

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - NOVEMBER, 2018

## IN THIS ISSUE

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**This month's newsletter** contains information about the next phase of meter installation, plans for road maintenance, and an update on the water system operation. We have also provided some information about the legal challenge that was recently resolved in the association's favor. A current financial report and an updated board meeting notice are also included.

## METERING PROJECT

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**More work is** planned to begin later this month, weather permitting. The next phase of our metering project will focus on installations along Oakes Drive between Pine Drive and the pump house. In addition to the vaults and meters, the contractor will also be replacing several main line valves, installing a new main line valve near the pump house to improve the ability to isolate portions of the water system, and replacing the faulty source meter for our wells.

As before, the work will require temporary shut-down of the water system. The contractor will coordinate with our water operator to keep these service interruptions to a minimum and will make every effort to limit them to the hours between 8:00 a.m. and 5:00 p.m. Beginning with the first loss of service, an advisory to boil your water will be in effect. This advisory will continue until construction is complete and water tests have shown that the water is free of bacteria. An official notice of the boil water advisory will be sent by mail several days in advance.

Most properties will receive a 3/4" x 5/8" meter, which is a standard residential size. Lots that also have additional irrigation rights will receive a second 1" meter for irrigation purposes. This meter will be installed in the same vault as the residential meter. Owners of the affected lots will also be contacted by mail with the option to upsize their residential meter to a 1" size if they have concerns about water pressure or flow. The customer will be billed for the additional cost of the upsized meter and setter.

## RIGHT-OF-WAY CONCERNS

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**Some lots may** have fencing or landscaping that extends into the association right-of-way. If these components are impeding the installation of the meter

and vault, they will be removed by the contractor. Customers will bear the expense of any costs associated with replacement. The Board will not be taking any action to replace these items and members are encouraged to keep any improvements within their property boundaries. The property corners were all previously marked with survey stakes before the project began. Contact a Board member if you are uncertain about the location of your property corners.

## ROAD MAINTENANCE

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**Road maintenance has** been deferred over the last year because of the pending meter project and because of anticipated underground power line replacement by the Okanogan PUD. The Board had hoped to have the PUD contractor perform road upgrades after the power line project was complete. Unfortunately, the PUD opted to perform work only in the Pine Crest development to the north of Crumbacher Estates, so this was not an option this year.

Our meter installation contractor (Andy Oosterhof, F&S Excavating) has agreed to do some road maintenance for us this fall if conditions allow. Additional work may be needed in the spring. Andy has ongoing road maintenance contracts with several large homeowner associations in the Methow and should be able to provide good results for us as well.

## OUTDOOR WATER & IRRIGATION

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**Our water operator** has completed the switch to the winter water system. The large 50-horsepower pump has been shut off for the winter and we are now operating on the two- and ten-horsepower pumps. During the winter, our small well pumps into the reservoir and then the booster pumps push the water into the distribution system. During this time, the water is chlorinated to ensure we do not have contamination develop in the reservoir.

Members are reminded that if you have an irrigation right, in addition to your domestic water, this right extends from April 1<sup>st</sup> to October 1<sup>st</sup>. Those who water yards with only the domestic water have no restriction on the time or quantity of use but are limited to no more than one half acre of yard and garden. If you are uncertain about which category your property falls into, please contact a Board member for more information.

You can also review the association water right document on our website. The water right lists those properties that have additional irrigation rights and the areas of land that can be watered.

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## LAWSUIT RESOLUTION

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In 2017, a lawsuit was filed against Crumbacher Estates Owners Association by one of the members. The suit alleged incorrect billing, harassment, and defamation of character, among other complaints. A subsequent filing was made against the individual Board members and the association attorney, with charges of conspiracy to commit mail fraud.

Defense of the association was covered by our insurance provider who assigned the case to a Seattle-based law firm. The association was required to pay a \$1,000.00 deductible; all further costs associated with defense of the suit were paid by the insurance company. An attempt at formal mediation was made, with insurance covering the cost of the mediation. Unfortunately, the mediation was not successful in reaching a settlement.

The association was successful in defending against all charges brought, both in the initial filing and the subsequent addendum. Monetary sanctions were imposed against the plaintiff and the court did not allow the filing of personal charges against the individual Board members because there was no evidence of criminal profiteering by the Board members.

Once the plaintiff's suit was dismissed, the association was free to move ahead with foreclosure proceedings in an attempt to recover the unpaid balance of the member's account as well as any legal costs connected with the attempt to collect. A document search revealed the intention of the mortgage holder to foreclose on the property and after conferring with legal counsel, the Board opted to place the foreclosure action on hold pending the outcome of the mortgage holder action. In the interim, meter vaults were installed for the two lots in question and have been locked until full payment of the debt has been made.

The membership should be aware that a second member has indicated an intention to file suit against the Board. This information was provided to the association insurance company. They have elected to assign legal counsel to the association in anticipation of any further action and the association will again be paying a \$1,000.00 deductible for this service.

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## FINANCIAL REPORT – 10/31/18

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<b>Bank Accounts:</b>	<b>\$46,150.99</b>
CD 1962 – Capital Improvements	\$5,517.59
CD 8101 – Capital Improvements	\$0.00
Checking – Operations	\$4,032.38
Savings – Association Dues	\$15,900.38
Savings – Capital Improvements	\$8,691.57
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$9.07
<b>Accounts Receivable:</b>	<b>\$35,048.79</b>
<b>Undeposited Funds:</b>	<b>\$0.00</b>
<b>Total Assets:</b>	<b>\$81,199.78</b>

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## UPCOMING BOARD MEETING

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The schedule of Board meetings has been changed from the dates previously announced. Meetings will now be held on the last Tuesday of each month at 6:30 p.m. No meeting will be held in December.

The next meeting will be held on:

**November 27, 2018**  
**6:30 p.m.**  
**North Valley Hospital**  
**Orientation Room**  
**Tonasket, WA**

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## CONTACT YOUR BOARD

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**As always, we** value your input and support. Please use any of the following options to contact your Board.

Doug Hale, President	826-1653
Craig McCoy, Vice President	509-671-0392
Ken Radford, Secretary/Treasurer	826-1977
Rennie McCormick, Director	826-8034
Chuck Metteer, Director	826-7101

Email: [ceoaboard@gmail.com](mailto:ceoaboard@gmail.com)  
Website: <http://www.crumbacher.net>