

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - FEBRUARY, 2014

2014 BUDGET

The **2014 budget** has been ratified and our new rates go into effect for the coming year. The new water base rate for all lots will be \$12.00/month, while the water use rate will be \$35.00/month. Association dues and irrigation assessments will remain unchanged

The budget process is an important way for our association to assess and predict our upcoming costs and can provide a way for us to plan ahead for needs such as maintenance, upgrades, etc. Without this process, there would be no way to plan for both our everyday costs and the very real expenses of depreciation or "wearing out" of our water and road systems.

The Board and budgeting committee have worked very hard to plan for the financial obligations of the future. It is with these thoughts in mind that rates have been calculated and chosen.

There has been some criticism of the recent increases in association dues and water rates, with the reasoning being that such planning ahead should not take place. Some have said we should just wait until the expenses arrive and then have the existing membership at the time be expected to pay them. This is not sound financial planning. This would leave the cost of repairs or upgrades, caused by current use or degradation of our systems, to be paid for later by future owners, instead of by those who are or have been using the road and water systems at the time.

We can see, however, that our process has been effective. Although rate increases have been necessary, we have been able to keep them minimal while improving the stability of our association's financial status considerably, leaving us better positioned to meet the expenses of the future.

If you have questions about how the new rates will affect your monthly billing, please contact Ken Radford for more information.

UPCOMING MEETINGS

The **next Board** meeting will be held on February 24th, 2014, at the home of President Doug Hale, 4 Norway Pines Drive. The meeting will begin at 7:00 p.m.

ATV USE

During the recent snowfall, concerns were expressed about ATV use on Association roads, with riders intentionally sliding and spinning on the slippery roads. While ATVs are not prohibited on Association roads, and a desire for some winter fun is understandable, riders are still expected to operate their vehicles in a safe, courteous, and responsible manner on our roads.

The Board will review instances of unsafe riding and may assess monetary penalties if the actions are deemed a nuisance to the Association. If you have children or teens riding ATVs within Crumbacher, please take responsibility for their actions and put an end to unsafe riding practices.

FINANCIAL REPORT – 2/1/14

Bank Accounts:	\$55,425.87
CD 1962 – Capital Improvements	\$5,512.62
CD 8101 – Capital Improvements	\$5,248.48
Checking – Operations	\$5,669.99
Savings – Association Dues	\$5,172.44
Savings – Capital Improvements	\$12,122.74
Savings – Emergency Reserve	\$11,800.00
Savings – Unallocated	\$9,899.60
Accounts Receivable:	\$3,107.25
Undeposited Funds:	\$0
Total Assets:	\$58,533.12

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>