

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - MAY, 2022

## IN THIS ISSUE

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In this month's newsletter, we have results from the recent annual meeting, more information regarding the water system operation, an offer for free firewood, and an updated financial report.

## WATER SYSTEM UPDATE

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Earlier this month, we attempted to start the summer pump but found that there was not enough water use to maintain the pressure at a proper level. In spite of the cycle stop valve, which is designed to keep pressure at a set level, pressures continued to build and caused the pump to shut off. As a result, we had to switch back to the winter system for several weeks and issued a boil water advisory due to the outage.

Warmer weather is finally expected this week and so we will be making another attempt to switch over to the summer system. Once the large pump is running, there should be ample pressure to supply everyone's outdoor watering needs.

## CERTIFIED OPERATOR

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The Board made calls to all of the certified water system operators who are listed with the Department of Health as serving Okanogan County. Many did not return multiple phone calls; those that did were either retired or living out of the area and would be serving as operator in name only.

After reviewing the limited options, the Board hired Alpine Environmental to provide operator services for the Crumbacher Estates water system. The company is owned by Douglas Hale, who is also currently serving as president of the association. Alpine Environmental will oversee the operation of the system with assistance from two member volunteers who are able to shut down or restart the system if Doug is not immediately available for those actions.

## WATER SYSTEM IMPROVEMENTS

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Parts are on order to replace the isolation valves in the main lines. Due to supply chain problems, many components are on backorder or currently unavailable.

Once all materials have been obtained, the contractor will set a date for installation and we will notify the members a few days in advance of the shut-down. We will be working with the contractor to develop an installation plan that will minimize water outage to all customers.

## FREE FIREWOOD

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Free firewood is being offered by members Rick & Lindy Weber on a first-come, first-served basis. The Webers were recently given Board approval to remove 85 dead, diseased, and crowded Ponderosa pine trees on their property, located at 10 Ponderosa Drive. Many of the trees have already been cut and moved to piles along the road.

Interested parties may cut the wood at the piles along the road or remove the whole logs for off-site cutting or other purposes. Anyone wishing to cut or remove logs should first inquire at the Weber's home. Please be respectful and do not access their property without prior permission.

## BOARD MEMBERS

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Turnout at the annual association membership meeting was unusually low this year, with only six members in attendance. The two positions up for re-election were the president and vice-president. Our previous vice-president, Craig McCoy, was unable to accept a nomination this year due to increased responsibilities with his family. The Board would like to express its gratitude to Craig for his years of involvement and specifically for his contributions in business matters.

Doug Hale was elected to another term as president while current Board member Paul Lacey accepted the position as Vice-President. This left Dr. Lacey's former director position open with another year remaining on his term. At the May 23<sup>rd</sup> Board meeting, Chris Werner was appointed to fill the vacancy. Chris and his family moved into the association last summer and are interested in taking an active role in the community. Chris is employed as a teacher and head soccer coach at Omak High School and is a welcome addition to our Board.

## FINANCIAL REPORT – 4/30/22

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<b>Bank Accounts:</b>	<b>\$63,193.29</b>
Checking – Operations	\$2,185.13
Savings – Association Dues	\$15,900.38
Savings – Capital Improvements	\$33,107.78
Savings – Emergency Reserve	\$12,000.00
Savings – Unallocated	\$0.00
<b>Accounts Receivable:</b>	<b>\$12,291.49</b>
<b>Undeposited Funds:</b>	<b>\$1,601.66</b>
<b>Total Assets:</b>	<b>\$77,086.44</b>

## UPCOMING MEETINGS

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The next Board meetings will be held via Zoom on Monday, June 27<sup>th</sup> and Monday, July 25<sup>th</sup>, 2022, both at 6:30 p.m. Please contact the Board if you would like an electronic invite to join either of these meetings or if you have items to submit for discussion.

## 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
Paul Lacey, Vice President	509-560-3700
Ken Radford, Secretary/Treasurer	509-826-1977
Chris Werner, Director	509-322-8439
Chuck Metteer, Director	509-826-7101

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