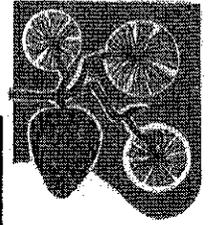


June 2017



# Nisqually Pines Community Club

[www.nisquallypines.com](http://www.nisquallypines.com)

**Nisqually Pines  
Community Club**

8903 Pepperidge Lane SE  
Yelm, WA 98597

Phone: 360-458-7370  
Fax: 360-458-7157  
Hours of operation:  
Monday - Friday, 7:30 to 5 pm

**Important Dates:**

**June 13th**  
Adjudication 7pm

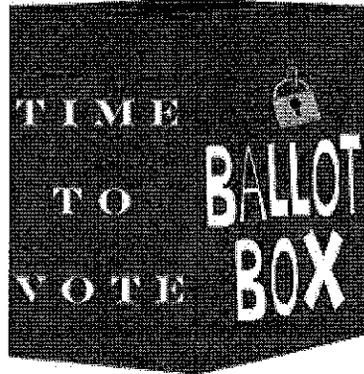
**June 14th**  
Ballot Count 5:30pm

**June 14th**  
Open Board 6:30pm

**June 18th**  
Father's Day

**June 22nd**  
Pool Open Full-time

**June 25th**  
Cert 6pm



**BALLOT COUNT**  
**JUNE 14TH @ the**  
**CLUBHOUSE**  
**TIME: 5:30PM**

Volunteers Needed for  
Counting  
Open Board Meeting to  
follow

**OPEN BOARD MEETING**  
**JUNE 14th 6:30pm**  
**CLUBHOUSE**

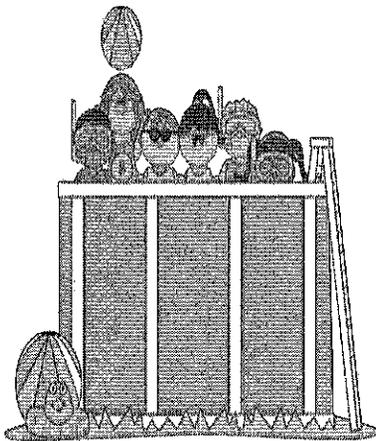
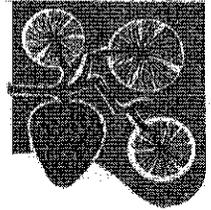
Special Guest Speaker from the Sheriff's Office  
coming to speak to the community about the  
good things that are happening in The Pines.  
Make sure you mark your calendars.



# June 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3 Community Yard Sale 9am-5pm
4 Community Yard Sale 9am-5pm	5	6	7	8	9	10
11	12	13 <u>A</u> djudication 7pm	14 Ballot Count 5:30 pm Open Board 6:30 pm	15	16	17
18 Father's Day	19	20	21	22 Pool Open Full-time	23	24
25 CERT 6pm	26	27	28	29	30	

# Upcoming Events



Guests costs \$4 per person. Please try to bring exact change.  
Thank you!

See pool rules at  
Nisqually Pines Website:  
[www.nisquallypines.com](http://www.nisquallypines.com)

## SCHEDULE

12 noon-3pm General Swim  
3pm-4pm Senior Swim  
(40 and over)  
4pm-7pm General Swim  
7pm-8pm Adult Swim  
(18 and over)

## HOURS

Operating Hours!  
May 27-June 18th  
Weekends Only  
June 22-Sept 4  
Daily  
12 noon-8pm



## Nisqually Pines Annual Yard Sale

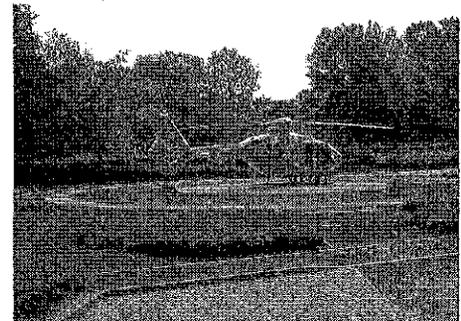
June 3 & 4  
9am-5pm

Make sure you sign up at  
the office to get your yard  
sale on the map



## EMERGENCY HELIPAD

The brick building that is on Pepperidge Lane belongs to Fairpoint Communications.  
Directly behind the building is 100 X 100 foot area designated for an emergency Helipad in case the field at the Yelm Middle School is being used at the time.





*In Memory Of  
Mary Risch*

*Mary was a long time resident of The Nisqually Pines. She was involved with the community and loved to volunteer. She was currently on the Adjudication committee. She had served in the past on The Board of Directors, Events and Finance committee's. Mary enjoyed volunteering for dumpster day's and helping in the office when needed.*

*We thank Mary for her time and service. She will be greatly missed.*

*Celebration of Life will be on June 24th  
At the clubhouse*

*1-4pm*

**Curbside Garbage and Recycling**

Rural Garbage Service-LeMay

Phone: 360-923-0111

Here is the pricing for garbage service in The Pines:

**Garbage and Recycling Service for two months \$41.26**

35 gallon garbage can pickup every week

96 gallon recycling bin pickup every other week

Glass pickup every four weeks, you provide container

Or

**Garbage and Recycling Service for two months \$55.18**

65 gallon garbage can pickup every week

96 gallon recycling bin pickup every other week

Glass pickup every four weeks, you provide container

The above prices are before taxes are added.

**The dates for recycling glass bottles**

May 16th

October 3rd

June 13th

October 31st

July 11th

November 28th

August 8th

December 26th

September 5th

# THANK YOU



## ATTENTION DOG OWNERS:

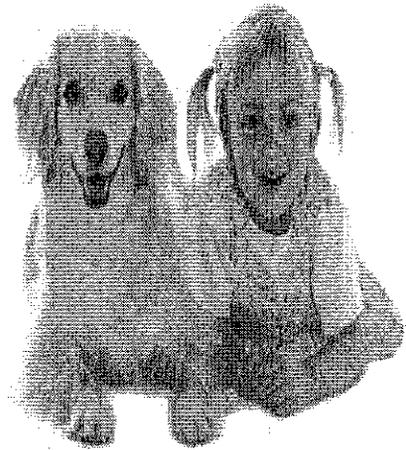
Dogs are to be on leashes at all times when outside their fenced yards. This includes all park areas, including River Park, Little Lake Park, playgrounds, clubhouse park area and office area. At the dog run area there are bags for your use. Please pick one up so that you are able to clean up after your dog.

**THANK YOU!!**



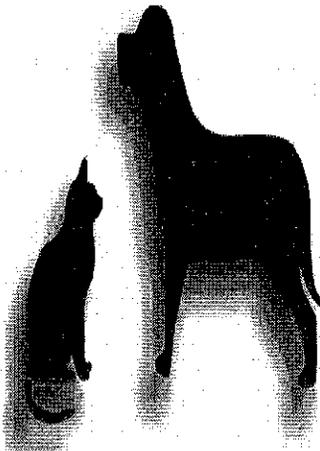
If your dog is lost and you cannot find him/her, you have options to recover your missing pooch:

Post it on the bulletin board at the Pines Office  
Call the Yelm Veterinary Clinic 458-7707  
Call the Yelm Animal Shelter 458-8438  
Post on the Nisqually Pines Event Page



*F.Y.I*

**Animal Services  
3120 Martin Way  
Olympia, WA  
(360) 352-2510  
Closed on Mondays**

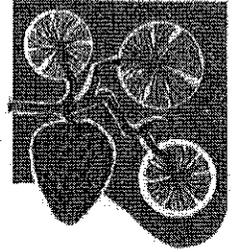


**There is no charge for dropping off stray animals at the shelter.**

River Park hours

**\*The River Park is for members and their guests only\***

Any vehicle found in the River Park parking area without a Nisqually Pines Pass will be towed at the owners expense. Parking is allowed only in the park. Any vehicle on or near the road will immediately be towed.



Open year round

Hours are 8am to 7:30pm approximately

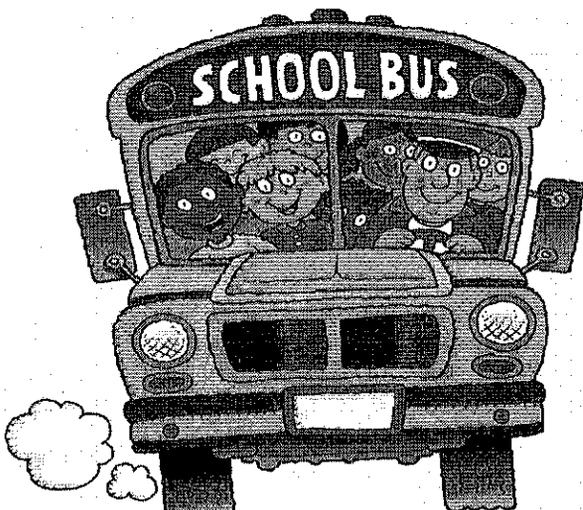
Sat & Sun Hours: 11am-7:30pm

No lifeguard on duty - swim at your own risk.

No alcohol permitted on the premises.

No fires or over night camping!

Per Fish and Wildlife Dept. **ONLY** Catch and Release fishing is allowed on the Nisqually River!!



The mornings are starting to become lighter as spring is approaching. However we still need to be careful and watch for the upper grades and the elementary as they walk to the bus stop in the mornings and after school in the afternoon.  
**Thank You!**



General Outdoor Burning Rules

Check Permit Requirements for your area. For instance, all fires within Thurston County require permits.

**Do NOT use a burn barrel.** Burn Barrels and other burn containers are illegal under state law and their use may result in fines.

**Burn only natural vegetation** from your own property. Trash burning is illegal and may result in fines up to \$14,915 dollars.

**Check the weather** prior to starting your burn. Don't burn during air stagnation events nor in windy conditions.

**Fires must be attended at all times** and must be completely extinguished.

**Do NOT create a nuisance.** Your are responsible for your fire. Creating smoke, odor, and ash that unreasonably impacts neighbors properties is illegal.

## *A Word from our Staff*

**Office Manager:** *Charity Mayerl*

Email: [cmayerl@nisquallypines.com](mailto:cmayerl@nisquallypines.com), Phone: 360-458-7370 Fax: 360-458-7157

Please remember the office staff does not have the power to change Nisqually Pines HOA policy, CCR or Bylaws. If there is a specific policy, CCR or Bylaw you think should be addressed or considered, let us know. We can put it on the agenda for you to address the board at the next board meeting.

**Office Assistant & Property Standards:** *Paulette Howard*

Email: [propertystandards@nisquallypines.com](mailto:propertystandards@nisquallypines.com), Phone: 360-458-7370, Fax: 360-458-7157

**Spring has sprung!!**

It's time to start mowing and cleaning up uncontrolled weeds & vegetation. Also remember that Basketball Hoops may not be on Pines easements. When not in use they must be on owner's property.

**Water Department:** *Julie Rhey-Baumann*

Email: [waterdept@nisquallypines.com](mailto:waterdept@nisquallypines.com), Phone: 360-458-7393, Fax: 360-458-7157

Call the office to request to have the water turn on or off.

**Please contact water Manager for water shut-off.**

**Maintenance Department:** *Bob Smith and Don Robinson*

Email: [maintenance@nisquallypines.com](mailto:maintenance@nisquallypines.com), Phone: 360-458-7393, Fax: 360-458-7157

Mowing has begun so please help keep our easements clear of yard debris and litter. Please respect the safety of our maintenance crew, drive slowly by them when they are working in the easements.

**THANK YOU!**

# *Board News*

## Board of Directors

*Sherry O'Dell-President, Pool and Clubhouse*

*Cory Parsons, Water, Maintenance, Security, Office*

*Larry Martin-Board Member*

*Michael Koon-River Park*

*Dayna Brown-Secretary*

## Board Updates

We meet once a month, meetings have been very productive and we feel we are getting a lot accomplished. However, the additional members would allow us to get more accomplished faster. Please come check out a meeting or two and see what is happening in our community and how you can help!

The port-a-potty's will start to be locked up at dusk and unlocked in the morning when the maintenance gets here. All parks will close at dusk.

Persons with disabilities who require accommodation or alternative means for communication of program information should contact (Nisqually Pines at (360)458-7370) at least eight (8) days in advance of this meeting.

## Updates

### **Treasurer's Report:**

#### **Ending Balance for March 2017**

General Fund: \$425,866.25

Long Range Plan: \$445,237.42

Water Loan 1 Fund: \$80,883.40

Emergency Fund: \$20,170.21

Key Bank USDA Loan: \$253,053.40

Gold Money Market: \$165,915.31

Twin Star Savings: \$14,039.53

Investment Portfolio: \$243,979.56

Statement not rec'd as of 4/11/17

**Grand Total \$1,649,145.11**

# Committee Happenings

## Adjudication

May 3 case- 2 no show & 1 resolved Next meeting: June 13, 2017

Members: Phyllis Myers, Theresa Donovan, Rob Parkhill, Luke Clark and Tonie Barton

Contact: Sherry O'Dell

Closed meeting, not open to anyone not directly involved.

Looking for residents in good standing to volunteer on Adjudication Committee

Get an application at the office-Renters can be on Adjudication with the approval of homeowner

## Finance

June 14th no meeting

Members: Tonie Barton, Sherry O'Dell, Charity Mayerl

Interested in helping on the Finance Committee-Get an application at the office

Must be a member in good standing

Finance committee members needed!!!

## Events

Need volunteers to help organize for up coming events. Contact the office if you are interested! Next meeting: Meeting will be decided by how many volunteers call and want to be part of this event. Next event: TBA

Anyone interested in being on Event Planning Committee call the office.

Event planning help, looking for someone to take over events or they will not continue.

Members: Charity Mayerl, Rob Parkhill, Paulette Howard

Contacts: Sherry O'Dell

*Most of our committees are small and consist of the same volunteers, please come and listen to what they are working on and see if maybe you can help!*

# Updates

## Property Standards

Last month the following warnings or fines were issued:

26 Thank you's	1 dog loose
3 fines	2 basket ball stands
16 debris	1 2nd dwelling
2 parking on easement	4 courtesy letter's
4 junk vehicle's	52 mow grass
1 livestock	1 eyesore
1 tractor on roadway	

**94.1.035 What domestic activities are prohibited in The Pines?** No person within the legal boundaries of Nisqually Pines Community Club shall:

- (2) (c) Allowing or contributing to the accumulation of garbage, refuse, litter and/or unsightly materials, including vehicles (limit 5 (five) automobiles of any kind and watercrafts), on private or community property;

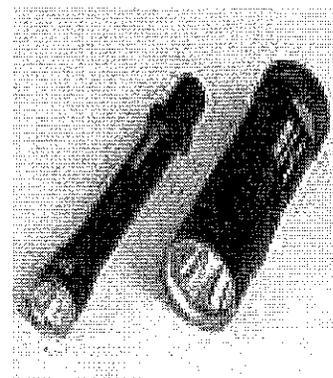
1st 2nd 3rd 4th & consecutive offenses  
\$100 \$250 \$500 \$1,000

If you are new to the Pines and do not have a copy of our current Resolution 94-1, please stop by the office to pick up a copy or view online at [www.nisquallypines.com](http://www.nisquallypines.com).

**Speed limit is 20 MPH**  
**Please slow down!**

Please watch for children and parent's please remind your children to watch for cars and not to block the roadways. Please slow down and watch for walkers/joggers/bikers

It is staying lighter outside now that spring is upon us however-**PLEASE** be mindful of vehicle traffic!! For your safety, please walk along the edge of the roads or in the easement against oncoming traffic.



Carry a flashlight or wear bright colored clothes so you can be seen easier during the twilight and evening hours.

Bicycle riders— please make sure your reflectors work or you have a light so you are more visible.



### C.E.R.T

CERT is looking for members to join them on the last Sunday of every month at 6pm. Learn about emergency preparedness in your community and what you can do to help yourself and your community.

Next Meeting: Sunday  
June 25th at 6pm  
Clubhouse

## PUGET SOUND ENERGY

### Call 811 Before You Dig

As summer approaches, you may have plans to start construction and landscaping projects. Your friends at Puget Sound Energy want to remind you about the importance of calling 811 at least two business days prior to any digging. It is the law, and utility-owned lines are located for free.

Whether you are planning to use your employees or hire a contractor, smart digging means calling 811 before each job. Outline your dig area in white paint so that the utilities will know where to mark. Even homeowners digging on their own property must call, if digging deeper than 12 inches.

Don't take a chance. Call 811 before you dig, then dig by hand within 2 feet of the markings.

Visit their [Safety](#) page to learn more about gas and electric safety, and our [Business Services](#) page for all your energy needs.

For questions, please email [businessaccounts@pse.com](mailto:businessaccounts@pse.com)



### PARK TRAIL

The trail from Heather to the River Park is "Use at your own risk" due to the storm damage and erosion.



**Why do people litter?** Here's what KAB's 2009 Littering Behavior in America research found:

Personal Choice. Individual behavior-or choosing to litter-means litter on the ground. Nearly one in five, or 17% of all disposals observed in public spaces were littering, while 83% disposed of litter properly. And 81% of littering was intentional, e.g., flicking, flinging, or dropping. On the other hand, individuals who hold the belief that littering is wrong, and consequently feel a personal obligation not to litter, are less likely to do so.

Litter begets litter. Individuals are much more likely to litter into a littered environment. And once there, it attracts more litter. By contrast, a clean community discourages littering and improves overall community quality of life. Availability and proximity to trash and recycling receptacles also impact whether someone chooses to litter.

# Classified Ads

## Handy Man

Roof repairs or replacement  
Skylight replacement, roof cleaning  
Call Wes Craney  
360-970-4480

Affordable prices, honest  
& efficient.

I'm experienced in painting, texture,  
flooring, tiling, carpeting, sheet  
rock, etc.

Also outside work: welding, trim-  
ming, cutting trees, landscaping,  
lawn mowing, pressure washing,  
deck repair & mechanic.

Call 360-970-1992

## House Cleaning

Jody's house cleaning services  
I will clean anything in your home!  
I have excellent references  
Call Jody at 360-400-3119

**Certified in home Provider  
Seeking Clients or  
housekeeping jobs**

Rides to appointments or chores  
Honest and dependable  
Will work by the hour or the job  
Call Julie 253-380-5290

## Caregiver Wanted

Looking for someone  
part-time caregiving for a  
disabled adult  
Contact Laurie  
(253)441-5806

## For Sale

1993 California Cougar  
Coupe  
\$500 OBO Sold as is!!  
Leave message and phone  
number  
(253)906-0430

## For Sale

Cord to Cord 1/2  
firewood  
\$75  
(360)960-1526

## For Sale

Go Go Mobility Cart  
By Pride  
Original Cost \$800  
Asking \$500 O.B.O.  
(360)400-3627

## AVON

Been looking for some  
Avon? Now is the time  
to call (360) 955-5100  
Claudia Privette  
Independent Sales  
Representative

## For Sale By Owner

1984 Skyline 3 BR 2 BA dou-  
ble-wide manufactured home,  
44'X24'. Modified for wide  
wheelchair access, with ramp,  
new metal roof and all dou-  
ble-paned vinyl windows were  
installed 5 years ago.

**\$20,000.00: Take it away!**  
Contact Lee at (253)686-5106  
(text OK) or [tamara.painter@hotmail.com](mailto:tamara.painter@hotmail.com)

For details

Lee/Leroy Painter-Smith

## OPEN PUBLIC

### BINGO

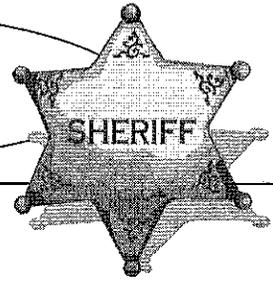
### NISQUALLY

### MOOSE LODGE

Monday's at 6:30pm  
1117 Yelm Ave. W  
(360)458-3381

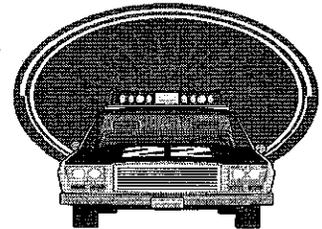
To advertise  
here contact the  
office staff  
360.458.7370

# Police Blotter



## April

- 20-Routine Patrol, traffic stop Heather Lane, field interview Heather Lane
- 21-Routine Patrol, suspicious vehicle & warrant Mariana Court
- 23-Routine Patrol
- 25-Routine Patrol
- 26-Routine Patrol, traffic stop Port Orford/Holly St., traffic stop Port Orford/Wilkensen traffic stop Pepperidge/Suntree Ct., fraud complaint, parking violation River Park warning
- 27-Routine Patrol, traffic stop Wilkensen/Port Orford, traffic stop Nana Ct., field investigating Felony warrant fled into woods on bike
- 28-Routine Patrol, dispatched to Thuja Ave. located runaway
- 29-Routine Patrol
- 30-Routine Patro



## May

- 1- Routine Patrol
- 2- Routine Patrol
- 3- Routine Patrol, domestic violence verbal only Linden Ct.
- 5- Routine Patrol
- 6- Routine Patrol
- 7- Routine Patrol
- 8- Routine Patrol, traffic stop Thuja/Heather, parking violation Heather Lane, traffic stop Deodar Ct.
- 9 -Routine Patrol, found stolen vehicle Silverbell Ct.
- 10-Routine Patrol, domestic Boxwood Ct.
- 11-Routine Patrol, animal complaint Thuja Ave., field interview, harassment phone detail Heather Lane, 3 traffic stops protection order Suntree Ct.
- 12-Routine Patrol
- 14-Routine Patrol
- 15-Routine Patrol, dispatched to trauma/assault Almond Ct.
- 17-Routine Patrol
- 19-Routine Patrol, traffic stop, trespass/burglary Persimmon Ct.
- 21-Routine Patrol, 2 car collision Pepperidge Lane, traffic stop Port Orford, suspicious vehicle Port Orford
- 22-Routine Patrol, 2 field interviews

Routine Patrol means house checks, Clubhouse, River Park, Office and area patrol. If you see something suspicious, call 911. Don't wait until the next day and call the Pines Office.

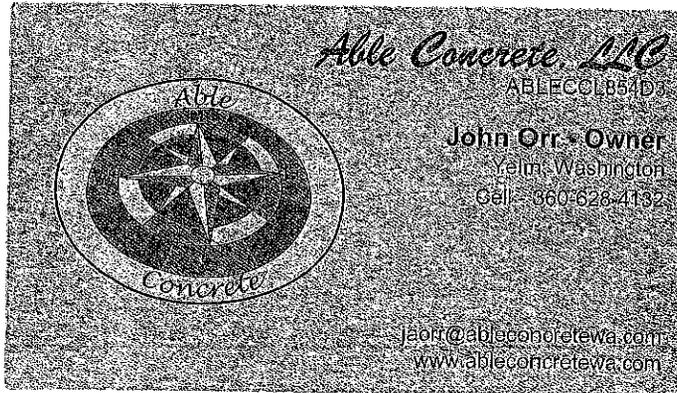
**\*\*Please note that if you call the Sheriff and they aren't in the Pines on our time, their response time will vary on type of emergency. \*\***

The non-emergency number for the sheriff is 360-704-2740 Please lock doors and don't leave valuables in your vehicles. If you are going on vacation, you can have the sheriff check your house to make sure it is secure.

Fill out a vacation request form at the office.

Created by NPCC Staff and Board of Directors.  
If you have anything you would like to see more or less of,  
please let us know!!

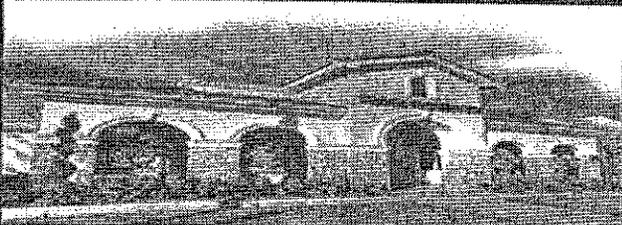
Deadline is the 20th of the month.



*Able Concrete, LLC*  
ABLECCL854D  
John Orr - Owner  
Yelm, Washington  
Cell: 360-628-4132  
jaor@ableconcretewa.com  
www.ableconcretewa.com

*"Your Local Re/Max office"*

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206 West Yelm Ave. Yelm, WA 98597

**Michelle (Micki) Easterly**  
Property Manager/Realtor

**253-831-2680 / 360-400-3475**  
**www.YelmWaRealEstateAgent.com**

Paid Advertisement

# Nisqually Pines Community

Board Meeting

March 07, 2017

## 6:30 P.M. Open meeting

**Roll call of board members:** Larry Martin , Dayna Brown, Sherry O'Dell, Cory Parsons, Mike Koon

**Minutes-** Dayna Brown Minutes read for January 11<sup>th</sup> 2017- and accepted

**Treasurers Report** –Sherry O'Dell reports for January and February 2017.

## Read by Sherry O'Dell President

**Policies for Board Meeting Participation:** *(you can request a copy for the office, some points are)*

\*All meetings of the board of directors and its committee shall be open for observation by all members and their authorized agents, except as otherwise pursuant to RCW law: 6438035

\*Agenda will be posted at the Nisqually Pines Clubhouse Prior to the meeting.

\*Members will be given an opportunity to comment and ask questions at each agenda item at the board meeting. Members must be recognized by the board chair and state their name for the record.

\*All executive (closed) sessions are protected by law and members are not allowed to participate or comment on these items as they are protected by RCW 6438035

\*At the end of each meeting, members will be given an opportunity address any issues or concerns not on the agenda. Each person will be given two minutes to do so. If it is an issue that the board cannot resolve at the time of the meeting it will be written down for further research. The member will be notified in writing once the research is completed.

## New Business:

Met with the auditor: Charity explained the results. The audit was from October 1<sup>st</sup> to Sept 30<sup>th</sup> 2016. They go through all receipts, including deposits made, clubhouse rental slips, vender receipts, debit card etc. the auditors spent about 2 weeks going through the receipts. Overall, The Pines is almost fully funded, and according to the auditor, we are doing really well.

## Old Business:

Referendum 94-1 is still at the attorney's office and should be done soon for us to look at. It has not been updated for a long time. He will also look at the Golf cart concerns. He suggested it was not a good idea because of liability concerns.

Porta-Potty was budgeted for, Maintenance will pick one up in Puyallup.

**Dept Checkins**

**Office-**

**Water maintenance and security-** Cory Parsons – waiting on the background check to confirm the new person. The well test results came back good, onto the next step to getting the well going. The board agrees that it is reasonable for a staff person to be late getting to work due to weather and safety concerns.

**River Park-** Mike Koon: closed at dusk. Need to spray paint something? (hard to hear this part on the recording)

**Pool/ Clubhouse –** Sherry O’Dell: Pool is closed and covered up. Clubhouse continues to being rented often.

**Committee Reports**

**Adjudication-** Phyllis Myers was not here. Member shared that one fine was dropped, one was rescheduled and one stayed

**Finance –** next meeting is April 12<sup>th</sup> at 5:45. Members are welcome to come and observe a committee meeting but to be ON the actual committee you need to complete and application.

**Cert-** Mike Koon: 7 members certified in CPR/first aid. Ordered new LED flashlights and gave the older ones to members of the Pines that are 65 and older. Always need new people.

**Upcoming events-** Celebration of Life for Mary, date to be determined. Relay for Life March 17<sup>th</sup>, Bingo event.

**Community Comments-** John ODell - places to store stuff in a safer environment rather than squeezed in a cabinet in the clubhouse.

Tony Swy Golf Cart: Lady from Mt Vernon came to the last meeting to explain responsibilities and laws regarding golf carts in the community. (that meeting was canceled because we did not have enough board members) Board was offered contact information from the lady who also offered a conference call. Charity will email copies of the information to all of the board members.

(Name?) Concern: The Speed bumps are too high. Board explained they are in accordance with the traffic standards of our community.

Mike Koon Pepperidge Lane has big cracks in the road, - someone will look at it.

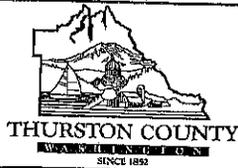
(Name?) Concern: Adjudication staff- will be taking applications.

**7:40 Meeting adjourned.**

*Sherry O'Dell 3-7-17 Dayna Brown 3-17-2017*

Sherry O’Dell President Date

Dayna Brown Secretary Date



# TAXPAYER INFORMATION BULLETIN

Steven J. Drew, Assessor

## PROPERTY TAX EXEMPTION FOR SENIOR CITIZENS, DISABLED PERSONS & 100% DISABLED VETERANS

**NOTE:** Changes in red apply to taxes levied for collection in 2016 and thereafter.

These Exemption programs help eligible individuals on a limited income (**household income of \$35,000 \$40,000 or less**) to pay property taxes. It freezes the application year's value of the primary residence and up to five acres depending on the zoning of the land, exempts all excess levies, and may exempt a portion of regular levies. The Assessor will continue to establish the market value of the home as required by law.

Participation in this program:

1. Freezes the value of the residence as of January 1 of the qualifying year, and
2. Provides a reduction in property taxes with no lien placed against the property.

### ELIGIBILITY REQUIREMENTS

#### **1** Age or Disability

**Senior Citizens** must be 61 years of age on December 31 of the qualifying year for relief of the next year's taxes.



**Disabled persons** have no age limit but must be unable to be gainfully employed because of the disability. A doctor's statement listing beginning date and duration of disability OR Social Security Disability income would be considered Proof of Disability. This documentation must be presented at time of application.



**Veterans with a 100% Service Connected Disability** have no age limit but must have documentation from Department of Veterans Affairs. This Proof of Disability must be presented at time of application.

#### **2** Home Ownership

The property must be the primary home, a share ownership in a cooperative housing unit, or a mobile home, even if you do not own the land. You must occupy the home for more than six months each year. *The home must be on the assessment rolls as a living unit.*

You must own or be purchasing the home for which the exemption is claimed. The owner must retain full use of the property for revocable trust agreements and be able to revoke the trust and take back ownership at any time. Irrevocable trusts qualify if they can be deemed a life estate.

A home owned by a married couple, domestic partners, or co-tenants is considered owned by each person. Domestic partners must be registered with the Office of the Secretary of State. A co-tenant is a person who has an ownership interest in the residence and lives in the home. Only one person must meet the age or disability requirement. Property used as a vacation home is not eligible for the exemption program.

### **3. Income**

Household income of \$35,000 \$40,000 or less includes ALL your income as well as that of your spouse, domestic partner, and any co-tenants.

Household income does not include:

- The income of a person, other than a spouse or domestic partner, who does not have an ownership interest and lives in your home.  
*However, any income the person contributes to household expenses must be included as income on the application.*
- The income of a person, other than a spouse or domestic partner, who has ownership interest and lives someplace else.  
*The amount of the exemption will be based only on the percentage of your interest in the property.*

### **COMPUTING HOUSEHOLD INCOME**

Income includes all sources, **WHETHER OR NOT THEY ARE TAXABLE** for federal income tax purposes.

Some of the most common sources of income include:

- Social Security benefits
- Disability pensions
- Retirement benefits
- Unemployment compensation
- Rental or Business income *Depreciation and losses may not be deducted.*
- VA income, *other than disability, attendant care, medical aid, or dependency & indemnity compensation*
- Wages, salaries and tips
- Capital gains
- Interest and dividend receipts
- Pension and annuity receipts, including retirement bonds, Individual Retirement Accounts (IRAs), and distributions from Keogh plans

### **ALLOWABLE DEDUCTIONS:**

Your income may be reduced by the following:

- **Non-reimbursed** amounts paid for prescription drugs.
- **Costs of Medicare Health Care Insurance under Title XVIII of the Social Security Act**  
*Note: no other health insurance premiums can be deducted, only Medicare – Title XVIII.*
- **Non-reimbursed** amounts paid for care in a nursing home, boarding home, or adult family home.
- **Non-reimbursed** amounts paid for in-home care, including medical treatments (such as diabetic testing supplies), physical therapy, meal delivery service, personal care, and household care. Special furniture and equipment (such as wheelchairs, hospital beds, and oxygen) are also deductible.

**Personal care** includes assistance with preparing meals, house cleaning, getting dressed, eating, taking medications and personal hygiene.

**Household care** includes assistance with chores you used to perform but no longer can, such as mowing lawns, raking leaves, and clean gutters. Repairs or home improvements are not included.

## **THREE LEVELS OF EXEMPTION**

When the annual household income for the application year is ~~\$35,000~~ \$40,000 or less, your home will be exempt from all excess levies.

*Excess levies are in addition to regular levies. They require voter approval and provide money for a specific purpose, such as school bonds and maintenance and operation levies.*

You are also exempt from all or part of the regular levies when you qualify for Category A or B as noted below.

### **Category A - ~~\$25,000~~ \$30,000 or less**

When your household income is ~~\$25,000~~ \$30,000 or less, you are exempt from excess levies and regular levies on the first \$60,000 or 60 percent, whichever is greater, of your home's assessed value.

### **Category B - ~~\$25,001 - \$30,000~~ \$30,001 - \$35,000**

When your household income is between ~~\$25,001~~ \$30,001 and ~~\$30,000~~ \$35,000, you are exempt from excess levies and regular levies on the first \$50,000 or 35 percent of the assessed value, whichever is greater, up to \$70,000 of the home's assessed value.

### **Category C - ~~\$30,001 - \$35,000~~ \$35,001 - \$40,000**

When your household income is between ~~\$30,001~~ \$35,001 and ~~\$35,000~~ \$40,000, you are exempt from all excess levies of the home's assessed value.

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## **CHANGES IN STATUS**

Notify us whenever there is a change in status:

- Change in level of income
- Change in living circumstances
- Death of spouse, domestic partner, or applicant

**RETIREMENT:** If you were retired for two or more months during the application year, your household income will be computed by multiplying the average monthly income received during the months you were retired by 12.

**SALE OF RESIDENCE:** If you sell your property and move to a new home in Washington State, your exemption can be transferred to your new residence.

**DEATH OF SPOUSE OR DOMESTIC PARTNER:** If your spouse or domestic partner died before November 1st of the application year, or if you have a significant change in income that is expected to last indefinitely, your household income is computed by multiplying the average monthly income, *after the change occurred*, by 12.

**DEATH OF THE APPLICANT:** Property taxes will be recalculated without the exemption from the date of death. The surviving spouse or domestic partner may continue to receive the exemption if he or she is at least 57 years old and meets all the other eligibility requirements.

**RENEWAL:** You will be notified by the Assessor when it is time to renew your exemption (typically every six years).

**SAVE \$ ON PROPERTY TAX! <sup>3</sup> VETS/DISABLED CHECK OUT!**

## **APPLICATION PROCESS**

**WHEN TO APPLY:** Application may be made up to December 31<sup>st</sup> for the following year's taxes.

*For example, if you want an exemption for taxes due in 2013, you must use your 2012 household income.*

**WHAT TO BRING:** We need to verify household income but we do not keep copies of your documents. Please bring all income & expense records for each year you may qualify:

- IRS Tax Return (1040) with attachments
- Social Security Statement (SSA 1099)
- Proof of Disability with starting date (see page 1)
- Proof of allowable deductions (see page 2)

**WHERE TO APPLY:** The Thurston County Assessor's Office administers this program. Please call us at (360) 867-2200 for additional information about what you may need to bring or other questions you have. We are open Monday – Friday, 8 AM to 5 PM, except for holidays.

**APPROVAL:** Once approved, the exemption applies until a renewal application is required, there is a change in status, or the home sells.

## **DEFERRALS**

If your household income is between \$35,000 \$40,000 and \$40,000 \$45,000, you may qualify for the Deferral Program. Please call the Thurston County Assessor's Office at (360) 867-2200 for information.

## **LAWS AND RULES**

This program operates under the laws and rules of Washington State:

- **Revised Code of Washington (RCW)** Chapter 84.36 – Exemptions (Property Tax)
- **Washington Administrative Code (WAC)** Chapter 458-16A Senior Citizen/Disabled Persons/100% Disabled Veterans Property Tax Exemptions

**Thurston County Assessor's Office  
County Courthouse, Building 1  
2000 Lakeridge Drive SW  
Olympia, WA 98502-6045**

[www.co.thurston.wa.us/assessor](http://www.co.thurston.wa.us/assessor)

**☎ Customer Service (360) 867-2200**

**☎ FAX (360) 867-2201**

**☎ TDD (360) 754-2933**