

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - MARCH, 2012

## WATER LEAK

By now, most members are likely aware of the water leak that occurred on February 10<sup>th</sup> and 11<sup>th</sup>. The leak appears to have been caused by a frozen pipe in a customer's valve vault that was not effectively insulated. The 3" diameter pipe leaked enough water to drain the reservoir overnight, and required the use of the 50-hp summer pump to maintain pressure in the lines until the leak was discovered.

This leak serves as a good reminder for everyone to make sure that outdoor water systems are well insulated before winter starts. Fortunately, our water operators located and isolated the leak quickly, preventing further water loss and unnecessary electrical bills, and perhaps even a lengthy shut-down of the system. A big thank you to each one that assisted in the response!

## KNAPWEED CONTROL

Knapweed is again proving to be a nuisance in some lots and portions of the road rights-of-way. We will be hiring Craig Tomlinson, of Loomis Pest Control, to conduct herbicide applications throughout the association, in an effort to control this pest, and other noxious weeds. This is the same company that sprayed for us two years ago.

A specific date has not yet been set for the spraying, but the application will tentatively take place in late April. Members who would like to take advantage of Craig's services for weed control on their own property should call him as soon as possible to be added to the list. Loomis Pest Control can be reached at (509) 223-3823.

## MAILBOXES

The Board is continuing to look at options for replacing the mailbox kiosks for the association. While the pre-fabricated boxes depicted in a previous newsletter are an attractive and easy solution, there have been some potential issues pointed out by the members.

These boxes do not have a mounting option for newspaper tubes, so an additional structure would be needed to support them. It would be necessary to remove snow around both sides, so that they were accessible in winter by members and the postal

employees. And, at least for the style we depicted, boxes would not be accessible from a vehicle. Some members also felt the cost of the boxes was not justifiable, even with the added security of locking boxes.

Recently, the kiosk located on the corner of Norway Pine Drive was knocked over, presumably by the county snowplow throwing snow against it. An association member quickly installed temporary bracing to stand the kiosk back up, and we appreciate the contribution of time and materials.

This makes it clear that some solution needs to be reached in the near future, and the Board will continue to review options in the next few months. Please feel free to give input if you have ideas about what might work best for us all.

## COVENANT SURVEY

The Covenant Committee received a good response from the surveys that were sent out last month. The surveys requested member input on a variety of topics addressed in the covenants to better guide the work that is currently being done on a draft document.

A total of 16 surveys were received, representing 21 membership votes, or 36% of the association. The responses are summarized in the table below. It should be noted that in some cases, the total number of responses for a question was less than 21, due to abstentions.

Survey Question	Yes	No
Should building setbacks be more restrictive than county requirements?	8	12 <sup>(1)</sup>
Should setbacks be more restrictive than the county for sheds and other non-permitted structures?	7	13
Should the Board review building plans for compliance with covenants?	13	8
Should the Board review building plans for aesthetic appeal?	6	14
Should the maximum allowable diameter for tree cutting be raised to 12 inches?	17	4 <sup>(2)</sup>
Should home-based businesses be allowed if they do not affect the residential quality of the neighborhood?	17 <sup>(3)</sup>	4

<sup>(1)</sup>One respondent suggested setbacks should be more strict than county, but not as strict as currently written.

<sup>(2)</sup>One respondent suggested raising the maximum diameter to something greater than 3" but less than 12".

<sup>(3)</sup>One respondent suggested that home-based businesses be reviewed and approved on a case-by-case basis by the Board.

Thanks to everyone who offered their opinion on the issues presented, and for the many excellent comments and suggestions that were provided. The Covenants Committee will now be attempting to incorporate the majority opinions into the draft covenants document, in preparation for a possible vote at the annual meeting.

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## UPCOMING MEETINGS

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**The next regularly** scheduled Board meeting will be held on March 26<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.

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## 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

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