

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JANUARY, 2017

IN THIS ISSUE

Our last communication with the membership was in August, and since the Board has met several times since then, there are a number of issues to update everyone about. This newsletter will provide information about the latest developments with the metering project and how we expect to proceed in the near future. The Board has been working toward resolution of one account that is substantially in arrears and an update of that progress is included. Information is also included about considerations made or actions taken with regard to winter snowplowing, unauthorized tree cutting, installation of an emergency generator, and the use of recreational vehicles as residences.

METERING PROJECT

After failing to elicit any satisfactory bids from local contractors for the meter installation project, the Board opted to postpone the project until spring of 2017. When weather permits, Tollefson Construction of Omak will be contracted to perform the upgrades to the water system on a time and materials basis. In general, contractors were unwilling to provide a bid due to the uncertainties associated with the scope of work, including utility and service line locates, ground conditions, type and condition of piping, and easement issues.

The first phase of the project will be the replacement of several mainline valves located at key intersections in the north section of the development. In previous testing, these valves appeared incapable of isolating the sections of water main located beyond them. This would mean the water system would have to be completely shut down while performing service meter installations. Five main line valves will be installed to allow isolation of the line running along Crumbacher Road between Oakes Drive and Pine Drive, along Pine Drive between Crumbacher Road and Oakes Drive, and along Oakes Drive north of Pine Drive.

At the same time, we will also be replacing the main source meter located at the pump house, installing a larger vault to allow better access and improved freeze protection. This meter documents the water pumped from the wells into the system but has not been functional in over two years. Monthly readings of this meter are required by the Department of Health in

order to verify the efficiency of our operation. Replacement of this meter will bring our system back into compliance with this requirement.

Once the main line valves are installed, the Board will proceed with the installation of service meters on six services along Pine Drive and Crumbacher Road. A permit has already been obtained from the county for work in the right-of-way and utility locates have been performed. Evergreen Rural Water of Washington assisted with the location of our water main lines and based on this information, the locations of the new vaults have been staked.

An agreement was made with a larger water system in Orondo to purchase "used" meter setters for $\frac{3}{4}$ " meters at a cost of \$75.00 per unit. These units were installed new but were never used and are being replaced due to code changes since their installation. (Douglas County now requires indoor sprinklers for fire suppression on new construction, which necessitates a minimum meter size of 1".)

These will be the standard size meter installed for the majority of households. Any lot owner may request the installation of a larger meter and meter setter but will be responsible for the additional costs required for the installation. Upon request, the Board can provide charts showing what the estimated pressure loss would be for any given meter size. The Board believes that the $\frac{3}{4}$ " meters should be adequate for most services unless significant outdoor watering is occurring.

The combination meter/backflow devices that the Board currently favors are only available in $\frac{3}{4}$ " size. Therefore, any property utilizing a larger diameter meter would also be required to install a secondary vault with a backflow device. If the vault cannot be installed in the existing utility easement, the property owner will be expected to provide legal easement for the installation, maintenance, and periodic inspection of the backflow unit. The cost of the secondary vault and backflow device would also be borne by the lot owner.

Owners utilizing additional irrigation water rights will be required to install a secondary meter at their expense, in order to separately track irrigation water use. It is anticipated that this water will be billed at a different rate than for household rate and will be subject to volume and season restrictions imposed by the water right. This will only affect a minority of lots in the

development and the details of these installations have not been finalized.

MAIN LINE EASEMENT

During the process of locating the water lines, it was discovered that a portion of the water system was not installed within our legal utility easement. At the intersection of Pine Drive and Crumbacher Road, the main line deflects at an angle across the corner of Lot 16 Pine Cone Estates for a distance of perhaps 100 feet. The Board will need to work with the landowner to resolve this inconsistency in the coming year.

PROPERTY FORECLOSURE

The Board has not been successful in bringing one account current and has been left with no other option but to initiate foreclosure proceedings as stipulated in the Association Covenants. The delinquency has exceeded the two year period, after which time, the Board is authorized to foreclose on a property in order to satisfy the financial obligations.

Our existing lien has been updated and proceedings are being handled by Scott DeTro, who is serving as legal counsel for the Association. Mr. DeTro has assisted us in one previous delinquency that was resolved prior to foreclosure. The Board has been advised that our risk of incurring debt in this case appears low and that there are appropriate grounds for proceeding with the foreclosure. As stipulated in the Association Covenants, all legal costs incurred as a result of the action will be assumed by the delinquent landowner.

TREE REMOVAL

Two properties were the subject of unauthorized tree removal this fall. The trees cut were substantially larger than the maximum diameter of 8" as specified in our Covenants and the Board felt obligated to uphold these requirements in representing the membership as a whole. Financial penalties were assessed according to the policy developed by the Board and were not formally contested by the property owners.

Please contact the Board prior to removing any trees with a trunk diameter in excess of eight inches. It is not an enjoyable task to impose penalties on our neighbors and we would much rather be involved in a positive and constructive discussion regarding Covenant restrictions.

RECREATIONAL VEHICLES

The Board received a request from a member to use a recreational trailer as a temporary residence for a family member needing living assistance due to health concerns. While the Covenants specifically address the use of trailers or campers during construction, limiting such use to a twelve-month period, there is not a similar restriction regarding guests or temporary residence in recreational vehicles. The Covenants state that the properties will only be improved with single-family residences, but this would infer a permanent installation, not a temporary arrangement.

It seems likely that the intent of the Covenants was to prevent full-time residence in RV trailers. However, it also seems unreasonable to assume that the Covenants were designed to prevent any visiting guests from staying for a short period of time in an RV.

In an effort to address this request, the Board is trying to develop a policy that will uphold the original intent of the Covenants while still allowing property owners reasonable use of RVs for visiting friends and family. If you have any input for the Board to consider as this policy is developed, please forward your comments to the contacts listed at the end of the newsletter.

EMERGENCY GENERATOR

At the annual meeting, a petition was submitted requesting that the Board purchase a backup generator capable of supplying power to operate the water system during an emergency. The Board had already been considering options for a generator and has continued to study the feasibility of an installation.

While the current Board is unanimously in favor of installing a generator, it does not appear to be a financially sound investment at this time. To purchase a propane generator capable of running our pump during peak summer demand would cost in the neighborhood of \$30,000.00. Additionally, it would be necessary to construct a building to house it, install a propane tank, and install the electrical components necessary to connect the generator when needed. With costs for the meter project appearing to be higher than anticipated, the Board feels it cannot allocate funds for a generator at this time but will continue to keep this as a priority and review options in the near future.

SNOWPLOWING

The Association roads are being maintained through the winter by Jim Youngblood, one of our members, who has agreed to plow our roads for a reduced rate from his normal contracts. We are extremely grateful to Jim for providing his services and filling this important role in our community. If you have any concerns about the plowing, please make them known through our Board members and we can pass them along to Jim. If you need plowing of your private driveways, Jim may be able to assist you and we can get you in touch with him to make arrangements.

Jim is trying to keep the access to the mailboxes as clear as possible. However, please keep in mind that if snow piles up in front of boxes, the mail carriers may discontinue delivery until the snow and ice has been removed. Ultimately, it is the responsibility of the individual box owners to keep their boxes accessible.

FINANCIAL REPORT – 12/31/16

Bank Accounts:	\$74,970.97
CD 1962 – Capital Improvements	\$5,516.48
CD 8101 – Capital Improvements	\$5,250.53
Checking – Operations	\$5,036.74
Savings – Association Dues	\$15,663.59
Savings – Capital Improvements	\$31,487.68
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$15.95
Accounts Receivable:	\$14,852.14
Undeposited Funds:	\$0.00
Total Assets:	\$89,823.11

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
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