

CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - AUGUST, 2016

FROM THE BOARD

At the annual meeting, the membership voted to retain the current Board members. We remain committed to meeting our mission statement, "to fairly represent the members and to serve the needs of current and future owners." Our values to work as a team, planning for our future with fiscal and social responsibility, will continue to guide all our efforts to accomplish the goals before us. We sincerely appreciate the ongoing support from the membership.

METERING PROJECT

In April, bids were solicited from four companies to perform the meter installation project. Only one company, located in Wenatchee, submitted a bid for the work, with the others indicating that the project was too large or complex for them to consider. The bid received was reviewed by the Board and determined to be too expensive at over \$2800.00 per service connection.

Over the last several months, the Board has worked to reduce the scope of the project, in hopes of making it more attractive to local companies. New bids were requested to install six meters along Pine Drive and Crumbacher Road, in conjunction with repair or replacement of the isolation valves on the main lines that serve this portion of the system. Utility locates were provided so that contractors could see the location of underground power and communication lines.

We are also looking into the use of a new meter that combines a backflow device and meter in a single unit. This would allow us to eliminate one vault and associated piping in the installation process. However, the unit has not yet received the necessary approval for use in Washington State. The manufacturer has stated that they will be working to obtain that approval.

Another cost saving measure may be the purchase of used meter setters. These copper fittings allow the installation and removal of meters, cradling them in a yoke with incorporated shut-off valves. A water system in Chelan has replaced a quantity of these with larger units to meet local fire codes for indoor sprinkler systems and may be willing to sell the smaller units at a substantial discount.

WATER OUTAGES

The Crumbacher water system has experienced several losses in pressure this summer. As was explained in our last newsletter, we are required to follow up pressure loss events with an advisory to boil your water. Unfortunately, these mailed notices often do not reach customers until several days after the event.

When you notice that the system has shut down and pressure has been lost, you should assume that a boil water advisory has been issued. Written confirmation will follow by mail and you can always call a board member to find out more information. Water samples will be collected as soon as possible and results are received 24 hours after submittal to a lab. The written notice will advise you when the samples will be collected. If you have not received further information 24 hours after the sample collection date, you can assume that the boil water advisory has been lifted and that the water is safe to drink.

FUELS REDUCTION

Inquiries were made with a local logger about the feasibility of cutting excess pine trees within the Crumbacher Estates association. The logger stated that prices for pine logs were low and that the return would not cover the cost of logging and slash removal. As a result, the Board is putting this issue on hold for now. Individual owners who are interested in thinning their forest stands may contact the Board to receive prior approval to cut any trees over 8" in diameter at breast height.

One property owner has requested permission to cut up to 200 trees over approximately four acres. The Board reviewed the existing stand conditions and confirmed that the trees were extremely crowded and should be thinned. Approval has been given for the owner to remove the trees, leaving the largest and healthiest trees and removing all slash within two years. The Board will periodically review work to ensure that the owner is complying with the criteria for approval.

Please note that unapproved cutting is a violation of the association covenants and the applicable fine will be levied. Fines are \$50 per tree for trunks

less than 20" diameter at breast height and \$100 per tree for trunks 20" diameter or greater.

FINANCIAL REPORT – 7/31/16

Bank Accounts:	\$74,223.25
CD 1962 – Capital Improvements	\$5,516.21
CD 8101 – Capital Improvements	\$5,250.36
Checking – Operations	\$4,293.93
Savings – Association Dues	\$15,663.59
Savings – Capital Improvements	\$31,487.68
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$11.48
Accounts Receivable:	\$6,144.19
Undeposited Funds:	\$2,318.37
Total Assets:	\$82,685.81

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
Chuck Metteer, Director	826-7101

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