

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JUNE, 2021

## IN THIS ISSUE

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In this month's newsletter, we've included discussion about recent changes to the Board, fire hazard reduction, and a new option for making payments.

## NEW BOARD MEMBER

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At the 2021 annual meeting, a new member was added to the Board of Directors. Dr. Paul Lacey was voted in as a Director, to replace Rennie McCormick who has stepped aside after serving for eleven years. Rennie has been a tremendous asset to the community and the Board has greatly appreciated his input and perspective in difficult situations through the years. He deserves a big thank you for helping bring our association to the point where it is today!

Dr. Lacey and his family have been Crumbacher residents since 2015. Paul has attended many of the association meetings during that time and the Board has benefitted from his input as a general member. We are looking forward to more of the same as he assumes this new role!

## TREE CUTTING

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The Board has received several requests for tree removal over the past two months. Many of the trees to be removed are dead or dying and we appreciate the interest of residents to reduce the fire risk to the whole community. Many properties remain overstocked with small, tightly spaced trees that will present a serious hazard in the event of a wildfire in Crumbacher Estates. Members are strongly encouraged to consider options for thinning or limbing trees and removing brush. Please remember that removal of any trees over 8" diameter at breast height requires prior approval from the Board and we are happy to come take a look at your proposal.

There are several options that you may wish to explore if you are interested in reducing fire risk but are not able to cut the trees yourself. The Department of Natural Resources offers a cost-share program to help small property owners improve the health of their forested land. You can find more information by following this link:

<https://www.dnr.wa.gov/cost-share>

Another source of information and assistance may be available at:

<https://www.wildfireready.com>

This website offers a short survey about your property and provides an opportunity to request a visit from DNR to evaluate the fire risk around your home. While the website says the deadline for Okanogan sign up was May 28<sup>th</sup>, there may still be opportunity to get involved.

You might also consider hiring a local tree service to remove trees or low limbs. There are several options available in Okanogan County that specialize in residential tree work. Just remember to contact the board prior to the work so that you can get the necessary approval for tree cutting.

## PAYMENT DROP BOX

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The Board has purchased a locking mailbox that will be set up to collect payments for water and association dues. This is in response to several recent issues with checks being mailed through the postal service but not being received or being delayed.

The box will be set up at the corner of Oakes Drive and Crumbacher Road next to the green Crumbacher Estates sign. Members who prefer to pay with a written check can drop their payment in the box without having to use a stamp or envelope. The box will be checked at least once a week. If you drop in a payment, you can raise the red flag on the box so that a Board members will know to stop and empty it.

## SALVAGE MATERIALS

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In an effort to clean up the area around the pump house, the Board is offering materials to anyone interested in them. We no longer need the roof structure that covered the summer well and pump and it is available if anyone can use the materials. The structure consists of a painted wooden frame and several sheets of metal roofing. If you would like these materials, please call a Board member and we can assist you with loading it or perhaps even bring it to your lot.

## CRUMBACHER NOTIFICATIONS

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**We recently completed** the installation of another water meter. This was necessitated by a broken shut-off valve to the property. The Board appreciated the notification by the owner, which allowed us to coordinate the meter installation with their repair.

The repair required shut-down of the water system for a little over two hours and the issuance of a recommendation to boil water as a precaution. As a reminder, if you wish to receive timely information regarding such events, an email notification system has been established for association-related information. We have been successfully using this address for water shutdowns, boil water advisories, road issues, or other concerns.

If you would like to receive notifications by email, please send an email with the word "subscribe" in the subject line to: [notify@crumbacher.net](mailto:notify@crumbacher.net)

Note that when a boil water advisory is required, such as a loss of water pressure event, we are still required to send notice by mail to all users. The email notification is a courtesy service to get information out in a timely manner and cannot be considered a replacement for direct mail.

## UPCOMING BOARD MEETINGS

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**The next Board** meetings will be held June 28<sup>th</sup>, 2021 at 6:30 p.m. and again on July 26<sup>th</sup>, 2021 at the same time. The meetings will be conducted via Zoom. If you would like to attend these meetings, please contact the Board and we will send you instructions to sign in.

## FINANCIAL REPORT – 5/31/21

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<b>Bank Accounts:</b>	<b>\$40,934.87</b>
Checking – Operations	\$9,958.86
Savings – Association Dues	\$15,900.38
Savings – Capital Improvements	\$2,382.99
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$5,499.69
<b>Accounts Receivable:</b>	<b>\$5,353.48</b>
<b>Undeposited Funds:</b>	<b>\$0.00</b>
<b>Total Assets:</b>	<b>\$51,095.40</b>

## 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	509-826-1653
Craig McCoy, Vice President	509-671-0392
Ken Radford, Secretary/Treasurer	509-826-1977
Paul Lacey, Director	509-560-3700
Chuck Metteer, Director	509-826-7101

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