

# Snowline

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### Contact Information

Physical Address: 6985 Rainier Way, Glacier WA 98244

Mailing Address: PO Box 5030, Glacier WA 98244

Phone: 360-599-2929

Website: <https://www.snowlinecc.com/>

Email: [info@snowlinecc.com](mailto:info@snowlinecc.com) and [manager@snowlinecc.com](mailto:manager@snowlinecc.com)

# Welcome



*Accessible year-round, Snowline is located off Mt. Baker Highway (State Route 542), approximately 18 miles west of the Mt. Baker Ski Resort and 27 miles east of Bellingham. Along the Nooksack river and within walking distance of the Mt. Baker-Snoqualmie National Forest, we are at the heart of everything nature has to offer in this beautiful region.*

Snowline is a quality, private residential community in the Mt. Baker area. The Snowline staff includes a Resident Manager, Assistant Resident Manager, and seasonal laborers. Additionally, Snowline works with a number of vendors, including an accountant, insurance broker and a variety of maintenance companies. Rules enforcement happens on an as-needed basis. We don't have active policing; if an incident is reported, staff will follow up on the offense.

- Call (all hours) the Resident Manager if there is a problem: 360-599-2929. You won't wake him up – but it does get the issue “on the books” to be dealt with in the morning.
- You can also email [manager@snowlinecc.com](mailto:manager@snowlinecc.com) for non-time-critical issues.

The Resident Manager lives in the house next to the clubhouse and near the pool. He works 40 hours a week, with his schedule posted at the office door. Please respect the privacy of he and his family during off hours. For routine business, members can email, call or visit during office hours.

Get familiar with your community:

- Request access to the Snowline website Member section at [www.snowlinecc.com](http://www.snowlinecc.com), where you'll find information on events, newsletters, annual general meeting (AGM), community governing documents, recreational campfire guidelines, facilities, Snowline Map and Trail System, and more.
- Familiarize yourself with the Snowline governing documents found in the website Member section, which include covenants, by-laws, rules and regulation, fines, and forms (used for architectural requests, guest registrations, and more)
- Complete Form 3 Cabin Contacts. This provides the information needed to keep you informed, reach you in case of emergency, send invoices, and know who should be at your cabin unless otherwise registered as a guest.
- Check your gate cards. Make sure yours are registered and functional; additional gate cards/fobs can be purchased from the Resident Manager. Snowline is a gated community that requires access with the community cards/fobs.
- Get your facility access key and wristbands. The previous owner should have provided them to you, or you can purchase additional from the Resident Manager. These are required to access the clubhouse, bathrooms, pool and sport court.

## About Snowline



The Snowline property is in the town of Glacier, Washington, a small settlement at the edge of the Mount Baker National Forest. Snowline has been a Homeowner Association (HOA) since 1968, zoned rural residential by Whatcom county. Snowline includes 86.5 acres, consisting of 291 lots averaging .2 acres each, owned by 287 owners (Snowline owns 4 of the lots). Snowline members have access to 3.5 miles of maintained roads, security gate, compactor and recycling area. Additionally, Snowline members and their accompanied guests have access to community spaces and facilities that include a fishing pond, clubhouse, pool, park, playground, picnic areas and sport courts.

There is limited cell phone coverage in Glacier. Coordinate with your parties and know where you are going before you get here.

Invoices are sent for annual dues each December and must be paid by January 31 of each year.

Visit the Snowline website to stay informed of current events affecting Snowline and the Glacier community.

Snowline is a residential community that does not offer any on-site rental or guest services.



Access Snowline map [here](#). Access Snowline Trail system map [here](#).

The Glacier Ranger Station is less than a mile from Snowline and is an excellent source for information on hiking, road and trail conditions.



## Celebrate the Great Outdoors



*Snowline is a quiet, peaceful community.*

*Respect the beautiful sanctity this area provides.*

*Camping is not allowed in Snowline.*

*Leave no trace – take only pictures, leave only footprints.*

### **Protect Wildlife**

Do not approach or feed wild animals. Bear, coyotes, elk, eagles, cranes, deer, river otters, wolves, goats, salmon and more are seen in this region. Do not leave garbage outside, as it attracts wild animals to the community.



### **Firewise**

Wildfires are a significant threat in this region. Snowline is a member of the FireWise program to help mitigate risks. Watch the website for news on how you can participate in these important programs. Burn bans are implemented in sync with Whatcom County bans and will be posted on the website and on a sandwich board at the gate. When campfires are allowed, make sure yours is compliant with Snowline regulations, found on the website, which are consistent with Whatcom County laws. Do not leave outdoor fires unattended and extinguish entirely when done.

### **Be Prepared**

There is little to no cell phone signal east of Maple Falls to Snowline/Glacier. Power outages happen often. Internet is limited and slow; check with your provider for details.

## Community Access, Facilities, Events



### **Gate**

Snowline Community Club is a gated residential community that requires gate cards/fobs to gain entry. If the previous owner gave you their gate cards, be sure to notify the Resident Manager. Otherwise, those cards will be deactivated.

Owners may purchase replacement or additional gate cards and fobs from the Resident Manager:

Member Gate Cards \$15.00

Member Fobs \$22.00

Contractor Gate Cards \$30.00

Contractor Fobs \$45.00

Snowline members are responsible for their own guests and contractors. Be sure to make arrangements so you can open the gate and your cabin for your visitors. The Snowline staff is unable to do this on your behalf.

One vehicle per gate opening. The gate closes very fast after one vehicle passes; do not try to sneak through as this may damage your vehicle or the gate resulting in hefty fines. The gate area is under 24/7 video surveillance. Report damage to the gate to the Snowline office immediately to avoid additional fines.

**Gate Phone Panel:** If you have a landline or wi-fi calling-enabled cell phone at your cabin, we can program your name and a code into the panel at the front gate. This allows guests to call so you can open the gate for them via phone. Please contact the office for this service.

**If you sell your property:** All gate cards/fobs associated with the property should be returned to the office or transferred to the new owner. New owners need to contact the office to confirm which (if any) cards they received from the previous owner and request that these be reassigned to the new owner.

### **Clubhouse**

*See Form 6 for complete rules.*

The clubhouse is available to members and guests accompanied by members, 9am-dusk. Wristband and key required to access.

Games include air hockey, ping pong, pool, and foosball. There is a sitting area and library, with some board games and puzzles. Feel free to bring or leave a book. Please do not leave any furniture or appliances and clean up after yourself.

The clubhouse may be rented by members for private events. See *Form 10 for additional details.*





## Community Access, Facilities, Events continued...



### **Playground, Picnic Areas, Fishing Pond**

The fishing pond is open year-round with a 2-fish-daily catch limit. The pond is stocked annually with trout and also supports some local salmon.

Dogs are not allowed on the playground. Additionally, dogs must be on a leash when off owner's property and on Snowline property. The only exception to this rule is in the ball field near the clubhouse where dogs may be off leash as long as the person responsible for the dog is present and in control, the dog is not acting in a threatening manner to other people or animals, and field games are not underway.

### **Pool**

See Form 4 and posted signs for complete rules.

The Snowline pool is typically open between the U.S. Memorial Day weekend and U.S. Labor Day weekend, 7 days a week, 9am to dusk, weather permitting.

The Snowline pool is for members and guests accompanied by members, who will need wristbands and a key to access. There is no lifeguard on duty.



### **Sport Courts**

See Form 5 for complete rules.

Tennis and pickle ball court hours are available for play 7am to 11pm weekdays, 8am to 11pm weekends. Courts are for tennis and pickle ball ONLY. Members and guests accompanied by members can reserve using the sign-up sheets posted near the court, 1 hour per lot per day.

### **Events**

Snowline hosts a number of events for members and guests accompanied by members throughout the year. These include:

May - Fishing derby.

May - Chipping event.

July - Sports day.

October - Annual General Meeting (AGM)

November - Holiday party.



Watch the website and look for flyers around the grounds as the event dates get closer. For information, event registration and to volunteer visit <https://www.snowlinecc.com/>.

## Local Services & Utilities



### **Resources Available**

Emergencies: Call 911; the nearest hospital is in Bellingham.

Phone and internet: provided by Ziplly. Internet is available at the clubhouse and on the pool deck. It is intended for emergency use only as the bandwidth is limited. Club internet may not be used for streaming services.

Electricity: provided by Puget Sound Energy.

Water: Glacier Water District #14 (360-599-2558).

Propane: provided by a variety of vendors, check with your neighbors for a recommendation.

Septic: The residential communities near Glacier have septic systems for domestic sewage. Most lots are large enough for septic systems designed for one- and two- bedroom, and some for three-bedroom homes. Septic systems must be maintained in compliance with Whatcom County requirements, which includes an inspection every three years, and are the responsibility of the individual lot owners. Learn more [here](#).

Deliveries: The Snowline office does not take deliveries of any kind on behalf of owners. FedEx and UPS have their own gate cards and maps of the community. They make home deliveries. There is no USPS mail delivery in Snowline, so you may want to acquire a post office box.

Garbage: Recycling garbage pickup is by SSC and they own a gate card. There is no local trash pickup for individual cabins.

Map: The Snowline map is posted in large format on the bulletin board near the clubhouse, as well as for download from the Snowline website. The map lists both Snowline lot numbers and addresses for cross-reference.

### **Address Signs**

Be ready for emergencies. The green reflective “911” signs that display the address house number, are extremely helpful to emergency personnel when responding to an emergency situation where every second counts. It is important for Snowline members to install these green reflective signs on every lot. Ideally, each lot will include two of these: one at the road and the other on the cabin itself. List your cabin address (not lot number). The green signs that are the current standard and compatible with the forest surrounding, can be obtained online from a variety of sources.



### **Trash & Recycling**

There is a compactor and recycle bins located near the Snowline gate. There is no local trash pickup for individual cabins. We have limited garbage and recycling capacity. The compactor is for regular household trash only. You may not dispose of remodeling packaging or construction debris. Improper disposal will result in a fine. Use the dump in Bellingham to dispose of items you cannot dispose of at Snowline.



# Governing Procedures

## **Compliance**

Snowline is a private residential community regulated by covenants, bylaws, rules and regulations which all members and guests must comply with. Additionally, these governing documents are supported with a Fine Schedule and Forms. You'll find all the governing documents in the Member section of the Snowline website.

Know the rules so you can follow them. The top 10 most frequent compliance issues are:

1. Unregistered guests. Owners should complete Form 3 to identify members associated with your cabin. Owners should complete Form 2 each time guests are expected without a named member present and should be completed for each guest transaction prior to guest arrival and no later than guest departure.
2. Illegal parking. Do not park on road edges or leave vehicles in clubhouse parking or outside gate overnight.
3. Illegal gate entry. Use the gate card/fob. One car at a time. Report if the gate breaks right away to avoid additional fines.
4. Disturbing the peace. Quiet hours are 11pm-7am weekdays, 11pm-8am weekends. Noise travels far in the woods. Be respectful of your neighbors all hours.
5. Illegal trash/dumping. Household trash in the compactor only. Sort your recyclables and don't put bags in those bins.
6. Dog off-leash. Leash your dog when off your property, pick up their poop and dispose of bags in trash bins.
7. Illegal Campfire. Monitor burn bans; follow campfire distance requirements. Don't leave the fire until it's out cold to the touch. Fireworks and weapon discharge of any type are not permitted.
8. Speeding and wreckless driving. Our roads are also our sidewalks. People have right-a-way. Speed limits are 15 miles per hour throughout Snowline.
9. Littering and unsightly conditions. Keep your lot tidy, do not store vehicle or trash, pick up dog poop and dispose in trash bins.
10. Vandalism. Use your facility key to access clubhouse, pool and sport courts. Pick-up after yourself, don't abuse or break community assets.

Citations are issued to members (not the guests who may have been the reason for the citation) and they increase in cost with recurrence. Citations can be challenged at the Board Meeting following receipt of fine; email the Secretary ahead of meeting if you intend to do so to get on the meeting agenda.





## Governing Procedures continued...

### **Forms**

Forms are available in the member section of the website. The most frequent forms you might use include:



Form 1 Notice to guests [post in cabin for guests to reference when members aren't present]

Form 2 Renter/ guest registration [required for each guest transaction when member won't be present]

Form 3 Cabin contact form [to identify owner and members associated with cabin, billing and contact information]

Form 4 Swimming pool rules and regulations

Form 5 Tennis & pickle ball court rules and regulations

Form 6 Clubhouse rules and regulations

Form 7 Satellite dish rules and regulations

Form 8 Schedule of fines

Form 10 Clubhouse reservation

Form 13 Gate entry procedures

Form 14 Gate & phone panel instructions

Form 16 Architectural requests [Submit for new builds, remodels, tree removals, etc.]



**BUILDING/CLEARING.** Review the covenants and bylaws and submit a completed Form 16 before doing any land/brush clearing, building, or alteration of your property to ensure you remain in compliance with architectural requirements.

## Governing Procedures continued...



### **HOA Management**

Snowline is managed by a volunteer Board of Directors (BoD) who meet the 3<sup>rd</sup> Monday of each month. Snowline Members are invited to participate in the Annual General Meeting (AGM), which is held the 3<sup>rd</sup> Saturday of each October.

Snowline has annual dues, presented as part of the budget during the AGM. Dues must be paid by the end of January each year.

The Board of Directors (BoD) consists of volunteer members who are voted in at the AGM. This group of 5-9 people includes these positions:

**President:** presides over the monthly board meetings, facilitates insurance renewals and other vendors impacting community assets, represents Board to Membership and Membership to vendors and community members. Typically a 2-year term.

**Vice-President:** provides back-up when the President is unavailable for meetings. Typically moves into the President position after 2 years.

**Treasurer:** works with Snowline accountant to prepare financials which are presented at monthly board meetings, facilitates annual outside financial review, prepares annual budget which is presented to board for vote and at AGM for membership ratification, and signer on Snowline bank activity.

**Secretary:** prepares monthly board meeting agenda and minutes, prepares annual general meeting agenda, minutes, AGM packet, facilitates the AGM election.

Additionally, BoD members participate on committees, each with specific responsibilities:

1. **Roads and Grounds:** supervises Snowline Resident Manager; establishes and manages capital projects for the annual budget, facilitates community asset maintenance and improvements.
2. **Social:** manages the community events, including parties, potlucks, and community outreach; manages the Snowline Firewise membership and participation.
3. **Member Communications:** manages Snowline website, member database and communications including the quarterly newsletter.
4. **IT:** manages the Snowline email and shared drive used by the BoD, facilitates member access to AGM and monthly board meetings as needed.
5. **Architectural Controls:** facilitates Form 16 architectural requests from members, including remodels, new builds, tree removals, etc.
6. **Rules & Regulations:** reviews rules and fines, proposing revisions for BoD vote as needed; facilitates sustainability reviews; supports Resident Manager with compliance issues as needed.



## Governing Procedures continued...



### Rentals

Some members of the Snowline Community Club (SCC) offer their cabins for rent. To book a cabin, use your preferred short-term vacation rental platform or contact a local agency. Owners are responsible for providing their renters and guests with clear instructions on accessing our gated residential community and ensuring they understand and follow the SCC rules and regulations.

Please note: Snowline Resident Manager and employees are not available to assist with opening gate, finding or accessing cabin.

### Information for Owners Who Rent

- Complete the Cabin Contact Details [[Form 003](#)] before your first rental occurrence, and submit a completed Snowline Renter Form [[Form 002](#)] before check-in or ASAP during their stay; Form 02 must be completed before the guest checkout.
- Learn more about electronic registration and fee payments [here](#).
- Snowline Renter Form [[Form 002](#)] is the owner's responsibility, even if you use an agency. The owner is responsible for paying the rental fee to Snowline, as part of Form 002 completion which must be completed prior to guest departure. The Principal Renter is the person paying for the booking. Include all guest names and license plates on the form.
- Owners are responsible for any damage caused or fines incurred by their guests.
- Camping is not allowed at Snowline. Tents, trailers, mobile homes or recreational vehicles shall not be stored on Snowline lots or common property and nor used as temporary or permanent housing.
- We recommend the housekeeper or owner dispose of garbage and recyclables. If renters do it during their stay, ensure they know [how to do it properly](#).
- Provide sufficient directions to your cabin in print or by providing offline. [Download](#) the Snowline map with lot number and address cross-reference for use with your guests and contractors.
- Make sure your guests have the Snowline [Rules and Regulations](#) and are familiar with expectations for the Snowline community.
- Provide renters with clear instructions prior to their arrival, particularly with regards to:
  - Limited to no cell service.
  - Directions to Glacier, Snowline, and how to get to cabin once within Snowline.
  - Directions on how to get through the Snowline gate and how to open the cabin door.
  - How to retrieve gate fobs/cards, and/or get buzzed in from the gate intercom.

# Map



Mailing Address: PO Box 5030, Glacier, WA 98224  
Physical Directions: 6985 Rainier Way, Deming, WA 98224  
Website: snowlinecc.com  
360-599-2929 • info@snowlinecc.com

