

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - MARCH, 2018

IN THIS ISSUE

This edition provides an update on the recent meter installation project and some of the issues that were encountered. We also have information regarding outdoor watering and the date for the annual meeting.

METERING PROJECT

Water testing was completed on Monday, March 26th and results came back clean. As a result, the recommendation to boil water was lifted as of Tuesday evening, March 27th. Our water operator maintained a higher than normal chlorine level throughout the project to ensure that adequate disinfection was taking place.

Thank you to all the members for your patience during this project, especially to those who received the new meters and had to put up with daily water outages while plumbing was taking place. We also appreciate the conscientious efforts of the contractor's crew to complete work by 5:00 p.m. each day and get water service restored in time for evening meals, showers, and laundry.

Sixteen meter vaults were installed on Oakes Drive north of Pine Drive. The meters are set in concrete vaults with cast iron lids. A few vault lids came with small holes cast in the corners—these are not the correct lids and will be exchanged when the next order is made. Some installations proved very difficult due to a lack of space between the water main and the property line or because of power and phone lines. The contractor did a great job communicating concerns each day and working together to solve issues as they came up.

Some members reported dirty water when the system was restarted at night. This is the result of sediments already in the water main that were broken loose by the draining and filling of the lines each day. The crew was very careful to excavate beneath pipes before cutting into them so that no new dirt was introduced to the system. As part of the project, a fire standpipe was added at the end of this line. This standpipe will allow our water operator to flush the line periodically to reduce the amount of sediment that builds up.

Critical to the success of this project was the installation of two new isolation valves at the corner of Oakes Drive and Pine Drive. Upon removal, the old valves were examined and found to have up to a half-

inch of sand, gravel, and rust cemented in the bottom of them, which prevented them from fully closing. The new municipal-style valves performed perfectly, allowing quick shut-off of this line during the work while maintaining water service in other parts of the system.

RIGHT-OF-WAY CONCERNS

In some cases, it was necessary for the contractor to remove landscaping or fences that were constructed in the Crumbacher Estates right-of-way. Owners are reminded that any improvements in the right-of-way are subject to removal at any time by utility companies and that they will bear the expense of any costs associated with replacement. The Board will not be taking any action to replace these items and members are encouraged to keep any improvements within their property boundaries.

NEXT PHASES

The Board will be evaluating the performance of these meters over the months to come and determining if there are any changes warranted prior to installing the remainder of the meters. Forty lots still need meters and the association does not have funds to complete all of the metering at this time. We will be reviewing the costs when all the invoices have been received and determining what sections should be done next. Additionally, we need to replace five more main line valves and the source meter for the wells, which will add more expense to the remaining phases of the project.

OUTDOOR WATER & IRRIGATION

It is almost time to switch over to the summer pumping system to supply water for outdoor watering and irrigation. For those members who are new to Crumbacher, we use a larger capacity well and pump from April to October, bypassing the smaller pumps and reservoir used during the winter months. We also shut down the chlorination system because there is less risk of contamination with the reservoir off-line.

While the extra water is great, it comes at a steep cost in the form of higher electrical bills. It costs us ten times as much per month to run the larger pump during the summer, so our operator has been instructed to

wait as long as possible before turning on the big pump. He will be monitoring the demand in the system and when the small pumps begin having trouble keeping up, we will make the switch.

There are two types of properties in Crumbacher Estates and it is important that you know which type of lot you own. There are ten lots that hold an additional water right for one or more acres of irrigation water and these lots pay an additional fee for irrigation dues, on top of the base rate and use rate in place for all lots. These lots may only irrigate between April 1st and October 1st per the water right certificate.

All other lots can water up to a half-acre of lawn or garden area, using their domestic water. The Board refers to this as "outdoor watering" to distinguish from those properties using the extra irrigation right. There is no restriction on the time of outdoor watering, so members on these lots may water before April 1st or after October 1st if conditions warrant. Please use water conservatively so that we can keep our electrical bills as low as possible.

ANNUAL MEETING

The annual meeting of the association will take place on Friday, April 27th, 2018. The meeting will be held at Whistler's Restaurant in Tonasket at 7:00 p.m. We will be in the banquet room and members are invited to join us there at 6:00 p.m. for dinner prior to the meeting. We will need \$75.00 in dinner orders in order to get the use of the banquet room without additional cost. If you eat dinner in the main part of the restaurant, it does not count toward our \$75.00 requirement, so please come and enjoy a little time getting to know your neighbors!

This year, the President and Vice-President positions are open for election. If you have an interest in serving your community by joining the Board, please let us know or put a nomination forward at the meeting.

If you cannot attend the meeting, you may provide a proxy to a representative who will vote on your behalf. A proxy form is included with this newsletter. Be sure that you assign your proxy in the presence of another witness or it cannot be considered as valid. Proxy ballots will be collected at the meeting.

FINANCIAL REPORT – 2/28/18

Bank Accounts:	\$62,169.67
CD 1962 – Capital Improvements	\$5,517.31
CD 8101 – Capital Improvements	\$5,251.19
Checking – Operations	\$652.52
Savings – Association Dues	\$15,900.38
Savings – Capital Improvements	\$22,845.47
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$2.80
Accounts Receivable:	\$31,825.65
Undeposited Funds:	\$154.20
Total Assets:	\$94,149.52

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

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