

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - MARCH, 2017

IN THIS ISSUE

This newsletter includes a link to our annual water system Consumer Confidence Report. We've provided a copy of a new policy adopted in January to address the use of recreational vehicles as residences and an overview of Board actions with regard to tree cutting. We have a date set for the annual association meeting and have provided guidelines for the upcoming irrigation season. Finally, the Board has been working to address legal challenges that have recently developed.

METERING PROJECT

The Board received questions regarding the meter project update given in the last newsletter. First, the question came up about whether owners could request water meters in sizes larger than the proposed 3/4" diameter. The Board is open to this and will confer with each owner prior to installing a meter. If the owner wishes to install a larger meter, they will be asked to bear the cost of the equipment needed to make the upsize. This will include the meter, meter setter, and possibly the backflow device, should these be included.

Another member inquired about the statement that owners of the nine lots holding additional water rights would have to install separate meters at their own expense for the irrigation water. It was pointed out that irrigation lots are already paying an additional fee, beyond the normal water rates, and that this should be used for the meter purchase. The Board appreciated the input and will reconsider this matter further.

A date has not yet been set for construction to begin. We were hoping to have Tollefson Construction working already, before irrigation season began, but several phone calls have not been returned.

CONSUMER CONFIDENCE REPORT

Recent changes to federal regulations have made it possible for us to circulate the annual water quality data electronically. This year's Consumer Confidence Report has been posted to our website at www.crumbacher.net. To locate the report, please type the following URL address into your web browser:

www.crumbacher.net/documents/water/2017CCR.pdf

PROPERTY FORECLOSURE

The Board has been moving forward with attempts to collect on a member's past due account through property foreclosure. While it is not the desire of the Board to settle an account in this fashion, we feel an obligation to the membership to ensure that the covenants are upheld and that all members contribute equally and fairly to the operation and maintenance of our water system and roads.

In conjunction with this action, Crumbacher Estates Owners Association has been named in a lawsuit. While we are not at liberty to discuss the details of the case at this time, the Board will be working vigorously to defend the association against these charges and will be represented by a legal team appointed by our insurance carrier. As part of this lawsuit, the Association is pursuing relief on the past due account.

TREE REMOVAL

The Board received an update from Bob Haines regarding the removal of trees from his property on Norway Pine Drive. Approval had been given to thin approximately 50 trees for improved forest health and reduced fire danger. We sincerely appreciate the update and the progress being made to improve the safety for all members.

A request was received from Ron and Toni Roberson on Lot 23 to remove five trees, ranging from approximately 10" to 16" diameter. Two trees have dead tops and three are immediately adjacent to their structures. A representative from FireWise inspected the property and recommended the removal of these trees. The Board concurred and gave approval to proceed with the cutting.

RECREATIONAL VEHICLES

After lengthy consideration, a policy governing the use of recreational vehicles (motorhomes, campers, trailers, etc.) as full-time residences has been adopted. The text of Policy #011 is as follows:

The Protective Covenants of Crumbacher Estates state that "a mobile house trailer, camper, or other temporary shelter may be used as a temporary residence, during construction of a permanent residence, for no more

than twelve months.” The covenants further state that “lots shall only be permanently improved with single family residential structures, together with such other improvements and structures as are necessary or customarily incident to the lot purposes....”

The language of these covenants indicates an intention on the part of the original covenant creators to prevent recreational vehicles and other types of temporary shelters from being used as residences within the Crumbacher Estates development. Exception was given only when construction of a permanent residence was in progress. It is also recognized and considered reasonable that residents may have guests reside at their property in recreational vehicles or temporary shelters during their stay.

The Board of Directors will allow the use of recreational vehicles or other temporary shelters as ancillary dwellings for residents who are not the primary resident, lot owner, or association member for a period not to exceed two months. Such residence that exceeds two months must be given prior written approval by the Board of Directors, including owners who are constructing their primary residence. Approval shall only be given if the residence is in compliance with applicable codes, such as building, electrical, plumbing, and public health. In no case shall the Board of Directors grant such residence in excess of twelve months.

Should any such residence become an annoyance or nuisance to the association, or be found to be out of compliance with applicable codes, the Board of Directors shall rescind approval and require that the temporary residence be removed. Such action shall be carried out in conjunction with applicable covenant enforcement policies.

An official copy of this policy can be located on the association website.

IRRIGATION SEASON

Since we have new members within the association, we would like to provide a reminder about outdoor watering and the Crumbacher Estates water right.

Most properties rely upon their domestic water for outdoor watering. Our municipal water right allows domestic water to be used for up to ½ acre of lawn and garden per lot. There is no time restriction associated with this use. Owners may water outside as they feel conditions dictate.

This does not hold true for the lots currently utilizing an additional irrigation water right. These properties are authorized to water additional acreage between April 1st and October 1st. The acreages are as follows:
One acre of additional water: Lots 39, 40, 43, and 44.
Two acres of additional water: Lots 8, 9, 13, and 33.
Four acres of additional water: Lots 34 and 35.

Owners of these lots must use their allotment of water at least one season every five years in order to retain it. Otherwise, that portion of the Crumbacher water right is subject to relinquishment by the Department of Ecology.

In order to protect this water right, owners who do not intend to use their water should contact the Board to explore leasing or sale options, which are allowed by the terms of our water right within the association boundaries.

All members are asked to forego outdoor watering and irrigation as long as possible. It costs the association roughly ten times the amount of electricity to run the large summer pump as it does to power the winter system. Any delay in switching to the summer system represents a substantial savings. As our water operator observes increased demand in the system, he will make the switch to summer operation.

ANNUAL MEETING

The Association annual meeting will be held on Friday, April 28th, 2017 at 7:00 p.m. in the Whistler’s Restaurant banquet room in Tonasket. All members are invited to arrive between 5:30 and 6:00 p.m. to enjoy dinner together. Cost of the meal is on your own, but this is a great opportunity to socialize and meet your neighbors. An agenda, proxy form, and ballot are included with this newsletter.

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	826-7101

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