

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - APRIL, 2013

DOCUMENT PACKET

Included with this newsletter is a document packet for Crumbacher Estates Owners Association. This packet is intended to provide members with copies of the current documents and information pertinent to the governance of the corporation. The folder is a handy way for you to keep these documents and any future updates in a convenient location for reference. As new members come into the Association, the Board will provide them a packet to ensure that no one is without the most recent copies of these important documents.

In the folder, you will find the following:

- Contact list for board members and water system operators
- New covenants document
- New bylaws document
- Two bylaws amendment documents
- Association lot map
- FAQ informational document

If any of these documents are missing from your packet, please contact Ken Radford to obtain copies. The Board would like to thank Ken and Corina Radford and Havillah Road Printing for assembling these packets for the benefit of the membership.

WATER SYSTEM TESTING

You may have noticed some activity occurring recently with the fire hydrants and valves. Gene Doner and Rod Moore, our water operators, spent several hours testing the isolation valves and fire hydrants throughout the water system. The isolation valves are located at various points along the water mains to allow sections of the system to be shut off for repairs while the rest of the system remains in operation.

All of the valves indicated on the system maps were located and seemed to be operational. The fire hydrants all seemed to open and close properly as well. What is not yet known is whether the isolation valves close tightly enough to shut off water to the various sections of the system. At a later date, the system operators hope to conduct further testing to determine this. That process will require shutting off service to each section for a short period of time and draining the line to ensure that flow has stopped. Since this will require a short period of water service

interruption, members will be notified in advance of the testing.

In support of this project, the Board recently purchased a wet/dry shop vacuum for the water system. The vacuum can be used to clean out dirt and debris that has fallen into valve enclosures, as well as to clean the interior of the pump house.

OUTDOOR WATERING

April is here bringing warmer spring weather and a start to the outdoor watering season. Already, the ground seems to be drying and members may want to begin watering yards and gardens.

We will be using the same system as last year to determine when to start the large turbine pump. Members are free to water whenever they feel it is necessary, and those utilizing irrigation rights may begin watering on April 1st. Our water operators will watch the system pressures and will switch to the large pump when it appears the smaller pumps are no longer able to keep up with the demand. Please feel free to contact a system operator or Board member if you feel you are not getting enough water pressure to your home.

To keep our costs low, please water responsibly. Use low-flow watering methods where possible and do not leave water running any longer than necessary. Automatic timers can be installed to start and stop your watering cycles for you. Consider using a soil moisture meter to determine when you have applied enough water. Under no circumstances should you water trees or shrubs by turning on an open-ended hose and letting it run. This practice can easily cost the system over 25,000 gallons per day.

FINANCIAL REPORT – 3/25/13

Bank Accounts:	\$42,557.00
CD 1962 – Capital Improvements	\$5,511.26
CD 8101 – Capital Improvements	\$5,246.51
Checking – Operations	\$2,049.43
Savings – Association Dues	\$5,172.44
Savings – Capital Improvements	\$12,120.36
Savings – Emergency Reserve	\$11,800.00
Accounts Receivable:	\$7,780.16
Other Current Assets:	\$657.00
Total Assets:	\$50,337.16

KNAPWEED SPRAYING

Members are reminded that knapweed spraying is scheduled to occur in the next few weeks, after plants have begun to sprout. There is still time to be added to the list of properties if you would like to have your lot sprayed. The Association will pay the charge and then add it to your next billing statement. Last year, members who used the service paid between \$75 and \$100 for spraying, depending on the severity of the weed infestation.

Keep in mind that this spray affects only those plants that have sprouted at the time the application is made. It does not kill seeds that will germinate after spraying has occurred. Because knapweed seeds can remain viable in the soil for up to seven years, repeated spraying will need to occur before a reduction in weeds is seen. You may also need to hand pull or mow to prevent late-maturing plants from going to seed. A one-time spray application is not a magic solution to the noxious weed problem! Please help to keep noxious weeds from spreading in Crumbacher.

ANNUAL MEETING

The annual membership meeting for Crumbacher Estates Owners Association will be held on **Friday, April 26th, 2013**. The meeting will begin at 7:00 p.m. at Whistler's Restaurant in Tonasket. The meeting room has been reserved from 5:30 p.m. until 8:00 p.m. and any members wishing to share dinner and visit with their neighbors are encouraged to come early.

This year, being an odd-numbered year, we will be electing members to three board positions. The Secretary/Treasurer and both Director positions are open for nominations. Elected candidates will serve for two years. If you would be interested in running for one of these offices, please feel free to contact President Doug Hale. Nominations will also be taken at the meeting.

Other business will include a review of the past year's activities and the annual financial report. If you have other items that you feel should be addressed at the meeting, please contact President Doug Hale to be included on the agenda. However, please understand that the annual meeting is not the appropriate place to voice complaints about covenant enforcement issues, water rates, or Board activities. These items are more properly addressed in the monthly Board meetings and will not be included in the annual meeting agenda.

We hope this will be an informative and productive evening, and we look forward to seeing you there.

UPCOMING MEETINGS

The next Board meeting will be held on May 27th, 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>