

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - NOVEMBER, 2019

IN THIS ISSUE

This month's newsletter discusses the most recent plans for road maintenance, an update on accounts in arrears, and the current financial report. An updated board meeting notice is also included.

ROAD MAINTENANCE

The Okanogan PUD continues to work on installation of new transformers and related components. This process has taken longer than the Board anticipated and as a result, road improvements are being postponed until the work is finished. This will minimize heavy equipment disturbance on any regrading or resurfacing. In many of our problem areas, the work done by Tollefson Construction to install the new power conduits also resulted in some improvement to the road surfaces. This should tide us over until spring.

The Board approved a renewal of the contract for snowplowing with our previous operator. We have been pleased with the work done and the timeliness of the response. If you have any concerns regarding snowplowing this year, please let the Board know and we can let the plow operator know.

END OF IRRIGATION SEASON

The irrigation pump was shut off prior to the end of September because wet weather eliminated the need for most outdoor watering. We are now operating on the winter system. This system relies on smaller pumps that are less expensive to operate. However, they are regulated by pressure switches, so you may notice fluctuations in pressure. They also produce less overall pressure than our summer system. Most locations in the association should see pressures in the 40-50 psi range. If you have problems with water pressure, please let the Board know and we can refer the concerns to our water system operator.

NEW CONNECTION POLICY

The Board recently, approved Policy #008, New Connections. The policy establishes a fee for new connections to the system where a service line and/or meter is not already in place. New connections will be charged a one-time fee of \$500.00. The new policy

can be found on our website at www.crumbacher.net. Navigate to the Documents section and click on Policies for a list of all current policies governing Crumbacher Estates.

CRUMBACHER NOTIFICATIONS

As a reminder, an email notification system has been established for association related information. We have been successfully using this address for water shutdowns, boil water advisories, road issues, or other concerns.

If you would like to receive notifications by email, please send an email with the word "subscribe" in the subject line to: notify@crumbacher.net

Note that when a boil water advisory is required, such as a loss of water pressure event, we are still required to send notice by mail to all users. The email notification is a courtesy service to get information out in a timely manner.

ACCOUNTS RECEIVABLE

Two properties that were in arrears have recently changed ownership. Lot 29, Crumbacher Estates, was sold and the new owner has brought the account current. We sincerely appreciate the steps taken to resolve the outstanding balance.

Lots 3 & 4, Pine Cone Estates, went into foreclosure and is now owned by Wells Fargo Bank. The Board has been in contact with the bank and has advised them of the amount owing on the property. Our covenants clearly indicate that debts run with the land and transfer to the new owners. We are hopeful for a resolution of this account in the near future.

FINANCIAL REPORT – 10/31/19

Bank Accounts:	\$36,118.64
Checking – Operations	\$3,989.22
Savings – Association Dues	\$15,900.38
Savings – Capital Improvements	\$4,220.04
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$9.00
Accounts Receivable:	\$33,622.22
Undeposited Funds:	\$2,724.29
Total Assets:	\$72,465.15

UPCOMING BOARD MEETINGS

The next Board meeting will be held on:

Monday, November 25th, 2019
6:30 p.m.
4 Norway Pine Dr.
Tonasket, WA

There will be no Board meeting in December.

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	509-826-1653
Craig McCoy, Vice President	509-671-0392
Ken Radford, Secretary/Treasurer	509-826-1977
Rennie McCormick, Director	509-826-8034
Chuck Metteer, Director	509-826-7101

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