

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JUNE, 2013

REVISED WATER RIGHT

The Washington State Department of Ecology has issued the revised water right certificate for Crumbacher Estates. A copy of the document is available for viewing on the association website. The reference to specific lots that were identified on the original certificate as having irrigation water has been removed, and a statement requiring the Board to file an irrigation plan with Ecology has been inserted.

The Board will begin drafting the irrigation plan in the next few weeks. If you are interested in leasing, selling, or moving irrigation water from one lot to another for the 2013 irrigating season, please make your arrangements with the parties involved and notify the Board. There is an application form on the website that must be completed and signed by both parties.

Please submit any changes by June 30th to be included in the 2013 plan.

WATER SYSTEM REPAIRS

Bids were received from Cook's Cutting Edge for needed repairs to the pump house plumbing. A water meter is required on the winter well, and would require some reconfiguration of piping to accommodate it. There are also several check valves and gate valves in the pump house that may need to be replaced. The bids for these two projects totaled over \$2,400.00. Since these items were determined to be non-essential to the safe operation of the system, the Board elected to forego the work during this fiscal year, and plan for the projects in the next budget cycle as needed.

FINANCIAL REPORT – 5/20/13

Bank Accounts:	\$47,143.95
CD 1962 – Capital Improvements	\$5,511.26
CD 8101 – Capital Improvements	\$5,246.95
Checking – Operations	\$7,288.08
Savings – Association Dues	\$5,172.44
Savings – Capital Improvements	\$12,122.74
Savings – Emergency Reserve	\$11,800.00
Savings – Unallocated	\$2.48
Accounts Receivable:	\$6,670.86
Total Assets:	\$53,814.81

WATER RIGHT TRANSFER FEE

At the annual meeting, it was suggested that the Board consider a fee for the processing of any transfers of irrigation water. The Board reviewed this question and has established an irrigation transfer fee of \$50.00, to be submitted with the written request form.

NOISE COMPLAINTS

Several complaints were lodged recently regarding excessive dog barking. The Board has been working on an enforcement policy that will address this issue, and hopes to have it approved at the June meeting.

In the meantime, the situation was reviewed with the Okanogan County Sheriff's Department. The best course of action is for members to contact the Sheriff's office directly if they have a complaint regarding excessive dog barking, and a deputy will respond.

Once a complaint has been lodged with the Sheriff, please also contact the Board with a follow-up phone call or email to advise them of the action taken. The Board will also take enforcement action if the problem persists, and although the details have not been finalized, it is anticipated that monetary fines will be levied and will escalate with additional offenses.

UPCOMING MEETINGS

The next Board meeting will be held on June 24th, 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>