

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - FEBRUARY, 2012

## INTERRUPTIBLE WATER

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**Water users who** wish to suspend service now have this option through a Service Interruption request. Owners of lots in good standing who plan to have no water use for an extended period of time may request a temporary shut-off to avoid paying the monthly Water Use fee, which is currently \$33.00/month.

For example, a homeowner planning to spend six months vacationing in Arizona through the winter may wish to shut off water to the house, to ensure that there is no risk of pipes freezing. Previously, monthly water charges would continue to be billed through the vacation period. At \$33.00/month, the customer would have owed \$198.00 for the six-month period.

With the approval of this new option, the same customer could request water shut-off, beginning on the first of a given month. While water is off, the lot will be charged only the \$9.00/month base rate until the customer requests resumption of service. The water would then be turned back on, and a Service Interruption fee of \$100.00 would be assessed on the next billing. Over a six-month period, the customer has saved \$98.00, and has ensured that no water leaks will occur in his absence.

This shut-off service is available to all lots with an active water connection, including vacant lots that water landscaping for part of the year. If you believe you qualify for this Service Interruption rate, please contact the Secretary/Treasurer so that he can discuss your situation and make adjustment to your billing. Requests made before February 29<sup>th</sup> will be honored back to January 1<sup>st</sup>, 2012.

## POLICY UPDATES

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**Two existing policies** have been updated to reflect the recent changes in fee structure. One policy states the current rates and billing structure, while the other policy describes the actions taken for water shut-off and reconnection.

Maintaining a policy manual ensures fair and consistent administration of motions made, and keeps them easily accessible for reference. This has been a real improvement over trying to track down historical decisions in old meeting minutes. The text of the updated policies is as follows:

### **Policy #004: Billing & Rates** (policy edited)

It is the duty of the Board of Directors to ensure the financial viability of the Association.

The Bylaws of the Association grant authority to the Board of Directors to set water rates and assessments as necessary to meet all financial obligations.

Water rates are set at the following rates, as established by majority vote of the Board on November 28<sup>th</sup>, 2011:

- Base rate: \$9.00/month. Charged to all lots within Crumbacher Estates.
- Water use rate: \$33.00/month. Charged to all lots with a water connection, or exhibiting water use.
- Irrigation rate: \$60/acre/year. Charged to all lots owning an additional irrigation right.

Association dues are set at \$16.66/acre per bi-monthly billing cycle, as established by majority vote of the Board on October 4<sup>th</sup>, 2010.

The billing cycle is every two months. Association dues are billed every two months along with the water, as established by majority vote of the Board on June 28<sup>th</sup>, 2007. Billings are sent out at the end of the two month cycle. For example, the bill for January and February will be prepared on February 28<sup>th</sup>, and will be sent out as soon thereafter as possible. The annual irrigation fee will be billed at the beginning of the year, and will be due April 1<sup>st</sup>.

### **Policy #007: Water Shut-off & Reconnection** (New section added: Customer Requests)

Lots in good standing may request service interruption for periods of non-use, such as vacation, construction, non-residence, etc. Water service will be shut off, and the lot will be billed only for the base water rate during those months where no use has occurred. Rates will not be prorated for months with partial use. Upon resumption of service, a Service Interruption fee of \$100.00 shall be assessed to the account, as established by majority vote of the Board on January 30<sup>th</sup>, 2012. The customer shall be responsible for locating and maintaining the service valve to allow access, until such time as uniform service vaults and meters have been installed.

## BY-LAW AMENDMENT

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**At the annual** meeting in 2011, the membership voted to change the terms of office for the Board members. This vote has been incorporated into the by-laws by amendment, and was recorded with the Okanogan County Auditor's office. The amendment has been posted on the Association website, and is available in print form upon request.

## THEFT & VANDALISM

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**In recent months**, there has been an increase in criminal activity in the Crumbacher area. Recently, a number of mailboxes along Crumbacher Road have been smashed. In December, the Sheriff's Office report indicates that a residence was burglarized, with a number of items being stolen. Another lot owner has reported a gate stolen. If you see a gate discarded in the area, please notify the Board so it can be claimed.

While it would be nice to believe that we live in an area free of crime, these events make it clear that we are not immune to such activity. Owners are encouraged to keep an eye open for unfamiliar vehicles or persons, and to report any suspicious activity or missing items to law enforcement. Keep vehicles, homes, and outbuildings locked when you are away, and take any other precautions necessary to keep your families, homes, and belongings safe.

## COVENANT SURVEY

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**Enclosed with this** newsletter is a survey developed by the covenant committee. Membership input is being requested regarding several points in the covenants. This document should represent the majority will of the members, and the committee would like the draft proposal to reflect this as closely as possible.

Please take a few minutes to consider the various options presented, and provide us with your feedback. We need to know how you would like your community to be governed and what rules should be enforced.

We are asking that you return the survey by February 29<sup>th</sup>, so that suggestions can be reviewed and incorporated into a draft, to be presented for membership approval at the annual meeting.

## UPCOMING MEETINGS

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**The next regularly** scheduled Board meeting will be held on February 27<sup>th</sup>, at the home of President Doug Hale, 4 Norway Pines Drive. The meeting will begin at 7:00 p.m. All association members are welcome to attend.

The annual association meeting has been scheduled for Friday, April 20<sup>th</sup>, 2012. Reservations have been made for the conference room at the Whistler's Restaurant in Tonasket. The room is available beginning at 5:30 p.m. for all who would like to buy dinner ahead of time and visit with neighbors. The meeting will begin at 7:00 p.m. Further announcement will be made as we get closer to the date.

## CONTACT YOUR BOARD

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**As always, we** value your input and support. Please use any of the following options to contact your board.

Doug Hale, President	826-1653
Darren Schmidt, Vice President	826-2622
Ken Radford, Secretary/Treasurer	826-1977
Rennie McCormick, Director	826-8034

Email: [ceoaboard@gmail.com](mailto:ceoaboard@gmail.com)  
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