

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - NOVEMBER, 2011

WATER OUTAGE

The recent planned water outage did not go according to plan. Sign boards were placed at all the Crumbacher entrances, notifying residents that the water system would be shut off on Thursday, October 27th. The shut-down would allow several residents to complete repairs on leaking valves before winter.

Unfortunately, on Wednesday, while digging around one of the valves to be repaired, the valve was accidentally broken off, requiring an immediate shut-down of the system one day ahead of schedule. Since the system was already down, the repairs were completed and the system was restored that afternoon.

The broken pipe was submerged for a period of time, and contaminated water may have entered the main line running along Norway Pine Drive. The fire hydrant on that line was opened to flush as much of the contaminated water from the system as possible, and residents in the vicinity were advised to flush their taps before using water. Additional chlorine was added to the system to thoroughly disinfect the lines.

The Board would like to apologize for any inconvenience that this outage may have created, and to thank all of the members for their patience and understanding. Thanks also to the water operators for helping get the repairs completed and the system back in operation as quickly as possible.

A NEED FOR IMPROVEMENTS

This recent shut-down highlights the need for future improvements to the water system. There are currently no isolating valves in the main lines of the system, so when a break occurs, the entire system must be shut off. If isolating valves were installed, our water operators could quickly valve off the section where the break has occurred, or where a repair is needed, and allow the rest of the system to remain in operation.

Earlier this year, the Board voted to establish a Capital Improvement fund to address this sort of need. While our first capital improvement will be the installation of service meters for all the lots, projects such as the addition of isolation valves will be funded out of this account. The Board will work with our water operators to determine what portions of our system are most in need of repair or replacement, and develop a schedule for these improvements to occur.

PRINTING COSTS

This month, the Board voted to purchase a printer for association printing needs. Initial costs, per-page printing costs, and the available features of a variety of ink-jet and laser printer models were compared with the anticipated costs of out-sourced printing, and an HP 8600 printer/fax/copier was selected as the most cost-effective model.

At the current levels of printing needed for newsletters, minutes, and billings, this ink-jet printer is expected to pay for itself in a year's time. The printer has been purchased for a cost of \$199, and this newsletter represents the first print run for the new machine.

The Board would like to thank Havillah Road Printing for their help and expertise in completing the cost analysis, and for their excellent service in past years.

ELECTRONIC BILLING & MINUTES

Don't forget to send an email to the Association address listed below, if you would like to receive notices and billings by mail and help further reduce our printing costs.

NEXT BOARD MEETING

The next regularly scheduled Board meeting will be held on November 28th, 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

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