

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JANUARY, 2018

IN THIS ISSUE

It has been almost a year since we have provided our membership with a newsletter, so we hope to catch everyone up with actions that the Crumbacher Estates Board of Directors has taken. This issue provides an update on the meter project, highlights of decisions made regarding a variety of association issues, and a current snapshot of our finances. A 2018 budget is included for review.

METERING PROJECT

The Board will be moving forward with the first phase of the metering project in 2018. This phase is expected to cost between \$25,000 and \$30,000, but will be performed on a time and materials basis. The project has been awarded to F&S Excavating of Twisp and will include the installation of two main line isolation valves and sixteen service meters.

Owners of these planned services will receive a letter offering a choice between a ¾" diameter or a 1" diameter meter. The cost of the small meter and installation will be entirely covered by association funds. Owners opting for the larger meter will be required to pay the difference in the cost of materials. This is anticipated to be approximately \$350.00.

As the date of actual installation gets closer, the Board will provide more specific details regarding locations affected and how customers will be affected by water outages and advisories to boil water. Our water operator will be actively involved in the project to ensure our water remains as safe as possible despite the disruptions.

PROPERTY FORECLOSURE

The Board continues to work toward resolution of the foreclosure case and pending lawsuit. Efforts to date have consumed a significant amount of time on the part of Board members and have required a substantial commitment of Association funds. While we are unable to discuss additional details, the Board is cautiously hopeful that a resolution can be reached in the coming year. Apart from this account, there is only one other property in the Association that is in significant arrears and the Board has reached out to the owner to bring the account up to date.

SHRUB & TREE REMOVAL

Several members alerted the Board to shrubbery that was blocking line of sight at the intersection of Oakes Drive and Crumbacher Road. A local landscaping company was hired to cut back the vegetation to allow an unobstructed view to the north and improve safety for vehicles entering traffic on the county road. We sincerely appreciate the input from members alerting the Board to this issue.

Several more owners requested removal of hazard trees throughout the year. In each case, the tree removal was deemed appropriate by the Board and received approval. The Board is grateful for the willingness of members to conduct tree removal projects within the requirements of the protective covenants.

2108 BUDGET

Enclosed with this newsletter is a copy of the new budget approved by the Board at the January meeting. The budget includes further rate increases, which the Board felt were necessary as we continue to address increasing costs. Specifically, snow plowing costs will be increasing from \$80 to \$115 per hour and legal fees are expected to be significantly higher than budgeted. Inflation-based increases for electricity and water system repairs are also anticipated in this budget.

The association dues will be set at \$138 per acre per year. Owners will see an increase of \$2.00 per acre on each billing for association dues. The water base rate will be set at \$16.00 per month, while the water use rate will be \$38.00 per month.

This budget has been approved and will be ratified at the upcoming Board meeting, scheduled for February 26th. Ratification will occur without further action unless a majority of Association members are present to oppose the budget proposal.

BOARD VACANCY

Last year, the Board accepted the resignation of Darren Schmidt, who had been serving as the Vice President. The resignation was noted in the meeting minutes posted on the Association website and several members were approached as potential candidates to

fill the vacancy. To date, however, the Board has not received any statement of interest and the position remains unfilled.

The Vice President position will be up for re-election at the 2018 Association membership meeting in April. Anyone interested in volunteering some time for the benefit of their community are encouraged to contact the Board and learn some of the expected duties and the anticipated challenges facing our community.

PETS IN CRUMBACHER

One of the most frequent issues brought to the Board of Directors is complaints about pets and/or livestock. While many owners enjoy keeping animals, it is also true that neighbors may not share the same appreciation for them. When conflicts arise, the Board is faced with the delicate position of trying to reach a solution that supports the rights of animal owners while still upholding the Association covenants.

If you are an animal owner, please be sure that you are observing the requirements of the covenants. Under no circumstances should animals be allowed to wander outside of property boundaries. Excessive barking or odors could be deemed as a nuisance, requiring some type of mitigation. Additionally, there are limitations on the numbers of animals allowed and pigs or goats are not to be kept.

The Board would prefer not to be involved with animal issues in an enforcement capacity. People are understandably passionate about their animals, as well as the resulting impacts, and resolutions involving the Board often leave hard feelings on both sides. Please do your part as a Crumbacher neighbor and find ways to be proactive about how your animals may be impacting others. Ensure that fences or runs are secure, take steps to minimize barking, and keep areas clean of waste buildup. Discuss issues early on before they become a problem and look for ways to reach a friendly resolution. Let's work together to make Crumbacher a great place to live.

FINANCIAL REPORT – 1/29/18

Bank Accounts:	\$76,454.49
CD 1962 – Capital Improvements	\$5,517.04
CD 8101 – Capital Improvements	\$5,251.15
Checking – Operations	\$4,870.73
Savings – Association Dues	\$15,900.38
Savings – Capital Improvements	\$32,845.47
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$0.00
Accounts Receivable:	\$27,877.69
Undeposited Funds:	\$0.00
Total Assets:	\$104,262.46

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
Vice President	vacant
Ken Radford, Secretary/Treasurer	826-1977
Rennie McCormick, Director	826-8034
Chuck Metteer, Director	826-7101

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