

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JANUARY, 2020

IN THIS ISSUE

This month's newsletter provides a summary of the new budget and the current financial report. You'll find information regarding plans for 2020 water system and road work, a reminder about tree cutting restrictions, as well as an updated Board meeting notice.

ROAD MAINTENANCE

The Board is still making plans to conduct road improvements in the spring. Anticipated work will focus on the four entries to Crumbacher Estates at Pine Drive, Ponderosa Drive, Oakes Drive, and Norway Pine Drive. If funds allow, other trouble spots within the development will also be addressed.

Snow has been slow to develop this winter but our plowing contractor is ready to begin whenever bad weather hits. As mentioned before, please contact the board if you have concerns regarding the plowing or road conditions. Please keep in mind that the plow operator is not responsible for clearing the berm in front of your driveway. If you would like the plow operator to clear the driveway at your expense, we would be happy to provide you with his contact information.

WATER SYSTEM IMPROVEMENTS

We hope to make additional progress on the water system metering project this year. Two meters will be installed along Oakes Drive to serve one new residence under construction and an adjoining property that will be metered from the same vault. If funds allow, additional meters may be installed in this section while the system is shut down. Several new main line valves will need to be installed at the same time to allow for a partial isolation of that portion of the system.

TREE CUTTING

Numerous requests have been received over the past few years to allow selective cutting of trees within Crumbacher Estates. Although the protective covenants prohibit cutting of any tree larger than 8" diameter at breast height, the Board can review and approve requests to cut larger trees when they pose a hazard or when a stand is too crowded. The approval

process is necessary for dead, dying, or diseased trees, as well as healthy individuals. The Board would like to avoid any punitive enforcement actions so please contact us to discuss your situation ahead of time.

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 and cannot be considered a replacement for direct mail.

2020 BUDGET

Enclosed with this newsletter is a copy of the proposed budget for 2020. This budget will be ratified at the January Board meeting unless opposed by a majority of Association members. The budget reflects a \$2.00/month increase in the monthly water base rate. All other rates will remain unchanged.

The following budget information summary is required by RCW 64.38.025:

- Amount of assessments budgeted for contribution to reserve account: \$0 (no reserve account established)
- Recommended contribution rate for reserve account: N/A (reserve study not required)
- Additional assessments scheduled: \$0
- Reserve study projections: N/A
- Recommended reserve account value and current balance: N/A
- Projected reserve account values over next five years: N/A

Crumbacher Estates is exempt from reserve study and reserve account requirements under RCW 64.38 due to the financial hardship such a study would impose. However, the Board has established a budget that incorporates three reserve funds within the existing Association accounts in order to meet future financial obligations. Current balances in those reserve funds are shown below.

FINANCIAL REPORT – 12/31/19

Bank Accounts:	\$41,481.52
Checking – Operations	\$1,200.00
Savings – Association Dues	\$15,900.38
Savings – Capital Improvements	\$4,220.04
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$8,161.10
Accounts Receivable:	\$33,076.96
Undeposited Funds:	\$335.84
Total Assets:	\$74,894.32

UPCOMING BOARD MEETINGS

The next Board meetings will be held on:

Monday, January 27th, 2020
and
Monday, February 24th, 2020
at 6:30 p.m.
4 Norway Pine Dr.
Tonasket, WA

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>