

Desert Aire



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Fall 2009

FROM THE PRESIDENT'S DESK (Jeff Shimmin)

This issue of the DAOA Newsletter will be the last issue distributed by mass mailing. Our next issue will be March 2010 and will be available on our redesigned DAOA Web Site. To arrange for a paper copy of future issues contact the DAOA Office.

There is currently an open position on the DAOA Board of Directors. The term for this position runs through June of 2010. If you have ever thought about joining the Board this is a great opportunity to try it for 8 months. It won't hurt a bit.

Our Winter Security Patrol will be starting soon. There will be a Grant County Sheriff's Deputy dedicated to patrolling Desert Aire throughout the night. We are also progressing on the security cameras that are being placed at significant locations around our community.

Communications Committee (Richard Kummer)

Well, folks, this is the last scheduled mass-mailing for the hardcopy newsletter. All future newsletters will be via e-mail or on the new Web Site. A limited number of hard copies will be available on request. The past year's newsletters are on the existing website. We anticipate going on line with the new site in mid-November, and it is going to be SUPER. I can't wait. Fly into the airport, see the weather in real time at the boat launch, and check out the golf portion. Folks, we will be in the lead for the 21st century with this one! Dave Bevers is doing a bang-up job on this.

FROM THE SUPERINTENDENT (James R. Curdy, Jr.)

ADMINISTRATION

Garbage Pick Up Service is available through Waste Management of Wenatchee at (800) 572-4559. For non full time residents they even offer a roll out service for a nominal fee. With this you don't even have to roll it out to the curb.

Fiber Optic with High Speed Internet and other services are quickly becoming available throughout all of Desert Aire. PUD's goal is to complete the remainder of Desert

Aire by the end of October. It seems that overall the project has gone very well and any issues have been addressed quickly. Native areas disturbed will be hydro seeded later this fall.

The maintenance facility expansion and remodel is coming along extremely well at this point.



BEFORE CONSTRUCTION STARTED



ALMOST COMPLETED!

It looks like the contractor may finish almost 90 days ahead of schedule. In the spring there will be an open house so everyone can see the finished project.

Starting Monday November 2nd the office will be switching to winter hours, 8:00am - 4:30pm.

PARK

Labor Day weekend was very busy in spite of less than ideal weather.

We are getting ready to install a new irrigation system for the park. This will replace the pieced together system we have been patching for the last 10+ years.

RIVER FACILITY

The river campground had a good year with income up 84% over last year, a good sign for recreation and hopefully the economy.

Reminder: Mandatory Boating Safety Education Cards. More info is available at: <http://www.parks.wa.gov/boatsafefaq.asp>

GOLF COURSE

The native area between 4&5 is being reestablished this month and should be looking much better next year. Native material is actually the most difficult to work with and the slowest to reestablish but in the end will help the front and back nine to complement each other better.

Quick Fact

Golf courses delay play on frost-covered turf (especially greens) because stepping on frost-covered grass causes the frozen leaf cells to rupture. The turf will turn brown and eventually die.

EXERCISE ROOM

We are getting ready to reroof this facility and look at doing some work to dress up the inside too. If interested in helping on the inside please contact the business office with your info.

On January 1st we will be changing the combination to this facility. Members will then need to come into the business office during regular hours with ID to get the combination. Please DO NOT share the combination as this will lead to the inconvenience of changing the combination more often.

MAILBOX STANDS

Each stand is to be used for the adjacent lots. New stands are only built and installed as demand dictates. In time, there may become a stand that is closer to your lot than now. At that time you are more than welcome to move your box to the new stand but please note the following:

NOTE: before you move your box, even if it is just down the street to a different stand, you must first contact the Postmaster in Royal City (509-346-2241)

Also, when we install stands they get a sign with suggested installation procedures to ease installation and more importantly replacement in the future. We strongly encourage everyone to only use a **STANDARD SIZE MAILBOX** allowing maximum box count on every stand.

If you have any questions, thoughts, ideas or concerns feel free to contact me:
James Curdy
504 Clubhouse Way W or
509-932-4839 or curdy@desertaire.org

Tidbits

The weekend of September 26-27, Desert Aire hosted the Yakima Valley Striders as the sponsors of our first 5K / 10K Volksmarch. It was a big success, with 65 walkers from more than 20 cities throughout the state; the furthest travelers hailing from Anacortes. Oregon was also represented with walkers from Clatskanie. Reaction from all the walkers was very positive about the Desert Aire community. We are already planning for a return event next September. In addition, we are working on a "seasonal" event to run from February through October. Stay tuned for updates.

Speaking of walking, which a great many of us do, safety experts say to always walk while facing oncoming traffic.

Architectural Committee – Bill McCaffrey

Since the last newsletter we have approved the following;

- Site built homes----- 2
- Manufactured Homes----- 1
- Garages----- 1
- Misc (includes fences, decks, pools, etc.)--- 14

Watermaster Report – Chris Guillen

Just a reminder that the Water Department can shut off your water for the winter. The cost is \$5.00 for the turn off and \$5.00 for the turn on. Call the office during normal business hours to schedule.

I had a small problem with the water telemetry at the shop, the main unit would not communicate with the wells or the reservoir. This means I had no idea on how full the reservoir was or what the wells were pumping. After a lot of trouble-shooting and running the water system manually, we discovered the problem was a bad communication board in the main unit. The nice part was the old board slides out and the new one slides in and the problems were gone. We are going to keep a spare communication board on hand in case this happens again.

The crew and I have fixed another mainline leak next to the park. The new fitting that we have found works very well on leaking glue joints. The way the fitting works is that it clamps around the pipe without cutting it. Then it uses bolts and a gasket that clamps the around the pipe to stop the leak. These fittings are fairly inexpensive and save a lot of time on shutdowns. We only had the water off for about 30 minutes.

The pool is closed for the season. Overall it was a very good year. All the newly-installed safety equipment worked well. The new vacuum alarm works very well. If you forget to open all the valves to the pump it will shut the pump down. The new grate at the bottom of the pool is a little harder to determine how well it's working.

All samples taken have been good. We are currently at 1094 connections to the water system. The total year to date gallons produced for the overall domestic water system is 194,564,584.

Conservation Tip

Don't let the bathroom sink tap run while brushing your teeth or shaving. Use a glass of water to rinse or clean your razor in a small pool of water.

Did You Know?

The 1.2 million gallon reservoir is a large part of our fire rating of 6 that saves all of us money on our homeowners insurance.

PRO SHOP NEWS – Don Tracy, PGA Pro

It's been a great summer and fall at Desert Aire Golf Course. From Memorial Day to the end of September green fees increased by 9% over the same time as last year. September was especially busy with green fees increasing from \$18,589.00 in 2008 to \$23,291.00 for 2009. This is a 25% increase. There are several reasons for this including the weather, the outstanding condition of the course, the fact that we have been discovered and all the improvements we have made to our course over the last few years. Golfers are constantly commenting about the outstanding conditions and playability of our course.

The Country Club Championship was held September 12 & 13. There were over 110 participants. Congratulations to Mike Paulson for winning his fourth Men's Club Championship and Linda Varney for winning her second consecutive Ladies Club Championship. Well done! Your annual Six-Pack Tournament, which consists of six holes Scramble, six holes Chapman and six holes Best ball, was held on September 24. We had 92 participants. The annual Frostbite Open was held on October 3 & 4 with a total number of 49 couples playing. By all accounts everyone enjoyed themselves.

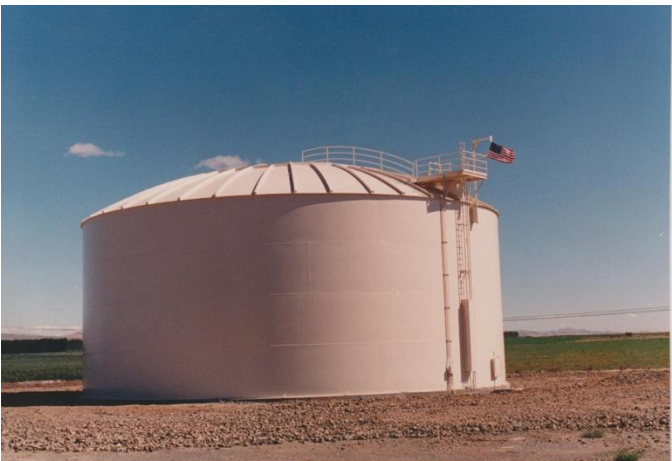
We only have a couple of events left this year. The Jack-O-Lantern Scramble will be on Halloween October 31st at 9:00 AM and the Cougar Husky Bash will be on November 21st with the tee time yet to be determined. The Men's and Ladies Clubs will continue playing on Saturdays at 9:00 AM and the Men's Club will also play on Wednesdays at 9:00 AM.

We had our final Pro Shop Deck Party and sale on September 26th. It was a great success. Carolyn Holmes has done an outstanding job displaying the new merchandise. The Pro Shop has a fresh look on a weekly basis. Make sure and stop in and see the new and exciting fall merchandise. Hope to see you this fall on the course.

Citizens Patrol notes for October – Mike Wolff

As we enter the shorter daylight time of the year we are reminded of the children running around looking for 'Trick or Treats' or just getting ready to board the school bus in the early morning hours. We must be vigilant of their comings and goings. The children do not always recognize the danger an automobile poses to them let alone the damage it could cause.

We wish to thank everyone who attended the October 2nd Spaghetti feed, all the volunteers who made this a successful fund-raiser, and to recognize Vic Schwantner and Roger Hockman, who cooked the wonderful sauce again this year. It was highly praised by all who attended. Proceeds from this year's feed helped to acquire a safe



for the purpose of securing the radios the citizen patrol member's use. We thank all of you!

Block Watch Program

Grant County Sheriff Deputy Chris Kanoff will be holding an informational meeting at 6 PM on OCTOBER 28th at the Senior Center following the 5pm regularly scheduled meeting of the Citizen's Patrol.

Several DA Homeowners have expressed an interest in being a Block Watch Captain as well as being a part of the program. This meeting is where you will get your questions and concerns answered.

We will also be discussing the Provisional Deputy's patrol duties during the late night hours as was decided at the Annual Homeowners Meeting last June. Thank you for wanting to keep Desert Aire a safe place to live.

Please contact a member of the patrol to get a HOME WATCH PROGRAM Form so we can check your home when you go away this winter.

Thank you, and stay safe, Mike Wolff
Citizens Patrol President (509) 932-0822



End of Daylight Savings Time

When you change all your clocks back on November 1st, **change the batteries in your smoke detectors and test them!**

By the way, when did you last update and walk through your evacuation plans? New family members, remodeling, or rearranged furniture all dictates reviewing, revising, and **WALKING** through any changes, or validating the existing plan is still effective.

PARKS, MARINA, GREENBELT – Bob Kibler

The following addresses the progress of the Shoreline Recreation Plan for Desert Aire:

The Grant PUD has submitted a Change of Scope request for Priest Rapids Park/Recreation Area. The request is to shift amenities of originally approved Priest Rapids Park to the existing campground area leaving a formal trail head with associated parking on the north.

The license amendment application also includes formalizing the name of the recreation improvements

under the title of the "Priest Rapids Recreation Area" in order to be consistent with the license requirements for Desert Aire/Cox Landing area included under Article 418 and titled as "Priest Rapids Development". Before filing with FERC, Grant PUD will seek feedback from the five FERC identified stakeholders in the License. FERC will likely initiate a 30-day public comment period on the request prior to issuing a final order. Those stakeholders are Wanapum Band of Indians, The Confederated Tribes and Bands of the Yakama Nation, U.S. Fish and Wildlife, WA State Fish and Wildlife, Recreation/Conservation Office, Bureau of Reclamation, and Bureau of Land Management.

The PUD has applied for the Joint Aquatic Resources Permit Application (JARPA). This JARPA will cover all activities of environmental resource surveys. Several agencies with authority will give approval: local planning department, WA Dept of Fish and Wildlife, Dept of Ecology and U.S. Army Corps of Engineers. A Grant PUD contractor will send men with shovels to sample certain mapped places of the shoreline. As part of this process, a public notice will be distributed to the adjacent owners of Desert Aire and Cox Landing developments. The goal is to start survey work in late October/early November. The current finish date for the entire project is 2014.

PUD staff has been attending our Parks, Marina and Greenbelt Committee meetings to keep us updated on the progress of the Recreation Plan. The Parks Committee is also considering options for improving the tennis courts.

Residents who wish to sit in on any of these meetings are welcome. The Parks, Marina and Greenbelt Committee currently meets at 5 PM every second Friday of the month in the Clubhouse downstairs.

DAWGS AND LAWS in GRANT COUNTY- A. Dawg

Let's look at my side of it all. I am a dawg and I need three things: food, safety, health.

People (our side of it) need three things too-food, safety, health ...and a dawg.

Grandpa Grant (Grant County, that is) says there's an ordinance about me...well I know I sometimes exude barnyard perfume...but I didn't know I had ordinances! Anyway my nose and senses are keen-why I even graduated "magnanimous bark loudest" and when I found out ordinances were things written down...I read 'em over and liked what I found.

1. I am protected by my leash from other dogs bigger'n me, cars & trucks that are bigger'n me too and from headin' south on the 4th of July and getting in deeper trouble...also, in case I get cantankerous, from

taking a steak or two out of any ones' sirloin cut. So these are a few good reasons for the leash law

2. Other than that I am pretty much free. I do like garbage cans, sacks, and all where I can explore for leftovers all I want. If I am on my leash at least my boss can pick up my mess before I drag it all over the neighborhood where I run, jump, and catch things - now *that's* what I call fun.

3. Another thing about a leash; it makes me act extra confident such as when around a grizzly bear or the like since I know I can only go so far.

As I read on here, it says, somebody must figure out how to pick up after me, or be number 1 in the number 2 business when I do my stuff. Boy that's service! It says this is the "pooper scooper" law.

Well I do operate on all fours and have no embarrassment about my lack of clothes and not figuring out those human contraptions in restrooms too well... such as sitting on a commode with sani-paper covers, (I could grow to like the automatic flush) how could I use a urinal?... hmm! , and wash my paws and all that stuff? No...I'll stick to the outdoors where my back feet are as good as windshield wipers in a bug storm.

OK, what I am leading up to is this...if you want us all healthy and safe, please pick up after me. All you do is put your hand inside a plastic baggie pick up the poop and tie the bag shut. Dispose of it in the outdoor garbage can at home. You say, "but this is wild country-all those vacant lot areas" and so on. Think twice. It really is discourteous to not pick up wherever your dog leaves a message ... sometime referred to as a "land mine". Anyone may be walking at night, but it doesn't matter, step right on "one" and..."ugh" gooey barn yard on the bottom of your foot. You might not even know it until you step on the home oriental carpet! It also draws all kinds of flies and other insects that might even land on your dining room table, or hadn't you noticed the summer flies?

Respectfully submitted: George (Joe) Astler
"Take care of each other, folks"

Desert Aire Airport News – David Strand

Fall is here and it's been another good year for our community airport. We hosted a terrific fly-in breakfast that included a visit from our old friends, the Oregon Army National Guard "Dust Devils" and their CH-47 Chinook Helicopter.

In July, WSDOT awarded Desert Aire \$22,000 in airport aid grant funds. We awarded a contract to Granite NW, out of Moses Lake, to prepare and cover the shoulders of the south taxiway with crushed rock. The project was finished on time and within budget. Granite NW did an

excellent job and not only is the taxiway safer for pilots but it looks remarkably better.



This year, our airport provided a safe haven for a pilot and his daughter during a very scary airborne emergency. They were on a cross country flight from the Portland area to Sand Point, Idaho when one blade of the two-bladed propeller failed. This is not a good thing, as the vibration is so bad that the engine lost critical parts and quit, and eventually a small fire erupted in the engine compartment. At 7500 feet above the Vernita Bridge, the pilot remembered seeing the Desert Aire airport off to the left. He immediately initiated a left descending turn in an attempt to try and make the airport runway. The airplane, a kit-built Lancair 320, is a very fast airplane but doesn't have the best glide characteristics. Crossing over the end of the runway, the pilot reported "I had two knots in speed and two feet in altitude to spare."

Thanks to the support and generosity of Ralph and Sharon Herth, the pilot was able to return to the airport a few weeks later and make the appropriate repairs. The airplane is now back home and flying again.



The Desert Aire Airport (M94) has a new web site that will be available in November. Please feel free to take a look and let us know what we could do to improve it. When it is available, you will be able to access the site through the DAOA home page, and just click on the airport button.

Funds available to small airports within our state are becoming more difficult to obtain every year. Desert Aire has certainly acquired our share, but we can no longer solely count on the DOT for future projects. In coming years, our runway will need to be reconstructed so that we can accommodate the fixed



wing aircraft now being flown by the MedStar Critical Care Transport Service. Their insurance companies require

that they have a minimum runway width larger than our current runway. Also, we now have 5 major cracks that extend all the way across the pavement and the sub base is being eroded. The airport commission is

currently studying ways of generating additional funds for reconstruction of the runway.

Currently the airport is being audited by the state auditor's office, and we would like to thank Mike Mulcahy and his team for their support and expertise. Also we would like to extend a heartfelt thanks to the many volunteers who have donated their time throughout the year. See you all again in the spring.

Attention Desert Aire Residents

Aircraft Owners & Pilots Admin (AOPA) in conjunction with the Transportation Security Admin. (TSA) wish to remind residents that unauthorized personnel are not allowed on Runways, Taxiways, or Aircraft Movement areas. If you as a resident observe any unauthorized or suspicious activities please notify airport management, @ 509-932-5642 or call 866/GA-SECURE.

IMPORTANT DATES: Board Meeting Schedule:
Effective July 2009 through June 2010 board meetings will be held the 2nd Friday of each month at 7:00 P.M., with no meeting scheduled in January. Meetings are held in the lower level of the Multi-Purpose building.

BUSINESS OFFICE

Betty Skinner, Sue Anderson 509-932-4839
James Curdy, Jr.

HOURS OF OPERATION

Summer*: Monday – Friday 8:00 am – 5:00 pm
Winter: Monday – Friday 8:00 am – 4:30 pm
*Summer Hours are March thru October

MAINTENANCE / GROUNDS

James Curdy, Jr. - Superintendent 509-932-4466
Rochelle Detering – Asst. Grounds Superintendent

WATER DISTRIBUTION OPERATOR

Chris Guillen, Watermaster 509-932-5202
Water Emergency (After hours) 509-830-4332
Swimming Pool 509-932-4896

GOLF-PRO SHOP

Don Tracy – PGA Professional 509-932-4439
Tom Johnson, Tiffany Hedman,
Carolyn Holmes, Brian Mullen

Tidbits

Road Construction Status

With the exception of a few “punch list corrections”, construction on Highway 240 into Richland appears to be finished. The construction is from ‘Rattlesnake Gate’ (milepost 8) to Horn Rapids (milepost 28). The new shoulders (paved, no less) are really nice and a small safety improvement. Watch out for 28 miles of centerline rumble strip, though.

NOW, if we can only work our legislators for the same treatment on our stretch of Highway 243!! And, don't forget to ask and push for truck lanes on the Vernita Hill “S” curve. Your local ambulance drivers (firefighters also) welcome any support for these badly-needed and long overdue SAFETY improvements. Highway 243 is rumble-stripped for its entire length of 28 miles. Same for 241 into Sunnyside.

Dear Members,

I have been writing in one forum or another in Desert Aire for over 3 years. The question is, is it interesting, is the information pertinent to the community, or the big question is, does anyone really care? And, then someone comes along and says thank you! Just one person, that's all it takes to let you know that speaking out about something you love and what you think is occurring is important. A lovely man at the Spaghetti feed for the oh so loved 'Citizen's Patrol' stopped me to ask if I was the real estate agent who wrote the positive things about Desert Aire and the market. That did it and here I am writing tonight. Thank you Mr. X for the encouraging words.

It isn't really about Desert Aire. It's about us and how we live in this community of awesome beauty. It's about commitment and patriotism and gratefulness, whether we are here full time or migrate to other communities to enjoy our freedom. The freedom to enjoy a paradise that is, as we know, is still a well kept secret.

New folks coming to town, saw the beauty, couldn't believe the opportunity to live or retire here and loved it. Now, after prices have surged and dropped we complain about the market. Those selling have enjoyed good profits, maybe not phenomenal profits like 2007, but still great profits based on initial purchase prices. Our office runs an incredible management company giving owners consistent rental income for low priced investment real estate and all of our sales have created an overall increase in value for all owners.

In 2008 and 2009 sales dropped off completely and all real estate offices in the country struggled to maintain. Fortunately, our professionalism, experience and creativity helped us survive to see another day and will allow our customers to experience profits over purchase.

So, what's the real scoop? Look at the market, from 1980 to 2000. The average increase in real estate values was 26.5%. From 2000 to 2007 the values increased upwards to 89%. So, we entered an adjustment period that jolted our realty and here we are. Washington, with increased trade and proliferation on both sides of the mountain, continues to outshine many other areas of the country. We don't need to question what is happening with the agricultural, wine or natural gas industry in Eastern Washington so get a grip and get a life in Desert Aire. We will recover from this market and will do so quickly. 5% interest rates are virtually unheard of in our lifetime and will not last. Does anyone remember the 80's when interest rates went to 18-22%? I do, I was selling real estate then too but mostly on real estate contracts. If you think you paid too much in 2007 the incredibly low interest rates have adjusted that value so you can't lose.

Bottom line...relax! Prudential Real Estate has contracts with 22 search engines and advertises Desert Aire world wide, which is something no other company can even pretend to do. If homes are to sell and prices are to rise we will be on the leading edge of it so enjoy the fall, heat up your golf carts and pat yourself on the back. Desert Aire is a winner and so are its owners. Drop by and enjoy a cup of Joe and have a lovely holiday season.

Sincerely, Melinda Skogerson, Prudential Real Estate...Servicing both sides of your mountain.
Mobile: 425-458-4142 Office: 509-932-0101