

## Community Club Newsletter

### Mark Your Calendar

For planning, headcounts, and managing expenses, the social events are available exclusively to members and guests accompanied by members

### Annual General Meeting

October 15

10am Rules Review

11am Budget Review

12-2 AGM with hot dogs and beer to follow.

### Holiday Party

November 26, 1-3pm

For kids 12 and under

Registration required.

We need Santa helpers

Please email to volunteer!

### Visit the Website

For information and event registration visit [snowlinecc.com](http://snowlinecc.com). Plans may need to change due to COVID and other risks.



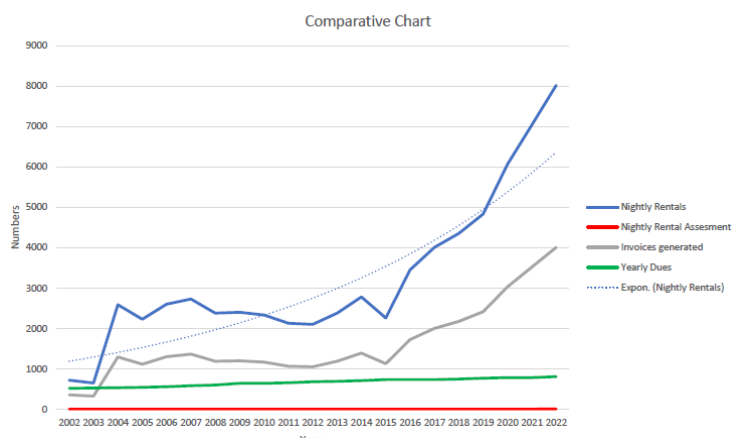
## President's Message By Ken Lam

After a very long and challenging two years of Covid-19 restrictions, including a first in history closure of the Canada-US border, I am sure this summer felt like wonderful old times for many of us as new members, families, friends and their guests experience this wonderful place on earth called Snowline Community Club.

I particularly enjoyed serving hot dogs after the Fishing Derby, the community's first "real" post COVID social event! It was so wonderful to see kids of all ages come out to the field games, bike parades, and a sizable number of members and families picnicked on the field during the July 1/4 long weekend.

This will be my last term on the board of directors. I feel grateful and privileged to have served the community since 2016 with the last 3 terms as President. I am glad our October 15 AGM will be held in person again after two years of mail-in meetings. Looking forward to seeing you at the AGM and for some members, meeting you for the first time.

# Snowline Community Club, Fall 2022



## Committee for a Sustainable Snowline

By Jackie Eelnurme

*Mission: Research current owner usage to make recommendations that result in a responsible and sustainable Snowline community.*

Snowline has seen a sharp increase in new owners (35% since 2019), building (both volume and size of cabins being built), and short-term rentals (1000% since 2002). The Board of Directors created a committee to research the impact of this activity, to result in recommendations for a sustainable community. The committee consisted of 4 board members who represented full-time and part-time members, those who rent and those who do not. This committee met biweekly, beginning in August 2021 and researched the following:

- Community impact. We took a deep dive into the issues, risks, possible solutions and levers associated with part-time vacation homes, full-time residences, and short-and long-term rentals to gain a full-picture of our community.
- Comp and cost analysis. We worked with board members and staff from the other Glacier neighborhoods who are addressing the same issues within their communities. We shared information and data regarding transaction rates, occupancy, rules, fines, fees, community assets, staffing and wages, and enforcement procedures. We looked at the direct costs, as well as considered the intangible, replacement and long-term costs associated with various usage groups.
- Snowline covenants, bylaws, rules and regulations. We reviewed existing CC&Rs, resolutions, policies and forms as well as researched and continue to monitor Washington state and Whatcom County rules around short-term rentals.
- Processes. We researched a number of ways to streamline the cabin registration, tenant registration, security, payment processes as well as find improvements for data collection, member communications and enforcement of the existing rules and regulations.
- Rates and trends. The volume of short-term rentals has increased disproportionately within Snowline when compared to the other Glacier communities, both in terms of new cabins being rented, as well as the number of rental nights. We researched what could lead to the differences, particularly in the last 3 years, as well as cabin prices, housing and long-term rental availability for local employees and long-term residents, fines, incident reports, employee wages and resources needed to handle the increasing transaction trend.

## New Rules & Regs

Based on the Sustainable Committee reports, the Board of Directors approved the following by majority vote:

- New rules and regulations, effective June 1, 2022 and announced in the Summer newsletter.
- New fines, effective June 1, 2022 and announced in the Spring newsletter.
- Rental night fee increased to \$25/occurrence, effective September 1, 2022.
- Snowline community events and facilities are for Snowline Members and guests accompanied by Members, effective October 1, 2022. Snowline Members may not advertise the community facilities and events for use to tenants without the Member present.
- Website developments are in progress, which will allow for more collaboration and data sharing between operations and accounting, electronic payments, member data for increased security, electronic form submissions and requests.

The goal of these changes is to provide the resources for a sustainable Snowline for years to come.

2021 Data	Snowline	Baker Rim	Snowwater	Glacier Springs
Whatcom County Zone	Rural Residential (RR)	Rural Residential (RR)	Resort Commercial (RC)	Rural Residential (RR)
Cabins	253	340	174	137
Annual Dues	\$805	\$725	~\$3900 + Assessments	\$180
Employees	3	4	8	1
Hybrid-part-time residents	64%	78%	70%	73%
Full-time residents	12%	12%	7%	20%
Rentals	24%	10%	23%	7%
Annual Rental Nights/month	656	125	75	Unknown
Rental fee	\$8/night	\$25/occurrence Must own for 1 year before renting, 1 rental per member	\$21/1st night + \$4 each additional night	Annual fee paid to adjacent community Glacier Green
Cabin rental restrictions	None		Cars must be registered for parking pass	None
Community facility access for non-members	All guests	No renters	Registered guests + \$7/day Resort Fee	NA - No community facilities

Email your questions, comments and concerns to [info@snowlinecc.com](mailto:info@snowlinecc.com) and attend the Annual General Meeting October 15 to learn more. The 10am Community Rules Review is for Members interested to learn more about the new rules and fine structure that went into effect this year.



## Snowline Community Club, Fall 2022

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### Summer Fun! by Sharon Westling

Kids of all ages gathered July 2 for a day of field games, bike parade, and picnic on the field. A huge thank you to Libby Snead for orchestrating this fantastic community event, shout out to the adults who were good sports as coaches and cheering squad, and thank you to Mother Nature who delivered some fantastic weather.

## Behaving Badly

05/04: Double gate entry and break. Fine \$110.

05/15: Disturbing the peace. Fine \$200.

05/17: Speeding citation. Fine \$50.

7/27: Double gate entry with gate break and secondary damage. Fine \$620.

8/5: Double gate entry and break. Fine \$560.

8/7: Report of an attempted break-in to the new Snowline shed on Lot #301.

8/13: Double gate entry and break. Fine \$260.

8/15 (2 separate): Written parking warning.

8/16: Double gate entry. Fine \$200.

8/22: Double gate entry and break. Fine \$260.

9/1: Written speeding warning.

9/3: Double gate entry. Fine \$200.

9/4: Disturbing the peace. Fine \$300.

Tickets are issued to the Snowline Member - not the guest who may be staying at that cabin. Fines become increasingly more expensive as they increase with each occurrence for a given Member. Visit the Member section of Snowline website for the complete list of Rules and Fines.

## Roads & Grounds, Capital Projects by Jon Russell

Summer weather started late for us this year; remember "Juneuary" just a couple months ago? Regardless, we have been busy with the overall Snowline maintenance along with a few specific projects. Here are highlights...

- Paving projects included the addition of 3 often requested speed humps.
- The pool heater was fixed! In fact, it is operating more efficiently than before.
- Extensive brush removal around the pond.
- Extensive road edge ballasting due largely to last winter's heavy rains.
- New gravel in the parking lot by the pool and clubhouse.
- We are experimenting with directional mirrors to help on a few blind corners in Snowline.
- Patrols have placed on emphasis on Speeders this summer; remember - the roads are also our sidewalks!

## Snowline Community Club, Fall 2022

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*Taken from Glacier Creek, last sunset light over Church Mountain.*

### Annual General Meeting

*Attendance restricted to one Member per lot.*

Given this is our first in-person AGM post pandemic, we are taking a cautionary approach:

- Please do not come if you are sick – give your proxy/ballot to someone you trust.
- Masks will be available at the Registration Desk and are strongly recommended.
- Doors will be open for improved circulation; bring a sweater.
- Voting during the AGM is restricted to one vote per lot; lot owners will be given one voting card per lot during registration.
- In person meeting attendance will be restricted to voting card holders.
- These attendance rules will be applicable for all pre-meetings in addition to the AGM.

Thank you to retiring Board members: Ken Lam, Hanna Chrostowki, Mattias Eineborg. We appreciate your long-lasting contributions to the community

Thanks to Rich Lawrence for newsletter photos!

### Get Involved!

The Snowline Board of Directors consists of 5-9 elected people, with 4 specified officer positions: President, Vice President, Secretary, Treasurer. Additionally, Snowline supports 10 committees: rules & regulations, grounds & roads, capital projects, architecture, social, member communications, forestry/wildfire risk reduction, sustainability, IT, community compliance.

Board Members must be an owner in good standing and serve in the best interest of the association. Every board member is expected to serve as officer or understudy (or chair 2 committees) and participate in 2 committees (or 1 if serving as a committee chair). This helps share the workload and ensures we're capturing the talents and energy of all board members.

The board meets (hybrid zoom/live) the 3<sup>rd</sup> Thursday of each month. Members may attend by prior arrangement. Interested in joining the board? Nominations are open August 1-31.

Have a talent or skill you'd like to donate to the community as a committee member? We'd love your help! We're currently looking for members interested in helping with website development. Email [info@snowlinecc.com](mailto:info@snowlinecc.com) to learn more.



*Taken from Glacier Creek, star trail over Church Mountain, combining 498 pictures.*