

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JUNE, 2012

COVENANTS REVISION PASSES

A **special purpose** association meeting was held on June 4th to vote on the final draft of the covenants revision. After some final discussion about how the changes would functionally alter the conduct and conditions within the Association, the votes were tallied, including both mail-in ballots and votes cast in person, with the following results:

In favor:	35
Opposed:	1
Abstaining:	21

A 60% majority is necessary in order to pass any changes to the Crumbacher Estates Restrictive Covenants. There are a total of 57 lots within the Association, requiring a minimum of 35 votes to meet the 60% stipulation. All votes submitted were in written form, and will be maintained with the Association records. The ballots may be reviewed upon written request to the Board.

With the passage of these covenants, a number of issues are resolved or set in place. The series of amendments that were enacted in years past, with some question as to their legality, are now legitimately incorporated into the main body of the covenants. The Board now has the responsibility to set policies governing how they will enforce the various covenants in a fair, equitable, and consistent manner. Finally, several covenants have been amended, giving members greater latitude in the maintenance of their properties.

The next step in the process will be to submit a final copy of the covenants to the county auditor's office for recording. When this has been completed, each member will be given a copy of the new document. We will also notify local realtors that the new covenants are available for download on the association website.

IMPROVED WEBSITE ACCESS

Since the Crumbacher Estates website was first put online, some members have experienced problems in accessing the site. After a good deal of communication with the host and the internet provider, Ken Radford was finally able to get the problem corrected.

The blockage seemed to occur when access to the website was attempted from certain local area internet

pathways. NCIData.com located and corrected the issue, and it seems to have fixed the problem.

If you have had trouble finding the site in the past, please take a minute to try again. The website address is listed in the contacts section below. If for some reason, you still are not able to find the site, please let us know, and we will continue to look for a solution.

VEHICLE SPEED

As the roads dry out, this is a good time to remind members to be courteous while traveling on the Association roads. Several members have recently expressed concern to the Board about vehicle speeds on Norway Pine Drive, but the need for consideration extends to all of our roads.

Excessive speeds increase the wear on our roads, making it necessary to grade them more frequently. Reducing your speed will cut down on the dust your neighbors have to contend with, and will help keep our community a safer place to walk, run, and bicycle. Please be considerate of everyone around you and slow down!

UPCOMING MEETINGS

The next regularly scheduled Board meeting will be held on July 30th, at the home of President Doug Hale, 4 Norway Pines Drive. The meeting will begin at 7:00 p.m. All members are welcome to attend.

CONTACT YOUR BOARD

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
Roxana Martin, Director	826-3842

Email: ceoaboard@gmail.com

Website: <http://www.crumbacher.net>