

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JULY/AUGUST, 2015

NEW BOARD MEMBER

At the April meeting of the Crumbacher Estates Owners Association, the membership elected Chuck Metteer to the vacant Director position previously held by Roxana Martin. We are looking forward to his perspective and assistance as we look ahead to the challenges of the next few years. Re-elected to their positions were Secretary/Treasurer Ken Radford and Director Rennie McCormick.

METERING PROJECT

The Board is in the process of preparing specification sheets for potential contractors interesting in providing bids for the upcoming meter installation project. We will be looking at two different possible configurations, as presented at the annual meeting. One option will house the meter in a large PVC tube with a round cast iron lid. The second option would house the meter and valves in a 4' x 3' concrete vault with a rectangular cast iron lid. We will also be exploring the cost required to install double-check valve assemblies as part of the project. The Board is hoping to have these specification sheets to contractors by the end of August.

LOT CORNER/SERVICE LOCATION

It is imperative that the new meters be installed in the Crumbacher Estates right-of-way, not on private property, so that water system personnel have unrestricted access to meters and shut-off valves. In order to ensure proper location, it will be necessary to find the property corners along the road rights-of-way. In Crumbacher Estates, these corner markers are typically an iron pipe or rebar with a plastic plug or cap.

NCW Land Surveyors has provided a bid of \$4,000 - \$5,000 to locate all corners on the rights-of-way. The work would be charged at an hourly rate and the total cost would depend heavily on how many corners were already identified. In order to reduce costs, the Board is asking that each lot owner locate and identify any corner markers that they are aware of.

Wooden stakes and colored ribbon will be available at the pump house. Please take what you need to make

your corner markers visible. We recommend placing a stake next to the corner marker and then tying a length of colored ribbon around the corner monument on the ground.

We would also like all existing water service locations marked with a stake so that contractors reviewing the project can provide an accurate bid. The new meters will be located as close as possible to existing water services without disturbing existing valve enclosures where possible.

If you need assistance with location or need stakes and ribbon dropped at your house, please contact a Board member. We are happy to help if you are unable to do the work yourself.

DELINQUENT ACCOUNTS

The three accounts that were substantially in arrears have all been brought current. As of this writing, there is only one account that is significantly in arrears. The Board is extremely grateful to everyone for maintaining their accounts in good standing.

SPRING ROAD WORK

Grading and pothole repair on Pine Drive was completed by Joe Gavin of Range Excavation. At the junction with Oakes Drive, the road was re-contoured to direct water off the surface, which should help to prevent future potholes. Additional gravel was brought in for those areas and the lack of rain since the work was completed is hopefully giving enough time for the grading to stabilize. The Board has also authorized the placement of a new gravel top coat on this section of road, but this work has not yet been scheduled.

BY-LAW AMENDMENT

In response to periodic water pressure loss in the Pine Crest Water System north of us, the Board recently drafted and approved a by-law amendment that would allow temporary water service to lots outside of Crumbacher Estates if certain conditions were met. The amendment was approved in response to frequent losses of water pressure in the Pine Crest system to

the north of Crumbacher Estates. One of our members owns a home in Pine Crest and a vacant lot in Crumbacher Estates on which water is available but was not in use.

The by-law amendment allows for temporary use of the water from Crumbacher Estates on a lot outside the plat in order to keep critical landscaping alive. The amendment establishes a number of conditions that must be met before such use would be granted. A copy of this amendment is enclosed for membership review.

Please note that although this amendment has been approved by the Board, it has not yet been filed with the Okanogan County Auditor. Filing will not take place until members have had sufficient time to review the amendment and make comment to the Board. If a majority of the membership feels that this amendment is not appropriate, the Board will reconsider the decision. Please submit any comments by phone to a Board member or via the Association email account.

FUELS REDUCTION

Over the years, many discussions have been held about the fire danger in Crumbacher Estates. The current bout of wildfires and recent evacuation of our community highlights that we still have much work that could be done to reduce the accumulation of fuel on our properties.

Several years back, a DNR forester reviewed the stands of trees in the association and suggested that there were three times as many trees as should be present on the site. When timber stands have crowns that grow together to form a continuous canopy, the danger of a crown fire is extremely high.

If any property owners are interested in exploring the possibility of reducing the number of trees through a one-time commercial harvest of timber, the Board would be willing to facilitate the process of finding a logger and determining how to fairly compensate owners for the value of the logs. While there is no guarantee at this time that the project would be feasible, the Board will be compiling a list of interested lot owners and exploring the possibility with area loggers. Please contact any Board member to make your interest known.

Another area of concern is the property around the well and pump house. The high volume of trees and accumulations of pine needles on the well property make it highly susceptible to damage should a fire come through. The Board will be considering the

removal of trees around the structures and would like to organize a work party to rake and burn needles this fall. We could really use your help with this work, so stay tuned as we get into the fall season. We will choose a Saturday and invite members to pitch in to protect our water source.

FINANCIAL REPORT – 9/1/15

Bank Accounts:	\$74,165.29
CD 1962 – Capital Improvements	\$5,515.93
CD 8101 – Capital Improvements	\$5,249.88
Checking – Operations	\$19,940.14
Savings – Association Dues	\$10,027.11
Savings – Capital Improvements	\$21,423.66
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$8.57
Accounts Receivable:	\$9,000.06
Undeposited Funds:	\$0
Total Assets:	\$83,165.35

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
Chuck Metteer, Director	826-7107

Email: ceoaboard@gmail.com
Website: <http://www.crumbacher.net>