

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - OCTOBER, 2014

WATER OUTAGE

At the end of the summer irrigating season, the water system experienced a loss of pressure as the main pump shut down. Our water operators responded quickly but initially could not get the cycle stop valve to function correctly, resulting in wide swings of pressure. They made the decision to switch over to the winter system a few days early and since the reservoir was already chlorinated, this had the added benefit of disinfecting the system against any possible backflow during the water outage.

Normally, when a system loses water pressure, a boil water advisory must be issued until ten coliform bacteria tests have been completed. After consulting with the Department of Health, it was determined that the quick action from our operators and the addition of the chlorinated water made it unnecessary to issue a health advisory. This saved a significant amount of work and expense in printing and hand-delivering the health advisory notices. Five water samples were collected and all tested negative for bacteria.

During the response to the outage, our operators discovered a leak in the main line near the cycle stop valve. The steel pipe has rusted through in several places and will need to be welded up before we can restart the system in the spring.

METERING PROJECT

As we draw closer to the January, 2017 deadline for installing service meters, the Board is beginning to consider options for the project. Initially, the thinking was to conduct the entire operation in one large project to minimize costs. Recently, the Board been exploring the option of completing the metering in stages and a special purpose board meeting was held on October 23rd to review costs and installation options.

One idea was to install sixteen meters for the properties along Oakes Drive north of the intersection with Pine Drive. Five contractors were contacted and asked if they would be interested in providing a bid. Vaughn Range (Range Excavation), Joe Bretz (JBS Enterprises), and Mike Duke (Lees & Duke Excavating) all declined to provide a bid due to an already full schedule. Tyler Fagley of Fagley Excavation & Logging in Republic did not return the call.

Kurt Rains (Rains Construction) said that he could possibly squeeze in the work before the end of the year, but did not have time to provide a detailed bid. He gave a very rough estimate over the phone of \$2000 to \$2500 per connection.

This number is double the estimate that the Board received four years ago when planning first began. At those prices, the Association will not have the funds to complete metering within the specified deadline and will need to get more information before proceeding with any work.

METER PLANNING COMMITTEE

The Board decided to form a planning committee that would collect information about various types of meters and installation methods, gather pricing information, and then present their findings to the Board for a determination on what the standard meter installation will look like. Once the Board has settled on the equipment specifications, a bid packet will be sent to contractors for estimates.

The committee will also be working to determine the locations of property corners and existing service lines. These will be marked so that contractors can clearly identify where the meter vaults should be located. If necessary, a surveyor may be needed to identify the property lines where corner markers are missing.

Current members of the committee are Rod Moore, Brock Sutton, and Doug Hale. Other Association members interested in being involved in the metering project are welcome to join the meter planning committee. Please contact one of the members above or a Board member if you would like to help out.

DELINQUENT ACCOUNTS

There are several delinquent accounts that are currently being dealt with by the Board. The longest running delinquent account is Lot 29, located on the corner of Oakes Drive and Crumbacher Road. The Board has been working through the foreclosure process for many months, attempting to locate the owner so that foreclosure papers could be served.

Ultimately, it became necessary to hire a private investigator to conduct a skip trace, which eventually located the owner in Nevada. The owner has been contacted and has agreed to accept the papers without the need for a process server. All expenses associated with the collection of this account will be charged to the account and must be paid in order to bring it current.

The owner of Lots 3 & 4, Pine Cone Estates has also become delinquent. The Board recently filed a lien against the property but has decided not to shut off water at this time. There is currently no known shut-off valve in the Association right-of-way and the expense to excavate the line and install a shut-off valve will be redundant if meter installation occurs in the near future.

A lien is also in place on Lot 19, Pine Cone Estates. The prior owners have contacted the Board regarding the account as they may be foreclosing on the property. A fourth property, Lot 12, Pine Cone Estates, has recently become delinquent. A lien and water shut-off may occur if the account is not brought current.

COVENANT ENFORCEMENT

The Board is working with the owners of Lot 23, Pine Cone Estates to resolve long-standing covenant violations regarding general appearance of the property. A letter was recently sent regarding the conditions that the Board considers to be in violation, as well as a contractual agreement to complete cleanup activities by a set date.

In response to the letter, the owners contacted the Secretary/Treasurer and discussed the situation in more detail. They are in agreement that conditions need to improve and stated their commitment to working with the Board toward a resolution of the matter. The Board is grateful for the cooperation and understanding expressed by the owners and is looking forward to a successful resolution that will be of benefit to the whole neighborhood.

FINANCIAL REPORT – 10/1/14

Bank Accounts:	\$55,094.39
CD 1962 – Capital Improvements	\$5,515.38
CD 8101 – Capital Improvements	\$5,249.40
Checking – Operations	\$5,326.29
Savings – Association Dues	\$8,498.71
Savings – Capital Improvements	\$18,496.07
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$8.54
Accounts Receivable:	\$8,021.44

Undeposited Funds:	\$380.30
Total Assets:	\$63,496.13

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

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

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