

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JUNE, 2014

2014 ANNUAL MEETING

The 2014 annual meeting was held on Friday, April 25th at the Whistler's Restaurant in Tonasket. The Board reviewed projects that had been completed in the past year and presented the 2013 financial statement. Members who would like a copy of this information can request it from the Secretary/Treasurer. Two Board positions were open for nominations and President Doug Hale and Vice President Darren Schmidt were re-elected to another two year term. We sincerely appreciate the support shown by the membership and will continue working to represent your interests to the best of our abilities.

ROAD MAINTENANCE

Road grading was completed in April by Joe Bretz of JBS Enterprises. His first attempt yielded poor results as heavy rains immediately after the grading caused most of the potholes to reappear. Mr. Bretz quickly agreed to return and re-grade the roads, and the second attempt provided a much better driving surface.

Members are urged to keep speeds to 15 mph in Crumbacher. Slower speeds will minimize the potholes and washboard in the road, will keep the dust down, and make our roads safer for everyone. Please drive considerately!

Weeds were also sprayed along the road rights-of-way. Only one member requested spraying on their lot. Members are expected to cut, pull, or spray noxious weeds to prevent spread to neighboring lots. If you are not sure if you have knapweed, Russian thistle, or other noxious weeds, please contact a Board member and we can help you identify them.

WATER SYSTEM UPDATE

The summer pump was started in mid-April, allowing us to save a few weeks' worth of electricity. Thank you for any conservation measures you were able to employ.

The start-up of the system went smoothly at first, but as more and more water was being used, our water operators began noticing that the 50 horsepower pump was not able to maintain the pressure it is normally

capable of. After considering several possibilities, it was decided to remove the pump from the well and perform some troubleshooting.

Fred Cook, of Cook's Cutting Edge, arranged for a boom truck to lift the heavy motor off the well and then remove the pump shaft and piping from the well casing. This was an extremely difficult job, as the 4" diameter steel piping had not been removed since the pump was installed about fourteen years ago. Each section of threaded pipe was heavily rusted and had to be broken loose from the rest with oversized pipe wrenches.

Once the last section of pipe was removed from the well, it was quickly apparent what the trouble was. The bottom section of pipe had rusted completely through in several places, allowing the pumped water to discharge directly back into the well. Replacement of the bottom five feet of pipe was all that was needed to restore the pump to proper operation.

However, the sections of pipe are not readily available locally, and at first it was assumed that we would have to order them from out of the area. The boom truck was released and scheduled to return after the Memorial Day weekend. Shortly thereafter, it was discovered that there were two sections of pipe here in the Association, left over from the original installation. Locating these parts on site saved the Association significant costs in parts and shipping and minimized any possible delay in the repair. On the following Tuesday, the boom truck returned and reinstalled the pump and piping, and the system was returned to operation.

The Board sincerely appreciates everyone's cooperation and understanding in adhering to the watering restrictions while the main well was off line. This allowed the project to be completed without any significant water outage. We are also extremely grateful to several members who volunteered time to assist in the project, including Mike and Gene Doner and Warren Bunger. Thank you for keeping our water running!

TREE CUTTING

At the May 19th Board meeting, two requests for tree cutting were reviewed. Debra Garrison on Lot 8 and Jeff Harmon on Lot 9 both requested approval to remove several trees that were either leaning toward

existing structures or were blocking construction. The Board agreed that these removals were in keeping with the Association covenants and granted both requests.

FINANCIAL REPORT – 6/1/14

Bank Accounts:	\$57,970.01
CD 1962 – Capital Improvements	\$5,514.01
CD 8101 – Capital Improvements	\$5,248.93
Checking – Operations	\$8,209.65
Savings – Association Dues	\$8,498.71
Savings – Capital Improvements	\$18,496.07
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$2.64
Accounts Receivable:	\$9,729.13
Undeposited Funds:	\$0
Total Assets:	\$67,699.14

If any member has questions regarding the finances of the Association or your billing history, please feel free to contact Secretary/Treasurer Ken Radford. A variety of reports and statements can quickly be generated to answer your questions.

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
Roxana Martin, Director	826-3842

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