

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - OCTOBER, 2011

IRRIGATION SHUT-DOWN

Members are reminded that the main pump will be shut down on October 1st, to coincide with the end of the irrigating season as specified in the Crumbacher Estates water right. The reservoir has been flushed out, disinfected, and refilled so the changeover to the winter system can take place without interruption. After October 1st, no outside watering should take place as the winter pumps cannot meet the additional demand.

WATER RATES RESCINDED

The Board recently voted to rescind water charges on vacant lots that are using no water. This change affects eight lots that have no water connection and no water usage. It was decided that charging these lots the full water fee was not equitable, and the fees were credited back to the affected lot owners.

The Board is continuing to work toward development of a more comprehensive fee schedule that will better reflect the varied uses of the water system. Suggestions being considered include separate rates for vacant lots with and without water, lots with homes, and lots holding irrigation rights. The goal is to distribute the costs of running the water system fairly to all members.

WATER RIGHTS UPDATE

Earlier this summer, we received an email correspondence from water rights attorney Scott DeTro, informing us of the Department of Ecology's position with regard to our water right certificate. The email confirms that Ecology is willing to make an administrative change to the water right document, removing the statement that identifies the lots with irrigation rights.

In place of the lot specifications, Ecology would place a statement on our water right certificate that requires the Association to submit an irrigation plan each time a change is made to the location of irrigation water usage. For example, if one owner agreed to lease his water to another owner for the year, they would fill out a signed agreement and submit it to the Crumbacher Board of Directors. The Board would then revise the irrigation plan and submit the updated plan to Ecology.

Ecology would also require an amendment to our Bylaws that clearly states how this process would occur. The Bylaws would hold the Board responsible for managing changes to the water right, for submitting the plans to Ecology, and for notifying association members every time a change in irrigation patterns is occurring. The amendment would need membership approval in order to take effect.

The Board will begin drafting an amendment to the Bylaws that incorporates all of these points. Once completed, we will submit the document to Scott DeTro for legal review. Finally, the amendment will be presented to the membership for final approval before being submitted to the Department of Ecology.

NOXIOUS WEEDS

As summer draws to a close, members are reminded that any noxious weeds on their property should be removed before their seeds are dispersed. Knapweed, Russian thistle, and baby's breath are some examples that can be found within Crumbacher. Leaving these weeds unattended allows them to spread, creating an unsightly nuisance for your neighbors. Weed infestations have the potential to bring down property values and reduce pasture quality, and can be very costly to eradicate if not addressed early.

The Board asks every member to be a good neighbor, and do your part in controlling noxious weeds. Hand-pulling and burning weeds costs little to nothing, but can go a long way toward stopping their spread. If noxious weeds become a serious problem on a lot within Crumbacher Estates, our Covenants grant authority to the Board to abate any nuisance and bill the owner for the costs incurred. This type of action is not preferred, so please take responsibility for your own lot.

BOARD POSITION OPENING

At the September meeting, Rick Weber announced his resignation from the Board. Rick has accepted a position overseas, and will be moving out of the area within a few months. Rick has provided valuable input with regard to the financial planning process, and while we are sorry to lose his expertise, we wish them well in this exciting new opportunity.

The Board will be considering possible candidates for filling the remainder of Rick's term. If you are interested in volunteering your time for the good of your neighborhood, please let another Board member know. The Board hopes to make an appointment to fill the vacancy as soon as possible.

COVENANT COMMITTEE

The covenant committee will be resuming activities this fall. Plans are to prepare a finalized document for member review, and conduct one or more association meetings to discuss the content and changes made.

The committee will be meeting on the second Monday of each month. The first meeting is scheduled for October 10th, 2011, at the home of Director Rennie McCormick, 40 Oakes Drive. The meeting will begin at 7:00 p.m. All members are welcome to attend.

ELECTRONIC BILLING & MINUTES

Each month, our Association spends a great deal of time and money preparing minutes, newsletters, and billing statements for mailing. We now have the ability to send all of these items electronically, potentially saving hundreds of dollars each year.

Our QuickBooks Online account has the ability to email invoices and statements to customers. Members who elect this option will receive a PDF of their invoices and statements in their email inbox, in lieu of receiving a hard copy by mail. These are sent individually, so there is no sharing of email accounts between recipients.

For minutes and newsletters, we have the option of creating an email group for Crumbacher residents through our Association email account. Documents prepared in PDF form could be mailed out to all addresses included in the group. Using the BCC (blind carbon copy) option, email addresses would be kept private from other email recipients.

If you are interested in receiving documents electronically, please send an email to the Association account address, listed below. Please specify whether you want only billings, only association documents, or both. Hard copies of all documents will continue to be mailed to all members who do not elect to receive electronic copies.

NEXT BOARD MEETING

The next regularly scheduled Board meeting will be held on October 24th, 2011, at the home of President Doug Hale, 4 Norway Pines Drive. The meeting will begin at 7:00 p.m. All members are welcome to attend.

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
Darren Schmidt, Vice President	826-2622
Ken Radford, Secretary/Treasurer	826-1977
Rennie McCormick, Director	826-8034

Email: ceoaboard@gmail.com

Website: <http://www.crumbacher.net>