

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - MARCH, 2014

## 2014 ANNUAL MEETING

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The **2014 annual** meeting will be held on Friday, April 25<sup>th</sup> at the Whistler's Restaurant in Tonasket. The meeting will be called to order at 7:00 p.m. The room is reserved beginning at 6:00 p.m. for any who would like to order dinner prior to the meeting. The restaurant closes at 8:00 p.m., so we intend to keep the meeting to approximately one hour in length.

The purpose of the meeting is to review the business of the Association. The Board will present the financial report, as well as a summary of activities completed in the prior year. We will also provide an overview of proposed activities.

The meeting is not intended to be a forum for members to submit complaints about Association issues, Board actions, or other members. These types of concerns are best addressed at the monthly Board meetings. If you have constructive ideas or comments that you would like to present during the meeting, please let a Board member know so that we can include time for you on the agenda.

Two Board positions are up for election this year. These positions are the President and Vice President offices. Nominations for these positions may be made prior to or during the meeting. Ballot/proxy forms are enclosed with this newsletter; please bring them with you or complete them prior to the meeting.

## ROAD MAINTENANCE

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**Light road maintenance** will be completed this spring. Most of the road system seems to have fared well through the winter, and will only need minor grading. If there are sections of road that you feel are needing attention, please contact Vice President Darren Schmidt or President Doug Hale.

As in past years, we will also be contacting Loomis Ag Service to conduct knapweed spraying in the road rights-of-way. Some lots within the Association are heavily infested with knapweed, and members are asked to take whatever steps necessary to reduce the impact on your neighbors. Hand pulling or mowing can substantially reduce the spread of knapweed. If you would like to have your lot sprayed at the same time the roads are sprayed, please contact President Doug

Hale to put your lot on the list. In past years, the typical charge for lot spraying has been \$75 to \$100, depending on the coverage needed.

## IRRIGATING SEASON

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**Members with irrigation** rights may begin outdoor watering on April 1. Members without irrigation rights are free to begin watering whenever they determine that conditions warrant. Please remember that if you do not have irrigation rights, you are limited to no more than ½ acre of lawn and garden watering with your domestic household water.

Please be conservative with your water use. Our water managers will be watching the system pressure and will turn on the large summer pump when demand requires its use. Every day that the large pump is not in service is a substantial cost savings. Typically, the large pump costs about ten times more in electricity use as the smaller winter system.

If you are interested in transferring irrigation water within the Association, there are a few members who might be looking to purchase and/or lease water. Let a Board member know of your interest, and we can help to facilitate a transfer.

## TREE CUTTING

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**At the March 24<sup>th</sup>** Board meeting, a request by Bob and Audrey Haines to remove approximately six trees for driveway improvements was reviewed. The Board determined that permission was not necessary because the covenants allow for removal of trees for areas set aside for home construction and related infrastructure. However, the Board appreciates the communication prior to the work being done, so that everyone is aware that the covenants are being adhered to.

## COMMUNITY CORNER

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**Nancy Draggoo** is intending to hold a garage sale on the weekend of April 11-13. Members may want to hold sales on the same weekend to maximize traffic to their event.

## FINANCIAL REPORT – 3/1/14

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<b>Bank Accounts:</b>	<b>\$55,354.74</b>
CD 1962 – Capital Improvements	\$5,514.01
CD 8101 – Capital Improvements	\$5,248.93
Checking – Operations	\$5,594.38
Savings – Association Dues	\$8,498.71
Savings – Capital Improvements	\$18,496.07
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$2.64
<b>Accounts Receivable:</b>	<b>\$9,408.81</b>
<b>Undeposited Funds:</b>	<b>\$811.49</b>
<b>Total Assets:</b>	<b>\$65,575.04</b>

Since the last newsletter, unallocated funds were transferred into the appropriate accounts. The following transfers were made:

- \$200.00 moved to the Emergency Reserve.
- \$6,373.33 moved to the Capital Improvement fund.
- \$3,326.27 moved to the Association Dues fund.

If any member has questions regarding the finances of the Association or your billing history, please feel free to contact Secretary/Treasurer Ken Radford. A variety of reports and statements can quickly be generated to answer your questions.

## CONTACT YOUR BOARD

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**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](mailto:ceoaboard@gmail.com)  
Website: <http://www.crumbacher.net>