies are drafted and approved by the Board of Directors. Bylaws are amended by the Membership at the Annual Meeting, with prior notification of changes given to the membership in advance in the Club newsletter. The Articles of Incorporation were

drafted by the original developers of the Community. Each lot in Cascade River Park is subject to certain restrictions and obligations binding to all lot owners. These restrictions include those stated on the original deed and in the plats of Cascade River Park filed with the Skagit County Recorder. Restrictions are also listed in the Articles of Incorporation, Bylaws and Policies of Cascade River Community Club.

**Board of Directors:** The park is managed by a five member Board of Directors, each of whom is elected by the membership at the Annual Meeting to numbered positions and serves a 3 year term. Members may participate in various committees and/or become elected to the Board of Directors upon completing a minimum of one year as a lot owner. The Park employs two full-time Caretakers, a back-up caretaker, a water quality manager and an Administrator. The Board may also hire the following independent contractors: Auditor, Bookkeeper, Recording Secretary, Business & Research Consultant, Contractors and a Collector of Delinquent Accounts.

**The Cascade River Community Club Board of Directors is charged with the maintenance & operation of Park properties:** Seven miles of road, the Bernhard Bridge over the Cascade River, Boulder Creek Bridge, numerous other small bridges, a Water System approved by the state health department, Park buildings, common areas and Park equipment are managed through the Board by facility and park managers. Operating funds come from membership dues and yearly assessments on each lot in an amount sufficient to meet the annual budget. This budget is drafted by a committee, presented to the Board for review and approved for presentation to the membership at the Annual Meeting. The proposed budget is distributed to members in advance of the Annual Meeting, giving members time to digest the figures before the Annual Meeting. At this time the budget is reviewed by the committee, and members may discuss the budget in an open forum and then vote on the budget as well any changes put forth by the membership.

**Dues & Assessments:** Your membership requires you to pay yearly dues & assessments which finance the operations of the Park for the coming year. Dues are set in the Articles of Incorporation at \$24 per year. Assessments are charged per originally platted lot. The total of the yearly-approved budget minus the dues is divided by the number of lots to reach the amount of the assessment charged each year. Billing is done in early July or August and accounts are due, ideally, in 30 days. Note that interest starts on day 25. Payment plans are available by arrangement with the office. Lien and foreclosure are the last resort for those who cannot work out a payment agreement with either the collection agency or the Board.

**Telephone & Radio Communications:** Telephone service came to Cascade River Park in the fall of 2004 and is currently being provided by Ziply Communications (formerly Frontier.) Cell and high-speed internet are now available in the area via T-Mobile. Landline phone hook-up and service costs are the responsibility of each member. Many members use GMRS radios to communicate with their Park friends. The Park Caretakers use a two-way radio for urgent matters. This is accessible in a box attached to the Park Office.

**Emergencies:** The Park has a landline telephone at the Park Office which can be used for dialing 911. In addition, there is a 911 dedicated phone located at the visitor registration kiosk outside of our main gate. Should you have an emergency and need someone ASAP, use a GMRS radio (channel 20 for our Caretaker team) or the Park-provided two-way radio and call for assistance. Be sure to have your lot number and your Skagit County street address handy before you call.

Our Volunteer Emergency Readiness Team (VERT) is tasked with educating our membership related to tips on what to do if faced with various emergencies. They have training on how to use our hydrant and hose equipment in the event the emergency warrants this. In addition, we have an AED and first aid kit in the Park Office.

**Communications & Newsletters:** The information board located within the front gate is maintained to communicate current contact information for the board and committee members. The most current meeting minutes will be posted here as well. Our website contains this information and more detailed information about the business of the Park. The Park Newsletter is sent out twice yearly, usually in late fall & in the spring. The spring newsletter typically serves as the Annual Meeting Notice and may contain information about water, roads, the proposed budget for the coming year, plus the candidates that will be elected at the Annual Membership Meeting. It is important to notify the Board Secretary or the Administrator of address changes so these important mailings will reach you. The Board is not responsible for miss-mailed notices or billings.

**Quarterly Meetings:** The Board of Directors meets quarterly, via Zoom and/or Marblemount Community Center. Members are encouraged to attend. The business of the Park is discussed and handled at these meetings. The winter Board meeting may be adjusted to meet the convenience of the holidays.

**Annual Meeting:** The Annual Membership Meeting is held on the 2nd Saturday of June and typically called to order at 2 pm in the Marblemount Community Hall (watch for correspondence regarding the actual time each year). Matters requiring membership approval at this meeting include, but are not limited to: Election of Directors (3 year terms), election of the Nominating Committee for the coming year, and passage of the budget for the coming year. All members are eligible to vote at this meeting, either in person or by proxy/online, provided their dues & assessments are paid in full. One vote per ownership is allowed regardless of the number of lots you own.

**Social Events:** There are typically 2 yearly events in the Park.

- **The Annual Meeting** is a great opportunity to meet your neighbors, talk with the Board and committee chairs, gather information about the Park and participate in the management/decision making of your club. Refreshments are usually served. Please plan ahead and attend!
- **The Labor Day Barbecue/Potluck** is another great time to get to meet people, help the park with some fundraising (for a local non-profit), take part in the raffle and maybe win a super prize, help out by serving food, taking tickets or even setting up or clean up. Everyone is asked to bring a potluck dish sufficient for

your family. The gathering starts at 1 pm on the Sunday of Labor Day weekend at the picnic grounds. Table set up starts about 10 am and the food fire gets started about noon so be sure to come early to save a spot for you and your guests!

**Burn Ban:** Outdoor burning is not permitted when a burn ban is in effect. The County and/or State issues a Burn Ban and Notices are placed in various locations throughout and leading into Marblemount. You can find the detailed restrictions on the County's website at <https://www.skagitcounty.net/Departments/FireMarshal/burning>. The Park also posts the burn ban status on the Park information boards. Please check these areas when entering the Park during dry weather. The County/State DNR does air patrols to track burning. Should you burn and it is reported, there could be a hefty fine levied by either of the above-mentioned agencies.

We are proud to be a Firewise Community (as sponsored by the National Fire Protection Association) where we create solutions for safety by involving our members in taking individual responsibility for preparing their cabins and lots from the risk of wildfire. Further information on how to be firewise can be found at the tiny library located near Times Square in our Park. Be sure to mention our Firewise status to your homeowner's insurance provider.

**Roads:** The Park owns and maintains the private Park roads. They are ditched, graded, and graveled and potholes are filled as needed. There is a **15 mile an hour speed limit** in the Park. Please obey this limit and we will all enjoy our time here. Keep in mind that our membership pays for every piece of gravel on the roads – tire spinning or doing donuts/spin-out on ATVs or motorcycles can scatter precious rock from doing its job on our roads – please respect the hard work of our Caretaker team. During normal snow conditions, members entering the Park are responsible for solving their own driving problems. Park vehicles and staff are not required to tow or to plow private roads or driveways!

**Gates:** There are 3 gates to the Park. Closed gates provide security and all members/guests are required to close and secure the gates behind them. Our main gate is now electronic and controlled via cardkey access. Each membership is given two cardkeys and additional may be purchased at the front office – many questions about this gate can be answered in the attached FAQs. The other two gates at each end of the development are to be kept locked at all times. A key to the West (back) gate will be provided to new members (1 per membership). Additional keys (for members only) can be purchased from the Administrator at the Park office. This membership key will open the West gate during daylight hours on Friday, Saturday and Sunday. If you need access for a vendor or a large load during weekdays, please schedule with the Caretaker. Thank you for helping to maintain our security by regularly closing the gates upon entering or exiting the Park and locking them when appropriate.

**Water:** The Park maintains its own private water system. The water is tested on a regular monthly basis and must meet County, State & Federal requirements. The Park hires a Certified Water Manager and has an onsite Water Quality Manager who handles the day to day system along with the Caretakers. There are two wells and two



chlorinated holding tanks that provide water for the entire development. The Park maintains the following: Well, pumps, generators to run the pumps, chlorinator, 2 water tanks, water mains, pressure boost and regulation system, water boxes and water meters.

You must provide your own hook-up to the Park water meter that meets Park requirements. Please check with the Caretakers for approved designs. Some lots have water meters. These meters have been installed by the Park to provide the Park and State with consumption data. Each lot is allowed 5,000 gallons per month. Members exceeding this amount are charged a fee for excessive water usage.

Your careful use and maintenance of your part of the water system on your lot will help the Park as a whole. One garden hose left running will drain the water tanks overnight and everyone will be out of water. Please turn your water off at the box when you leave the Park for an extended period. State regulations maintain that every ounce of water pumped is an ounce of water used. Please conserve!

**Building a cabin or placing other structures:** Should you decide to build there are several requirements to be met before construction can begin. First, members need to submit a copy of their plans in the form of a Lot Modification request to the Board for their approval. Secondly, the state health department and Skagit County require you to apply for and receive from the Park a Water Purveyor Permit. The Park has only a limited number of these permits to give to members before it is required to enlarge the water system. Application for this permit assures the State that the Park can supply you with water. Further information can be obtained by writing to the Water Committee Chairperson or Secretary of the Board at PO Box 141, Marblemount, WA, 98267. Once a Water Application Permit is filled out and signed by the Board and the county health department, you can proceed with the building permit application with Skagit County in Mt. Vernon. A septic tank is allowed where a permit is approved, and a permit must be applied for this as well as hiring an approved contractor to do the work. There are various setbacks required by the County and State. In addition, any person who establishes occupancy within Cascade River Park after April 21, 2020 must do so in a structure which meets Skagit County requirements. The Park has restrictions as well. We have adopted policies requiring that members submit plans to CRCC for anything from a shed (including metal shipping containers) to proper cabins. The policy is governed by the CRCC Modifications Committee. This committee regulates items such as: unsightly/cluttered lots, lot development (including clearing of ground cover & cutting of trees), temporary structures, and sanitation & safety. This policy includes a 'Lot Modification Application' form to be submitted (and then posted) in order to obtain necessary approvals on these various items. Please contact a Board Member for further information and check out our website for the applicable policy.

**Noise Nuisances:** The Board asks that members be mindful of others - to be a good neighbor! Many members come to the Park for the peace & quiet and to enjoy the sound of nature. Remember that your enjoyment of ATVs or motor bike riding and/or the noise of your generator or chain saw may be offensive to others at certain times. We have created a policy to establish a noise curfew. This is in effect from 10:00pm until 7:00am, during which time noise which is alarming or loud should be avoided. Excessive noise can be an issue at any time of the day.

Please take time to carefully read the information contained in this packet.

- CRCC Article of Incorporation
- CRCC Bylaws
- CRCC List of Restrictions
- Key Contacts List including Board of Directors, Staff and Committee Chairs
- Map of Cascade River Park
- Main Gate FAQs
- Copy of latest newsletter

Participation in Park activities and committees is encouraged. Become actively involved in your new community. You must be a member for a full year before you are eligible to run for the Board, but committees and work parties can always use extra hands and new ideas are encouraged. A Key Contacts List providing names and email addresses of the Board, Staff, Independent Contractors and Committee Chairs is provided with each newsletter and is also available on our website. Minutes of the Regular CRCC Board meetings are also available on the website: [www.cascaderiverpark.com](http://www.cascaderiverpark.com). Give us a call, we'd love to hear from you. If you have any questions, a Board member will be happy to help.

# Welcome!!!

## to Cascade River Park and Cascade River Community Club

*Updated 8.25.2019, Updated 4.15.2021*

# Cascade River Community Club

## FAQ

Q: I have friends coming to stay at my cabin when I'm not here. What do I do?

A: First, you will have to provide them with your key card for entry to the front gate. Second, please have your guest sign in at the front gate visitor kiosk. If it is found your guest has not signed in, they may be asked to do so by our caretakers.

Q: I have friends coming to visit me but there's no cell signal. What do I do?

A: It's true that cell signals can be difficult here. That said, you will need to arrange for a time to meet your guest at the gate for entry.

Q: My water doesn't work. What do I do?

A: Please alert a member of the staff as soon as possible as this may indicate a more serious water issue. If you are unsure how to turn your water on and off at the curb, please notify a caretaker who will be happy to show you.

Q: How do I know exactly what boundaries define my property?

A: Through the use of plat maps, available on the Skagit County website, and metal detectors to find the buried rebar stakes, many members find the approximate boundaries. To detect the legal boundaries, you must employ a professional surveyor. The Park staff cannot help to find these boundaries.

Q: I have a bunch of yard waste. Will the Park dispose of it for me?

A: Officially, the Park will not take any yard waste. Once a year, as a traditional courtesy on Memorial Day Weekend, yard waste will be collected and taken to the division 2 burn pile. Yard waste must be removed by the member at all other times of the year. Piles of brush and yard waste create a fire hazard in our dry summers.

Q: I'm having a medical/fire emergency. What do I do?

A: If you do not have a cell phone or landline service at your property, a 911 dedicated phone line is outside the front gate on the visitor's kiosk. If it is not working, there is a two way radio located to the left of the office door. The closest medical facility is located approximately an hour away in Sedro-Woolley. Marblemount offers a volunteer fire department and volunteer emergency medical services. The front office has an automated emergency defibrillator located outside the front door and a limited first aid kit inside the office.

Q: Is there black water disposal at Cascade River Park?

A: No. The closest blackwater depository is located in Rockport.

Q: Where can I leave my recycling?

A: Unfortunately, CRCC cannot provide recycling services at this time. The trash bin should be used for household trash only. A transfer station with free recycling drop-off is located on Rt 20 between Rockport and Concrete.

Q: I need to have a package delivered to my property. How do I do that?

A: Most properties within Cascade River Park do not have mail delivery. Residents of the Park must sign up for a post office box, located in Marblemount. Certain deliveries sent via USPS will be delivered within the Park, however FedEx Ground will not deliver to member lots. Instead, located outside the office is a wooden box for UPS and FedEx Ground. FedEx Express will usually deliver directly to a lot. Non-residents should make other arrangements for package delivery.

Q: I need to have workers come to my house when I'm not here. What do I do?

A: Please call or email the office. You will need to have your vendor's name, phone number and expected timeline. The office will contact your vendor to set up a code. Some vendors who visit the park regularly already have a code for entry.

Q: The Bernhard Bridge over the Cascade River has a 5 ton weight limit. What does that mean for me?

A: It means that a truck towing a 5th wheel camper would be too heavy for the bridge. If you have property in divisions 2 or 3, please use the back gate to bring in your camper. It means one vehicle at a time on the bridge and 5 miles per hour. It means vendors in large trucks servicing divisions 2 and 3 must use the back gate for entrance to the park. The more gentle we can all be on the bridge, the longer it will last before the membership will have to replace it.



## Frequently Used Vendors

These vendors already have access to the Park and have been used by other members. This list should not imply any kind of endorsement by Cascade River Community Club. Each member's experience with these vendors is their own.

### Septic Maintenance and Service

Cinema Septic	(360) 466-8753
Gateway Septic	(360) 826-5520
Baker Septic	(360) 383-0013

### Fire Wood

Chom's Chevron (for small bundles)	(360) 873-4285
Sibi Firewood and Processing	(206) 229-9678 <a href="mailto:sibifirewood@gmail.com">sibifirewood@gmail.com</a>
Tammy Caldwell	(360) 633-8337 <a href="mailto:johnntammy2013@gmail.com">johnntammy2013@gmail.com</a>

### Propane

Vanderyacht Propane	(888) 557-6778
Northwest Propane	(360) 424-4471
Ferrellgas	(360) 757-0482
Chom's Chevron (for small tanks)	(360) 873-4285

### Gravel

Stafford Trucking	(360) 853-8816
Badger Trucking	(360) 391-4139
Northcross Landscaping	(360) 826-5440

### Phone

ZiPLY Communications	(866) 699-4759
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### Internet

Tmobile	(800) 937-8997
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### Generators

Washington Generator Services	(360) 775-3030
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### Survey

Stephen A. Zitkovich, PLS	(360) 391-3494 <a href="mailto:sazitkovich@hotmail.com">sazitkovich@hotmail.com</a>
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### Construction

S&W Construction, Nathan Stewart and James Wright	(360) 391-1024
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