

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - OCTOBER, 2012

COLIFORM VIOLATION

Recently, you should have received a notice regarding a coliform bacteria violation for the month of September. Based on the additional samples that were collected in response to the first positive result, our water operators determined that water flowing past the packing material on the pump shaft was able to seep past a cracked access fitting and back into the well. Because this water was exposed to the environment before re-entering the well, it was able to carry bacterial contamination back into the drinking water supply, which was then pumped into the distribution system.

As soon as confirmation samples indicated a problem in the well, it was taken offline, and the backup well was activated, along with the chlorination system. The contaminated well was chlorinated for 24 hours and then flushed clean. Follow-up sampling proved that the well was completely free of bacteria. Additional samples from the system also came back negative for bacteria, and five more will be taken in October to be sure the problem is resolved. The Board sincerely appreciates the cooperation and understanding of everyone while we responded to the problem.

IRRIGATION SHUT-DOWN

If your property is one of the nine lots that hold additional irrigation rights, please remember that your water must be shut off as of October 1st, regardless of weather conditions or prior use through the season. However, all lots may continue to water up to ½ acre of lawn and garden, as part of their domestic water use.

Because warm, dry weather is continuing later than normal this year, the water operators will monitor water pressure in the system, and will switch off the large pump when conditions dictate. Please remember to water no longer into the fall than necessary, as the big pump costs the association nearly ten times more to operate than the small pump.

MEETING MINUTES

Over the past two years, some members have suggested that mailing both a newsletter and the meeting minutes is redundant, and asked if the Board could send only the newsletter. After researching state

law regarding meeting minutes, it was determined that the Board is obligated to make all minutes available, but is not required to mail them. Based on this information, as well as the anticipated cost savings, the Board voted to discontinue mailing of the Board meeting minutes.

Minutes will still be available on the website, and if members prefer, they can still request a hard copy by mail or an electronic copy by email. Because the treasurer's report is typically included in the minutes, we will begin including this information in the newsletters, so members can still see up-to-date financial information. Please feel free to let the Board know if you have any concerns or questions about this change in communication.

FINANCIAL REPORT – 9/30/12

Bank Accounts:	\$41,055.19
CD 1962 – Capital Improvements	\$5,509.87
CD 8101 – Capital Improvements	\$5,245.21
Checking – Operations	\$3,517.79
Savings – Association Dues	\$3,514.58
Savings – Capital Improvements	\$11,466.36
Savings – Emergency Reserve	\$11,800.00
Accounts Receivable:	\$3,616.25
Other Current Assets:	\$623.62
Total Assets:	\$45,295.06

UPCOMING MEETINGS

The next Board meeting will be held on October 29th, at the home of President Doug Hale, 4 Norway Pines Drive. The meeting will begin at 7:00 p.m.

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>