

January 2022

# May Creek Club

Hello everyone:

I would like to invite everyone to the annual meeting via Zoom so that will make it easier for most to attend. We are looking for more residents to get involved in your community or attend the meetings and express your concerns or opinions. This year we desperately need to adopt the new budget proposal for the upcoming year so that we can get the Parks and roads back in shape. Last year we did have some volunteers help out and it was greatly appreciated. But as you know it can be a bit overwhelming at times. Next is the Bridge. We have been working with the engineer and the county for the proper fixes and the correct way to move forward with the repairs. Please be patient.

Snow and snow removal for the roads. I have seen and heard many comments in regard to the plowing, most in the positive side but a few with complaints. Most complaints were in regard to driveways being blocked with snow, we pay him to do the roads, and it's up to us to clear out our drive way. The main priority is from the lower park to the top of the hill at Gold Bar Dr., then the rest of the roads. We did ask for volunteers to help fill sandbags, but the response was nil.

Also, as many of you have heard Becky resigned for the assistant position for personal matters and Cari resigned to better take care of her health concerns. I would like to thank them both for the many years they were involved in our community.

So please attend the meeting

Thanks

Bill Ritchie

Subject inspection and load capacity certification for the May Creek bridge at Gold Bar Blvd.

**Summary:** A detailed inspection and structural analysis of the subject bridge was performed to determine its load bearing capacity. Several detailed inspections were done, a detailed visual inspection and measurements taken on June 9th 2012 and radar imaging rebar inspection was accomplished on August 3rd 2012. With this information, a structural analysis of the bridge determined that bridge is considerably stronger than the highest current road and bridge standards HS20-44 of the American Association of State Highway and Transportation Officials (AASHT). This means the bridge can safely carry vehicles with a gross weight up to 2000 pounds in the standard truck loading configuration with a considerable safety factor. The condition of the bridge should also give many more years of trouble-free service with minimal precautionary maintenance.

**Background:**

The local fire district desires verification of the capacity and safety of a private bridges in their jurisdiction no records of the design and installation of the bridge where May Creek tracts association bridge are available, so an investigation was accomplished to determine it's capacity. The bridge is composed of three pre-cast concrete sections 60 inches wide and about 34 feet long with a 6 inch deep reinforced concrete deck and each section having two 22" deep webs. These form "T" beams that are an efficient and common way to form concrete bridges the clear span from each of its supports is 32.2 feet. Each simple end of the span is supported by large monolithic concrete abutments. The radar is determined to be reinforced (7) #6 continuous rebar in the lower part of the web with number 3 stirrups at 12" spacing, and the bridge deck reinforced with two layers of 5" grid of #4 rebars.

It appears that there is high inches on the bridge deck from subsequent repaving of the locals. This appears to be up to three layers of paving; this extra weight reduces the carry capacity of the bridge.

**Findings:**

The inspection found the bridge is in fair condition, with a few minor places where cover concrete is thin or flaked off the reinforcing steel. This is of little consequence for the maximum load carrying capacity. Analysis indicates the bridge has a maximum live load moment of 530,215 ft-lb capacity, and a shear capacity of 62,400 pounds. The HS20-44 standard for the bridge of this span requires a worst-case maximum moment capacity of 317,000 lbs. and a shear capacity of about 52,000 pounds. This is taking the standard load capacity of 1.4 times the dead load (weight of bridge and asphalt), And 1.7 times the required live load. Furthermore, there are (3) 5-foot-wide segments, and it was assumed in a worst case loading that only two of the three segments would carry all of the required loading. So potentially the total bridge capacity is 1/3 greater than the conservative analysis would indicate. Therefore, the bridge has more than adequate reserve capacity. Although the bridge has a potential capacity of over 100,000 lbs., it is not recommended to placard the bridge for its design limits. There is no reason to test the actual capacity of the bridge with such an excessive load, and as the bridge ages there will be some diminishing of its carrying capacity. It would be perfectly reasonable to placard the bridge for an 80,000 lb. gross load capacity, which is well above the AASHT maximum truck load, and should accommodate the heaviest of normal transport trucks and emergency vehicles.

**Recommendations:**

This bridge can be safely used to the maximum current highway value standards for the foreseeable future. The bridge may be placarded for a maximum safe vehicle capacity of 80,000 lbs. if desired, or the AASHT maximum of 72,000 lbs.

It is also recommended that further buildup of the asphalt be avoided by removing one or more layers of existing asphalt before any fresh paving be laid over the bridge deck. Although there is plenty of reserve capacity, continuous build-up will eventually reduce the bridge's carrying capacity to below acceptable levels. These layers of asphalt do not add any strength to the bridge, only additional dead load. The existing buildup of the asphalt could remain since the load analysis included it to determine its current carrying capacity. Consideration should be given to clean the concrete underside of the bridge and a moisture sealant applied to all the surfaces to forestall further degradation of the surface of the concrete. Adding rust resistant paint to a few places of exposed rebar in the span will also reduce future corrosion of any exposed reinforcing steel.

Regular annual inspections of the condition of the concrete on the underside of the bridge should be performed by the Association. Excessive crack formation from frost wedging, flood damage, erosion and moisture intrusion will eventually cause the reinforcing steel to rust and break out of the covering concrete. This will lower the capacity of the bridge. If any excessive or questionable damage is observed contact this office for an assessment and repair instructions.

**MAY CREEK CLUB  
SEMI-ANNUAL MEETING NOTICE  
SUNDAY, FEBRUARY 13, 2022**

You are invited to the Semi Annual meeting of the May Creek Club general membership. **Sunday February 13, 2022 at 2 pm Via Zoom for members DUE TO COVID WE WILL BE MEETING VIA ZOOM VIDEO CONFERENCE**

**Please download Zoom app prior to meeting.  
<https://zoom.us/j/95392661756> ID 851 801 2841**

If you have trouble opening link visit our website [maycreekclub.com](http://maycreekclub.com) click on calendar to access information.

We currently have 5 openings for new board members. **Note: You must be a property owner in good standing with dues/back dues paid in full to hold board position and be able to vote.**

**AGENDA**

**Introduction of Board  
Minutes from last meeting**

**Treasury Report  
Open Forum**

**If you are unable to attend this meeting and know of no other who is attending whom you would assign your proxy, you may assign proxy to any board member listed below. Please mail your proxy to May Creek Club, PO Box 1087 Gold Bar, Wa 98251 A proxy form is included for your convenience.**

**OFFICERS & BOARD MEMBERS**

**President  
Vice-President  
Secretary  
Treasurer**

**William Ritchie  
Austin Orion  
Sharon Valentine  
Susan Taylor**

**Board members:  
Ellen Rowley  
Tammy Reeves**

You may contact board via email [maycreekclub@outlook.com](mailto:maycreekclub@outlook.com)

**Please send all correspondence, dues and complaint forms to our mailing address: May Creek Club, PO Box 1087, Gold Bar, Wa 98251  
Website [www.maycreekclub.com](http://www.maycreekclub.com) Visit our Facebook page, May Creek Club,Inc**

## Public Service Announcements

*Attention All Property Owners: If you owe more than \$500, a lien may be placed on your property, be taken to small claims court or to collections. Any property owner with a judgement from small claims court will be given the opportunity to set up payment arrangements to avoid a lien on property and foreclosure as stated in our by-laws. Anyone on payment plan that does not comply to the agreed payment arrangement may be subject to another small claims court judgement. Make regular payments to avoid further legal action. Contact [maycreekclub@outlook.com](mailto:maycreekclub@outlook.com) to make payment arrangements.*

Together we can keep our neighborhood safe. Be aware of suspicious activities. If you see something report it. Know your neighbors. Be involved, stay informed

**Parks: We again need volunteers to mow all 3 parks and remove trash.**

**Homeowners on creeks: Be a good neighbor and remove unwanted debris in creeks. Dumping anything in creeks is against the law. Contact Dept. of Fisheries and Wildlife to report violations. 425-379-2309 or 425-775-1311 '0'. Residents are required to have an outdoor burn permit for recreational burning. It's free, apply online at [SKYVALLEYFIRE.ORG](http://SKYVALLEYFIRE.ORG) For current burn ban info call 425-339-2300 Or 360-793-1335**

**No off-road unlicensed vehicles are allowed on roads. You will be subject to fines. Speed limit is 15 MPH, those who speed will be subject to fines. For the safety of all it is prohibited to ride scooters and skateboards on our hills.**

**Property owners that rent must give tenants a copy of May Creek Rules and are responsible for tenant abiding by the rules. Copies are available in website**

Please remember that May Creek takes care of roads and parks only. We are unable to tell others how to manage their property.

**For nuisance dog barking or off leash dogs contact Snohomish County animal control or visit their website. We abide by county leash laws and noise ordinances, but we cannot enforce them. Contact Sheriff dept or Snohomish County.**

		Budget Option A	Budget Option B	Actual Budget
		2022-2023	2022-2023	2020-2021
<b>Expense</b>				
	Accounting	\$ 4,250.00	\$ 4,250.00	
	Attorney Fee	\$ 2,500.00	\$ 2,500.00	
<b>Total Expenses</b>		<b>\$ 6,750.00</b>	<b>\$ 6,750.00</b>	<b>\$ -</b>
<b>Board Expense</b>				
	Board Compensations	\$ 1,800.00	\$ 1,800.00	\$ 837.00
	Milage Reimbursment	\$ 200.00	\$ 200.00	\$ 125.17
	Board Expenses - Other	\$ 200.00	\$ 200.00	\$ 135.00
<b>Total Board Expenses</b>		<b>\$ 2,200.00</b>	<b>\$ 2,200.00</b>	<b>\$ 1,097.17</b>
<b>Misc./Donations</b>				
	Donations			
	July BBQ			
<b>Total Miscellaneous/Donations</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Management Services</b>				
	Lein Fees	\$ 2,000.00	\$ 2,000.00	
	Small Claims	\$ 1,000.00	\$ 1,000.00	
	Management Services-Other	\$ 12,500.00	\$ 12,500.00	\$ 9,950.00
<b>Total Mgmt Services</b>		<b>\$ 15,500.00</b>	<b>\$ 15,500.00</b>	<b>\$ 9,950.00</b>
<b>Investment Accounts</b>				
	Reserve- Bridge Account	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	Reserve-Paving Account	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
<b>Totals</b>		<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>
<b>Snohomish County Treasurer</b>				
	Parks	\$ 1,700.00	\$ 1,700.00	\$ 1,487.17
<b>Total Property Tax</b>		<b>\$ 1,700.00</b>	<b>\$ 1,700.00</b>	<b>\$ 1,487.17</b>
<b>Taxes</b>				
	Tax Preperation CPA	\$ 1,200.00	\$ 1,200.00	\$ 995.00
<b>Total Tax Prep</b>		<b>\$ 1,200.00</b>	<b>\$ 1,200.00</b>	<b>\$ 995.00</b>
<b>Banking Fee</b>				
	Bank Service Charges	\$ 200.00	\$ 200.00	\$ 180.00
<b>Total Banking Fee</b>		<b>\$ 200.00</b>	<b>\$ 200.00</b>	<b>\$ 180.00</b>
<b>Computer and Internet Expenses</b>				
	Computer and Internet Expenses	\$ 800.00	\$ 800.00	\$ 654.15
<b>Total Computer</b>		<b>\$ 800.00</b>	<b>\$ 800.00</b>	<b>\$ 654.15</b>
<b>Insurance</b>				
	Insurance	\$ 9,000.00	\$ 9,000.00	\$ 8,011.00
<b>Total Insurance Expense</b>		<b>\$ 9,000.00</b>	<b>\$ 9,000.00</b>	<b>\$ 8,011.00</b>
<b>Office Expense</b>				
	Advertising			
	Newsletter	\$ 650.00	\$ 650.00	\$ 408.18
	Post Office Box	\$ 100.00	\$ 100.00	\$ 76.00
	Certified Letter	\$ 100.00	\$ 100.00	\$ 50.00
	Postage	\$ 650.00	\$ 650.00	\$ 558.00
	Office Expense -Other	\$ 400.00	\$ 400.00	\$ 351.22
<b>Total Office Expenses</b>		<b>\$ 1,900.00</b>	<b>\$ 1,900.00</b>	<b>\$ 1,443.40</b>
<b>Repairs and Expenses</b>				
	Bridge Maintance	\$ 4,000.00	\$ 4,000.00	\$ 3,340.85
	Labor	\$ -	\$ -	
	Park Improvements	\$ 500.00	\$ 500.00	\$ 107.89
	Park Maintenance	\$ 2,000.00	\$ 2,000.00	\$ 2,229.04
	Road Maintenance	\$ 2,000.00	\$ 2,000.00	\$ 42.50
	Snow Removal	\$ 1,750.00	\$ 1,750.00	\$ 490.50
	Towing			
<b>Total Repairs and Expenses</b>		<b>\$ 10,250.00</b>	<b>\$ 10,250.00</b>	<b>\$ 6,210.78</b>
<b>Utilities</b>				
	Utilities	\$ 4,500.00	\$ 4,500.00	\$ 3,204.90
<b>Total Utilities</b>		<b>\$ 4,500.00</b>	<b>\$ 4,500.00</b>	<b>\$ 3,204.90</b>
<b>Grand Total</b>		<b>\$ 64,000.00</b>	<b>\$ 64,000.00</b>	<b>\$ 43,233.57</b>
<b>Projected Income</b>				
	Actual dues per lots	\$ 48,000.00	\$ 64,000.00	\$ 32,000.00
	Actual net Dues	\$ (16,000.00)	\$ -	\$ (13,834.75)
	<b>Annual dues per year</b>	<b>\$ 150.00</b>	<b>\$ 200.00</b>	<b>\$ 100.00</b>

**VOTE for One Option**

**Budget Option A**

Signature \_\_\_\_\_

**Budget Option B**

Address \_\_\_\_\_

Please mail back to PO Box 1087, Gold Bar, WA 98251  
This budget will start on June 1, 2022

Please vote for one option

**PLEASE MAIL YOUR SIGNED BUDGET CHOICE BACK TO THE BOARD.**

**THIS MEMBERSHIP IS A VOLUNTEER COMMUNITY! PLEASE  
REMEMBER THIS WHEN IT SNOWS AND THE HILL NEEDS SAND  
OR THINGS NEED TO BE DONE AROUND THE COMMUNITY.**

Mail To:  
**May Creek Club  
P.O. Box 1087  
Gold Bar, WA 98251**

**THIS MEMBERSHIP IS A VOLUNTEER COMMUNITY! PLEASE  
REMEMBER THIS WHEN IT SNOWS AND THE HILL NEEDS SAND  
OR THINGS NEED TO BE DONE AROUND THE COMMUNITY.**

**MAY CREEK CLUB, INC**  
**2022 SEMI-ANNUAL MEMBERSHIP MEETING PROXY**  
**SUNDAY, February 13, 2022**

**INSTRUCTIONS:**

1. Complete all applicable blank lines. You may designate any person of your choice who will be present to serve as your proxy holder.
2. Sign and date this proxy.
3. You may give this proxy to a neighbor, a board member, or return this proxy no later than February 13, 2022 to:

May Creek Club  
P.O. Box 1087  
Gold Bar, Wa 98251

**Grant of Proxy:**

**Known all men by these present that the undersigned owner(s) of May Creek Club, Inc., does hereby constitute and appoint the person or persons identified below to act as attorney-in-fact to the undersigned, to vote for and act in the name, place and stead of the undersigned, to vote as the proxy of the undersigned at the Semi-Annual Membership Meeting to be held February 13, 2022 upon all questions and matters which may come before such meeting, according to the number of units in which the undersigned would be entitled to vote if personally present at such meeting, hereby ratifying and confirming all that said attorney shall lawfully do by hereby, and revoking all previous given to vote upon such unit.**

**CHECK ONE BOX**

- The individual whose name is printed here:*
- No one - This proxy is for quorum purposes only.*

**If no box is checked, this proxy shall be given to the Board of Directors to be voted by the Secretary.**

**This proxy shall be valid for the meeting described above and for any and all adjournments of such meeting. This proxy shall be deemed automatically revoked if I attend and vote at the meeting in person, or if written revocation of this proxy is received by the Club by 12:00 p.m. February 13, 2022**

**I own the following property at May Creek Club, and this proxy shall be effective for that property listed.**

**Address:** \_\_\_\_\_

**Unit #:** \_\_\_\_\_

**Printed Name (s) of Owner (s):**

**Signature(s) of Owner(s) required by law**

**By:** \_\_\_\_\_

\_\_\_\_\_

**Date I have signed this proxy:** \_\_\_\_\_, 2022

**ALL PROXIES RECEIVED MUST BE VERIFIED BY THE MAY CREEK CLUB BOARD**

IF YOU CAN'T MAKE IT TO  
THE MEETING PLEASE MAIL  
YOUR PROXY BACK ASAP!

**THIS MEMBERSHIP IS A VOLUNTEER COMMUNITY! PLEASE  
REMEMBER THIS WHEN IT SNOWS AND THE HILL NEEDS SAND  
OR THINGS NEED TO BE DONE AROUND THE COMMUNITY.**

May Creek Club  
P.O. Box 1087  
Gold Bar, WA 98251

IF YOU CAN'T MAKE IT TO  
THE MEETING PLEASE MAIL  
YOUR PROXY BACK ASAP!

**NEWSLETTER      NEWSLETTER      NEWSLETTER      NEWSLETTER**

IF YOU CAN'T MAKE IT TO  
THE MEETING PLEASE MAIL  
YOUR PROXY BACK ASAP!

**THIS MEMBERSHIP IS A VOLUNTEER COMMUNITY! PLEASE  
REMEMBER THIS WHEN IT SNOWS AND THE HILL NEEDS SAND  
OR THINGS NEED TO BE DONE AROUND THE COMMUNITY.**