

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - APRIL, 2020

IN THIS ISSUE

This month's newsletter provides updates for meetings and information regarding road work and outdoor watering.

ANNUAL MEETING

Due to the current coronavirus restrictions on gatherings, the annual association meeting was postponed until a time yet to be determined. We will send out a notice of the revised meeting time once a new date has been set.

ROAD MAINTENANCE

The road maintenance project will be starting soon. Rains Contracting of Malott will be reconstructing the road bed in the worst areas. We have limited funds for this project, so will focus on chronic problems spots first and continue as far as possible.

TREE CUTTING

Several property owners have cut trees without prior Board approval over the past few months in violation of association covenants. The covenants for Crumbacher Estates prohibit cutting of any tree greater than 8" diameter at breast height, regardless of whether it is live, diseased, or dead. While the Board is favorable toward reducing fire hazard and blow-down risk, please work cooperatively with the Board so that the covenants can be upheld. Mark the trees you would like to remove and contact any Board member. You can have a member look at the property with you or provide photos for review at the next Board meeting.

CONSTRUCTION REVIEW

If you are planning any type of construction on your property, please remember to submit a copy of your plans to the Board for review. This applies to any structure requiring a plan submittal to the county, such as homes, shops, garages, and other outbuildings. The Board will review to ensure that all covenant requirements are being met.

OUTDOOR WATERING

All members are free to water yards and garden areas at this time. Members with allocated water rights are allowed to water their acreage from April 1st to October 1st. This watering is referred to by the Board as "irrigation." All other members can water up to ½ acre of lawn or garden space at any time of the year. This is referred to as "outdoor watering" so as to show a distinction between the irrigation right and the domestic water use.

If you wish to make any changes to irrigation rights, such as leases or transfers, the Board is happy to facilitate this change and record it with the Department of Ecology.

This year, we have a problem with the main pump and will be having a service technician inspect it in the next week. Once any needed repairs are made, our water operator will be switching the system over to the summer well system. Until the switch is made, you may notice slightly reduced pressure as more water use occurs.

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.

UPCOMING BOARD MEETINGS

The March board meeting was cancelled because of the coronavirus restrictions. The next Board meetings will be held May 25th and June 29th, 2020 at 7:00 p.m. These meetings will be conducted via Zoom, a web-

based meeting platform. If you would like to attend the meeting via Zoom, please contact the Board and we will send you instructions to sign in.

FINANCIAL REPORT – 3/31/20

Bank Accounts:	\$48,397.12
Checking – Operations	\$8,113.75
Savings – Association Dues	\$15,900.38
Savings – Capital Improvements	\$4,220.04
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$8,162.95
Accounts Receivable:	\$28,448.51
Undeposited Funds:	\$0.00
Total Assets:	\$76,845.63

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>