

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - MARCH, 2013

2013 BUDGET RATIFIED

No comments were received from the membership regarding the 2013 budget. As a result, the budget and water rates were ratified at the February Board meeting. Members will see these new rates on their most recent billing. If you have questions about the impact of the new rates on your particular lot, please contact Secretary/Treasurer Ken Radford.

FINANCIAL REPORT – 2/25/13

Bank Accounts:	\$43,340.16
CD 1962 – Capital Improvements	\$5,509.87
CD 8101 – Capital Improvements	\$5,246.31
Checking – Operations	\$3,488.80
Savings – Association Dues	\$5,172.44
Savings – Capital Improvements	\$12,120.36
Savings – Emergency Reserve	\$11,800.00
Accounts Receivable:	\$5,487.20
Other Current Assets:	\$337.13
Total Assets:	\$49,164.49

ROAD WORK

The Board has approved the expenditure of up to \$1,400.00 for road grading this spring. The work will be performed as soon as the snow is gone, and the soil conditions are right for work. Areas to be worked are the entire length of Pine Drive, which is a chronic problem area, as well as some spot work on Norway Pine Drive.

If there are other areas that you feel need some repair work, please bring those to the attention of a Board member, so that we can address those at the same time.

WEED SPRAYING

Similar to last year's program, we will be having the road rights-of-way sprayed to control noxious weeds such as knapweed. Weed control cannot be accomplished with a single herbicide application; it requires a consistent program of control measures, monitoring, and re-applications. Many seeds can remain viable in the ground for years, and new seeds are constantly being dispersed by wind, animals, and vehicles. The Board believes that consistent spraying

of our road rights-of-way will go a long way in reducing the spread of noxious weeds onto our private properties.

There were a number of properties noted to have knapweed infestations last year. Members are strongly encouraged to implement control measures on their properties, so that they do not create a nuisance to their neighbors. If you would like to have your property sprayed at the same time as the roadways, please contact President Doug Hale to be added to the list of application sites.

ATV'S IN CRUMBACHER

Concerns have been voiced regarding the use of non-licensed off-road vehicles (such as motorcycles, ATV's, or UTV's) on Crumbacher Estates roads. While there is no covenant expressly prohibiting their use on association roads, the Board would like to remind riders to consider the following points:

- **Noise** – Off-road vehicles are much louder than street vehicles. Your machine may not have a street-legal muffler, which is required when riding on association roads. Keeping speeds low will significantly reduce the amount of noise generated.
- **Safety** – Speeds should be kept below 15 mph on association roads. Riders are expected to observe traffic rules when travelling on roadways. Remember to use running lights if you are riding at night, and please always use a helmet.
- **Road maintenance** – Excessive speed, drifting, and skidding contribute to excessive wear on our roadways, and create heavy dust as conditions become dry. Operate your vehicle in a manner that does not impact the association road surfaces.

Please show consideration to your neighbors when riding on Crumbacher roads. Many residents live here because they appreciate the peace and quiet, and don't enjoy the noise and dust from ATV's racing up and down the roads. Use our roads only when necessary, and consider using designated public lands for recreational riding experiences.

UPCOMING MEETINGS

The next Board meeting will be held on March 25th, 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

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