

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - SEPTEMBER, 2013

IRRIGATION PLAN

As required by the new water right certificate, an irrigation plan has been completed and submitted to the Department of Ecology. The irrigation plan includes the lots identified in the original certificate, with one exception. Doug and Emily Hale submitted a request to transfer two acres of water from their property at 57 Oakes Drive (lot 7) to their home at 4 Norway Pine Drive (lots 39 and 40). The new irrigation plan reflects this change.

Any members interested in making transfers of irrigation water should contact the Board for assistance in this process.

PAYMENTS IN ARREARS

Progress is being made with regard to the three properties substantially in arrears.

Our attorney has recently reviewed the account for lot 9, recently foreclosed on and now in bank ownership, and has advised us that the bank appears to be liable for all delinquent charges under current regulations and our covenants. As this newsletter went to print, we received payment from the bank for the full balance owing, bringing the account current.

Water service to lot 19 (Pine Cone Estates) will be shut off due to non-payment. There is currently no known shut-off valve in the Crumbacher Estates right-of-way and it will be necessary for the Association to install one. This work is anticipated to be completed by Rains Contracting in September. The repair will require temporary isolation of the main line in that location, and some residences will be without water until the work is completed.

A third property, lot 22, is now two years in arrears and must be foreclosed upon by the Association, according to our covenants. The Board will begin working with our attorney to review the account and start the process of foreclosure.

FINANCIAL REPORT – 8/26/13

Bank Accounts:	\$45,787.50
CD 1962 – Capital Improvements	\$5,511.26
CD 8101 – Capital Improvements	\$5,247.38
Checking – Operations	\$5,930.46

Savings – Association Dues	\$5,172.44
Savings – Capital Improvements	\$12,122.74
Savings – Emergency Reserve	\$11,800.00
Savings – Unallocated	\$3.22
Accounts Receivable:	\$3,921.59
Undeposited Funds:	\$463.31
Total Assets:	\$50,172.40

FIREARMS INQUIRY

The Board recently received an inquiry from a potential real estate buyer about the feasibility of installing a private firing range on a lot in Crumbacher Estates. After reviewing our documents, the Board responded to the real estate agent that a firing range would not be considered in keeping with the intent of our covenants.

At a 1979 Board meeting, a motion was made and approved to prohibit the discharge of firearms in Crumbacher Estates. The Association has upheld that motion since that time.

The Board noted that the discharge of firearms is not expressly forbidden in our covenants. However, the Board felt that repeated discharge of firearms at a private firing range would create conditions that would likely be considered a nuisance to neighbors, and would therefore be enforced under the nuisance clause of the covenants.

UPCOMING MEETINGS

The next Board meeting will be held on September 30th, 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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