

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - FEBRUARY, 2016

FROM THE BOARD

It's been a while since a newsletter has been circulated and it's time to get the membership caught up on the recent activities of the Crumbacher Estates Board of Directors. There haven't been as many pressing issues or substantial decisions to report on this winter and the Board has appreciated seeing the business of the Association settle into somewhat of a routine, thanks to the policies and procedures that have been put into place over the past few years.

In this issue, we'll provide an update on the metering project and the associated property corner surveying. We also have information about the recent water outage and what owners should expect in similar future situations. We have an updated budget for your review and a few comments about snowplowing and the cutting of timber within the Association.

METERING PROJECT

The installation of water meters in this coming year is the Board's highest priority. This is the final year before the Department of Health deadline of January, 2017. Bid packets are almost ready to be sent to contractors and we hope to be ready to award the project by April. Since many water systems will also be seeking contractors for meter installation, we are hopeful that we can make these arrangements early and not run into scheduling problems later in the season.

The bid packets will include schematics and materials lists for several configurations: concrete meter vaults, PVC meter tubes, and with or without a secondary backflow preventer vault. The Board has developed a list of five possible contracting firms that will be given bid packets if they have an interest in taking on the project. Once bids have been received, the Board will then determine what installation configuration to adopt and which contractor will be awarded the project.

When the snow has melted, we will be contacting each landowner and asking them to assist us with locating their service line and the most suitable placement of the new meter. These will be located in the Crumbacher Estates road rights-of-way or the county road right-of-way to ensure full access by the association water operator and managers. The lot

corner survey will be crucial to establishing proper placement of the meters.

LOT CORNER/SERVICE LOCATION

NCW Land Surveyors completed their preliminary survey and calculations for the Crumbacher Estates properties in November. Costs for this work were less than anticipated, thanks in part to the location of numerous corner markers throughout the Association by the Board. The surveyors were able to take measurements from these found markers and base the calculations for all other positions from these locations.

In spring, the surveyors anticipate one additional day of work to mark the remaining corners with wooden stakes and ribbons. This will be completed prior to marking the meter locations.

Owners should be aware that if fences or landscaping have been extended into the rights-of-way, they are subject to removal during the meter installation project. The Board will be under no obligation to repair or reinstall fences, landscaping, or other features during the project. Once meter installation is complete, the meter boxes cannot be enclosed within the lot fencing. The Board will require that they remain accessible and without obstruction for inspection or servicing from the street.

2016 BUDGET

The Board approved a new budget for 2016 at the November, 2015 Board meeting. The budget was ratified without opposition at the January, 2016 meeting. The new budget anticipates an increase in annual electrical costs from \$8,900 to \$9,750 due to proposed rate increases. Most other expenses are anticipated to remain fairly stable.

As has been outlined in previous budgets, water rates will also increase. Beginning with the month of January, the base rate will increase one dollar, from \$13 to \$14 per month. The use rate will also increase one dollar, from \$36 to \$37 per month. The resulting water charges for residential connections will be \$51.00 per month. There will be no change to the Association dues or the irrigation rate this year.

SNOWPLOWING

Members likely noticed there were some changes in snowplow drivers this winter. Typically, Association member Chuck Gavin has been hired to keep the roads plowed in winter. In December, Chuck had mechanical problems with his plow and was unable to remove snow for two weeks. Joe Bretz, JBS Enterprises, was hired for one plowing, after which, Association member Jim Youngblood offered to plow the roads for us at the rate that Chuck was charging.

Recently, Chuck has informed the Board that this will be his last year to plow the Crumbacher roads. At an upcoming meeting, the Board intends to discuss options for snowplowing, including a proposal from Mr. Youngblood for long-term service.

Members have raised concerns about snow in front of mailboxes. The mailbox kiosk at Pine Drive can be kept relatively clear by our own snowplow driver; however, boxes located along Crumbacher Drive cannot as the Association does not have the authority to plow on county rights-of-way. The berms built up by county plows are much harder to move with our smaller plow without damaging the mailboxes. Association members are encouraged to work together to keep the areas in front of their boxes clear.

WATER OUTAGES

Over the Christmas holiday, the Crumbacher Estates water system experienced a loss of water pressure. The cause was determined to be an electrical fault in the well pump control panel. Our water operator, Carl Behrent, and Association member Gene Doner were able to make a temporary repair to get the well back in service until replacement of the panel could occur.

The Washington State Department of Health requires water systems to issue a precautionary advisory to boil water whenever pressure is lost, in case contaminants have entered the system while there was no pressure in the lines. The advisory must be hand-delivered and remains in effect until follow-up water samples prove there is no bacterial contamination. In this case, the advisory was issued and samples were collected immediately after conferring with state health officials. The lab results were received 24 hours later and showed no contamination present in the lines. Based on these results, the Department of Health rescinded the boil water advisory.

The Board intends to follow this procedure for future pressure loss events. The posted notices will advise

when sample results are expected and owners can assume the boil water advisory has been lifted by that date unless they hear otherwise. The Board will not be following up with a separate notification that the boil water advisory is lifted.

FUELS REDUCTION

After the summer fires, the Board offered to allow removal of trees above the diameter limits stated in the covenants and to coordinate hiring of a logger to perform removal of any commercial-sized timber. Only one member expressed interest in removing timber and for the time being, there is no further discussion taking place on the matter. The Board still intends to look at tree removal around the pump house as time allows.

One member requested approval from the Board to remove up to 50 trees by himself. The Board reviewed the identified trees and felt that the removal would be beneficial to the overall health of the stand, in addition to reducing fire hazard. A variance was granted to conduct the thinning and the member was able to remove a number of trees prior to the onset of winter.

FINANCIAL REPORT – 2/1/16

Bank Accounts:	\$77,069.32
CD 1962 – Capital Improvements	\$5,515.93
CD 8101 – Capital Improvements	\$5,250.05
Checking – Operations	\$7,152.07
Savings – Association Dues	\$15,663.59
Savings – Capital Improvements	\$31,487.68
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$8.57
Accounts Receivable:	\$3,841.54
Undeposited Funds:	\$838.39
Total Assets:	\$81,749.25

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

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