

Tacoma and Evergreen Point  
Improvement Club  
Annual Meeting

WELCOME!

Meet the Board

and

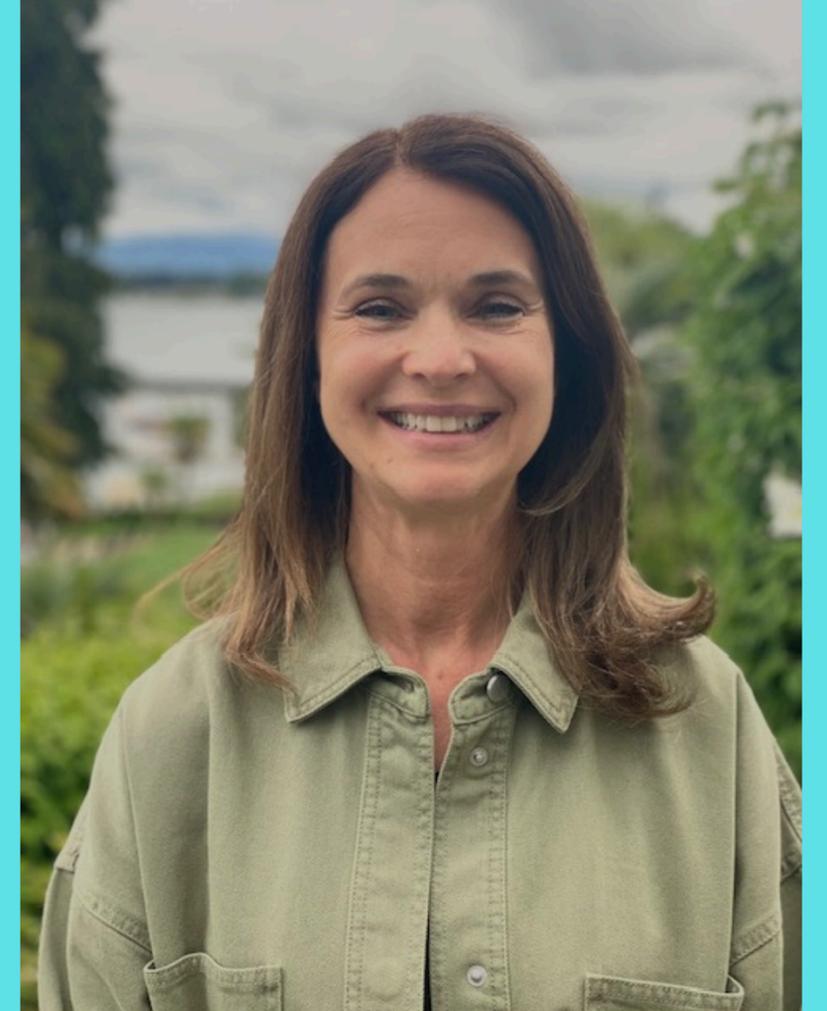
Committee Members



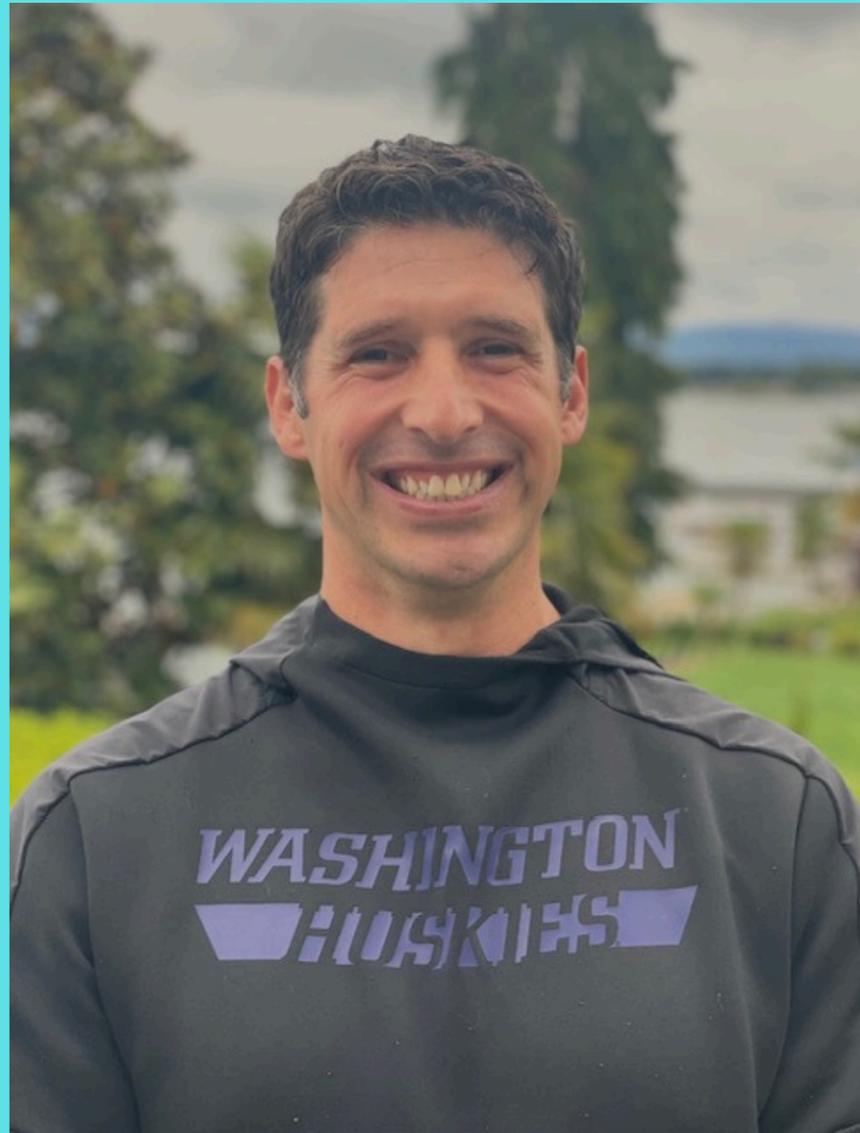
**Andrea Wolfe**  
President



**Monte St Johns**  
Treasurer &  
Membership



**Joel Wolfe**  
Secretary



**Steve Horan**  
Parks



**Jennifer Hales**  
Events



**Robin Burkett**  
Outreach



**Matt North**  
Capital Projects



**Sunny Cessna**  
Committees

Joel Wolfe

Secretary

and tonight's MC

Love Living Here

*"Tacoma Point has been a dream come true. Surrounded by beauty and great neighbors! The streets are quiet and the views are spectacular.*

*We really do love living here!"*



*Did You Know?*



What is The Tacoma

and Evergreen Point

Improvement Club?

Andrea Wolfe

President

Love Living Here

***“Some of the things I love about living here are seeing all the families with kiddos walking around, riding bikes, and of course the lake views!”***



Our Mission:

To build community by working together  
and having fun.

**Our mission for Tacoma and Evergreen Point  
Improvement Club reflects a commitment to fostering  
relationships and collaboration. We encourage  
participation and building bonds within the community.**

## **Our Vision:**

*Love Living Here!*

**A thriving community is one where we not only are neighbors who coexist, but also flourish together. We want to add value to our lives and our community through added experiences and improved shared private parks.**

# What is our purpose?

Here is an excerpt from the 1982 Article of Incorporation:

“To acquire, improve, develop, maintain, operate, care for, and/or dispose of parkways, playgrounds, open spaces, and recreational areas for the use and benefit of its members, and for the general enhancement of the Tacoma Point Community.”

# Let's Talk Events



# Jennifer Hales

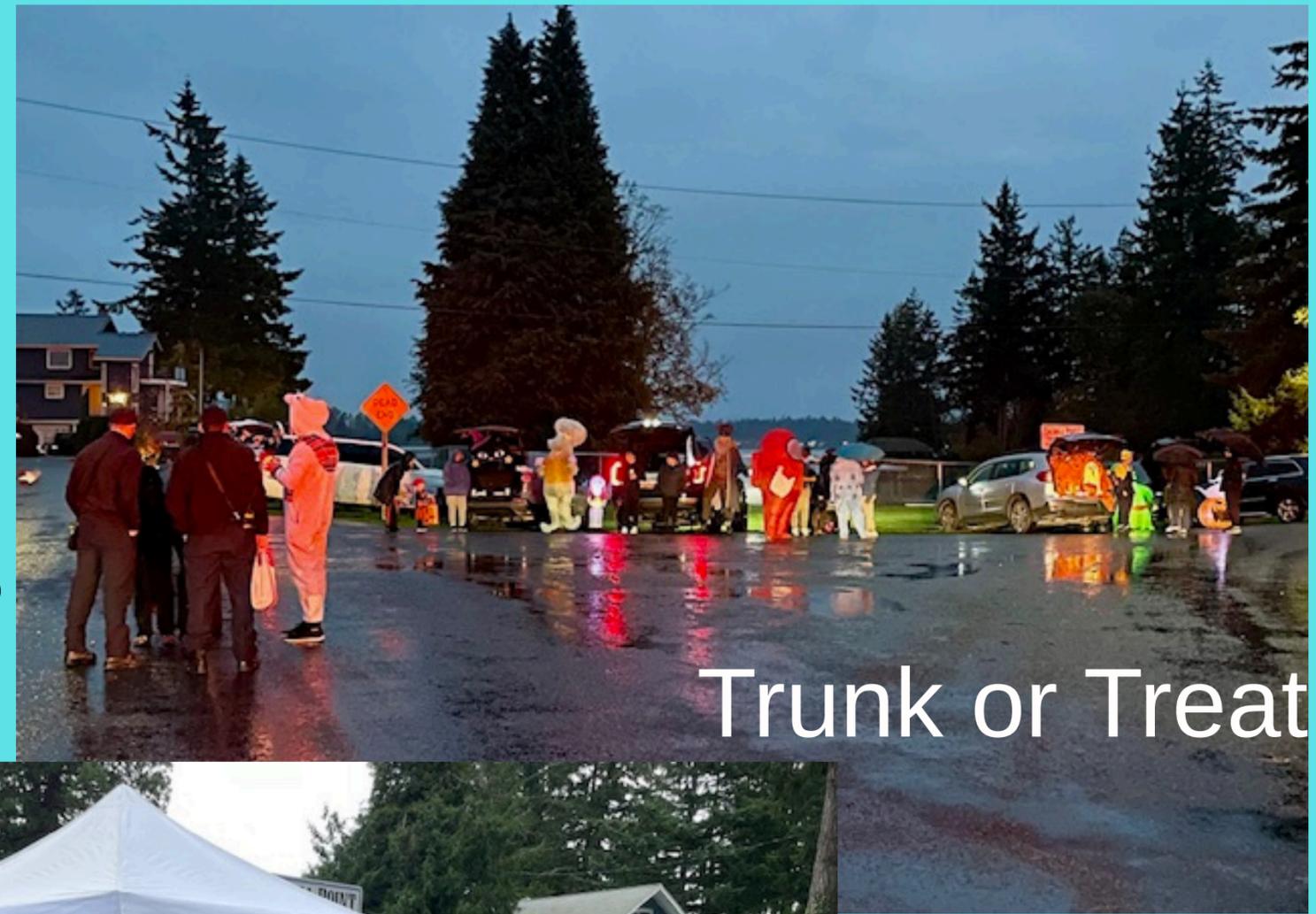
Head of Events

Love Living Here

***“Everyday the view is amazing and different across the lake. Every neighbor I’ve met has been warm and welcoming. My family is thriving here. This is home!”***



**Community events are wonderful opportunities to foster community spirit and build meaningful relationships**



Trunk or Treat



Christmas Cookie Social

Whether it's a holiday event, a community clean-up, or a summer BBQ at our private park...



**These events provide a platform for residents to connect with one another, and share experiences. A time to unwind and have some fun!**



And form  
lasting  
friendships!



**For families, attending events together can create cherished memories and strengthen bonds**



**Meeting and mingling with neighbors at events invites new ideas and perspectives which enrich and improve our community.**

**Becoming a member enables you to share your ideas and opinions in meaningful and respectful ways at meetings and events which ensures our community thrives and becomes what we want it to be! A place where we all...**

*Love Living Here*

**These are our planned events so far for this Year:**

**April 19th: Easter Eggstravaganza**

**June 21st-22nd: Community Garage Sale**

**July: Ice Cream Social**

**August: BBQ**

**September: Potluck**

**October: Trunk or Treat**

**December: Santa Parade and Cookie Social**

**We'd love to make our events bigger and better, and add more opportunities for neighborhood fun throughout the year. With the help and support of our community by becoming a member, we can make that happen!**

Food Trucks  
and summer  
evenings at the  
parks

Block  
Parties

DJ's

Bounce houses  
and slides at  
events

Fall Festival

Movie Nights  
at the Park  
Neighborhood  
Clean-ups

Community Outreach  
and Volunteer opportunities

**Together, we can transform our community into a thriving, vibrant place that we all cherish. By pooling our resources and ideas, we can host bigger and better events that bring us closer, fostering a sense of unity and belonging. Our private parks can become beautiful havens for relaxation and recreation, where families and friends gather to create lasting memories. With a collective effort, we can enhance our neighborhood, making it not just a place to live, but a home that adds value to our lives. Let's embrace the power of collaboration and make our community an extraordinary place for everyone.**



What about  
our Parks?



Steve Horan

Parks

Love Living Here

***“Living on Tacoma Point offers so much to love! I enjoy the peaceful, close-knit community and the access to outdoor activities.”***



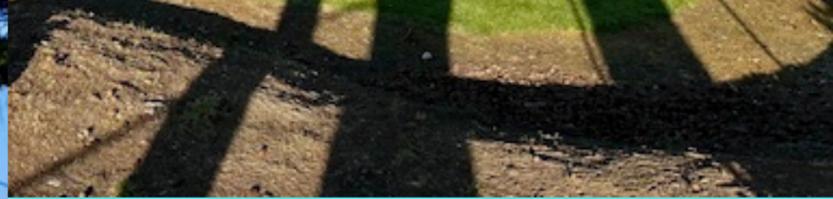
**Our parks are an integral part of our community.**



**They offer a private place for recreation, relaxation, and a place to gather with family, friends, and neighbors.**



**Private parks can add value to our lives and our properties**



**We maintain our parks with bi-weekly yard maintenance during the summer, and trash pick up. We have made many improvements in the last year. Let's look at some of the improvements we've made recently:**



# On The Court

- \*New Backboard for basket ball hoop**
- \*Filled in Cracks on Court**
- \*Painted lines for basketball**
- \*Painted lines for pickleball**
- \*New Pickleball Net**
- \*Pickleball and Basketball equipment**
- \*Storage bin for equipment**



# By The Water



- \*Cleaned off the floating dock**
- \*Backfilled the erosion on the boat ramp**



**Our parks are a place  
to  
Rest  
Play  
Socialize  
Take a quick break  
from the lake...**



**With funding through more memberships, and donations, our parks could be so much more!**

*A few things we'd love to improve:*

- \*New Boat Ramp**
- \*Bulkhead Fixed at Small Park**
- \*Toy structure at Big park**
- \*New flexible Sportcourt**
- \*Secure park entry**

**Increasing membership and donations can greatly enhance our private parks, turning them into vibrant community hubs. Funds can improve facilities, preserve landscapes, and introduce new activities for all ages. Better parks offer peaceful retreats and social spaces, boosting community well-being. Well-kept parks also enhance nearby areas, potentially increasing property values. Investing in our parks means a better quality of life and a strong sense of community.**

We Care for our Neighbors!

Membership Outreach

Robin Burkett

Outreach

Love Living Here

***“I love the trees, the birds, the neighborhood dogs—but it’s the friendly waves from neighbors that really make it feel like home.”***



# Welcome Gifts

We love to drop off gift bags to welcome new people to the neighborhood and provide them helpful information.



# Neighborhood Support

- Check on neighbors who may need help
- Help share information about lost pets
- Coordinate small acts of kindness like condolence cards, congratulatory notes, grocery runs, etc.

Treasury Report

Monte St Johns

Treasurer & Membership Update

Love Living Here

***“I grew up in Florida ½ mile from a lake and I wanted my kids to enjoy lake-life (keeps them at my house)!”***



# Treasury and Membership Update

- **5 years of Trending Stats & Facts**
- **2025 Money IN & OUT Projection**
- **Dream List of Projects**
- **Recommended Projects**
- **Bring attention to Small Park RISK!**
- **Call To Action for \$ - \$ - \$**

# How we've been Trending?

	2020	2021	2022	2023	2024
\$ IN	\$ 12,416	\$ 11,460	\$ 13,535	\$ 11,774	\$ 18,184
\$ OUT	\$ 11,353	\$ 15,539	\$ 9,709	\$ 12,676	\$ 15,850
+/-	\$ 1,063	\$ (4,078)	\$ 3,826	\$ (902)	\$ 2,334

	2020	2021	2022	2023	2024
Members	113	131	136	142	159
Paypal vs Check	95%	78%	75%	80%	80%
1 Key vs 2 Keys	85%	77%	79%	85%	81%
% Potential Parcels	29%	34%	35%	36%	40%

# Membership Stats & Facts

There are 325 total potential memberships:

TP=269, EP=50, Bylaw=6

On H2O = 208, Off H2O = 117

Below are current PAID membership facts:

(As of: Apr 24 - 4:46PM)

**Paid Mbrs:** 89 out of 269  
(27%)

**On Water:** 59 out of 89  
(66%)

**TP:** 79 out of 89  
(89%)

**EP:** 8 out of 89 (9%)

**ByLaws:** 2 out of 89  
(2%)

# 2025 Projection

\$ IN	\$ 21,850
\$ OUT	\$ 34,320
+/-	\$ (12,470)

	2025 Projection	2025 YTD
<b>Money IN</b>		
Membership	\$21,600	7500.00
Donations	\$250	\$300.00
<b>Total \$ IN</b>	<b>\$21,850</b>	<b>\$7,800</b>
<b>Money OUT</b>		
<b>Fixed</b>		
Electricity	\$475	\$136
Insurance	\$3,500	\$3,081
Lawn & Foliage Service	\$10,250	\$450
Locks/Keys	\$1,000	\$875
Marketing - Website	\$420	
Postage &/or Shipping	\$1,000	\$585
Taxes &/or Fees	\$850	\$525
Trash	\$450	\$175
<b>Fixed Total</b>	<b>\$17,945</b>	<b>\$5,827</b>
<b>Varied</b>		
Bank Fees	\$125	\$10
Friends of Lake Tapps	\$400	
New Fence Little Park	\$1,250	\$875
Park Improvements	\$12,500	
Social Events	\$2,100	\$361
<b>Varied Total</b>	<b>\$16,375</b>	<b>\$1,246</b>
<b>Total \$ OUT</b>	<b>\$34,320</b>	<b>\$7,073</b>
<b>Net Income</b>	<b>-\$12,470</b>	<b>\$727</b>
<i>Report Date: Apr 15 2025</i>	Cash on Hand	<b>\$17,597.68</b>

## Dream List of Improvements

- NEW Boat Launch Ramp - \$20-\$40k
- NEW Small Park Bulkhead - \$30 - \$45k
- NEW Automatic KeyCard Gate at Big Park (and power) \$60 - \$85k
- Resurface and Make Sport Court Multifunctional - \$28 - \$35k
- Add Playground Swings and Play Structure - \$30 - \$50k
- Improve Existing Boat Launch Drive Path - \$15 - \$25k
- Update Boat Docks \$12 - \$25k
- Big Park Bulk Head Overhaul/Shore Up - \$2 - \$5k
- New Big Park Beach Sand Volleyball Court - \$7500 - \$12k
- New Outdoor Robust Picnic Tables (1-3) - \$1800- \$5400
- Build an Enclosure around Outhouse, add light, sink - \$50 - \$100k

# Projects recommended

## Winter 2025/26

- 10 year Boat Launch Ramp \* - <\$30000
- Automatic gate at Big Park \* - \$<9500

## High Risk - but way more than \$ than Membership

- Small Park Bulk head
- May need to consider 'closing part of park' if we can't get  
DONATIONS

\* - volunteer labor & project leadership, some equipment, some material

# Call To Action

- **We need more members - agree to knock & ask**
- **Donate - “Fund an Item(s)”**
  - **You donate to a specific project/item**

How do I get Involved?

Sunny Cessna

TPIC Committee Member

Love Living Here

***“I love the lake. I love the mountain, I love the people! I feel so blessed to have been able to raise my kids here!”***



We'd Love to Hear from You!

New Address:

**1443 Tacoma Point Dr. E  
Lake Tapps, WA 98391**

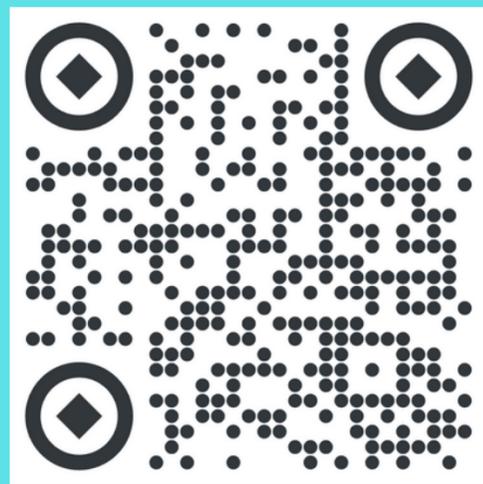


Email:

**[tacomaevergreenpoint@gmail.com](mailto:tacomaevergreenpoint@gmail.com)**

Let's Share the Joy of Living Here

Private Facebook Group  
Tacoma & Evergreen Point  
Community.



# Membership Access

TPIC Website:

<https://www.tacoma-evergreen.org>

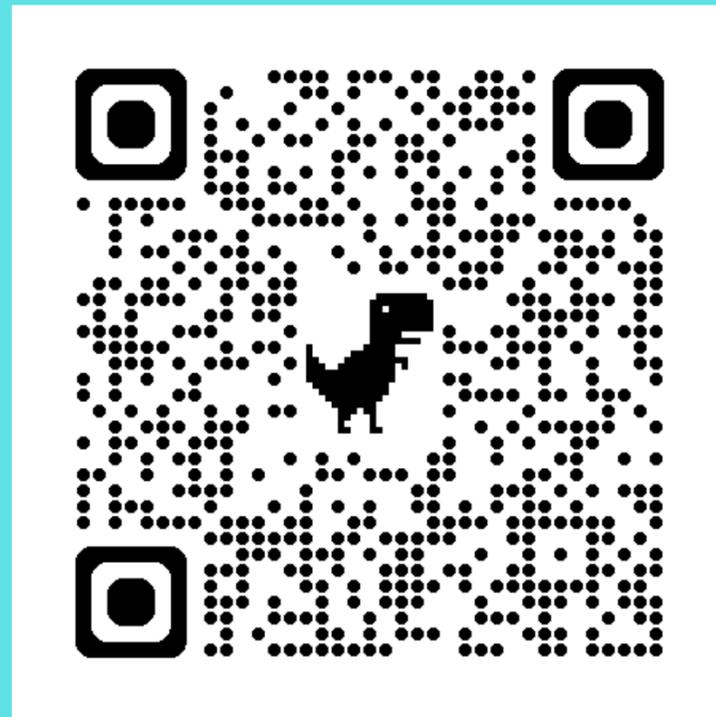


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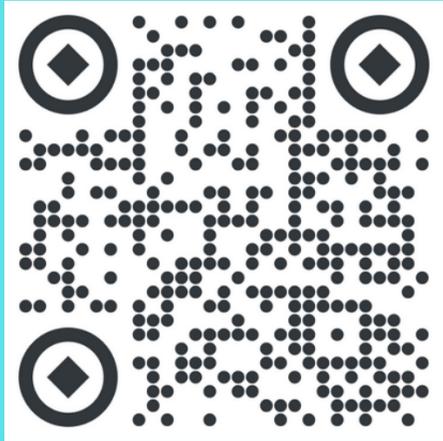
[tacomaevergreenpoint@gmail.com](mailto:tacomaevergreenpoint@gmail.com)

# How to Connect & Get Involved

Please give us your contact info and  
we will contact you!



# Thank You



Private Facebook Group  
Tacoma & Evergreen Point Community



Website  
<https://www.tacoma-evergreen.org/>



Contact Me!  
Please give us your contact info and  
feedback and we will contact you.

