

To: All Association Members
Date: November 8, 2022
Re: Board News Letter

Dear Association Members,

There have been a few changes to the Board of Directors in the last couple of months:

Our Vice-President, Brian Eisenberg has resigned for personal reasons. Greg Sangster who was a Board member already, has assumed the Vice-President role for the remainder of Brian's Term.

Our Secretary, Debra Lee has resigned for personal reasons. Bob Redman has been appointed by the Board per the bylaws article 8, section 6 to assume the Secretary role for the remainder of Debra's Term.

Dues Collection Update:

Dues notices went out on September 1st due by September 30th and late by October 10th. As of 11/3/22, 128 of 157 lots have paid their dues. Special thanks to those folks! For most of what is left normal collection efforts will be done. We are in great appreciation of the efforts that Carole Wright has put into this every year. Thanks Carole!

Intent to pursue collections through legal action:

When it comes to dues collection it is not uncommon to have a number of lots be late but still get it paid. There are unfortunately a few lots that are significantly behind and to whom liens on their property or being turned over to collections seems to have no effect.

The board will be meeting with legal counsel in November to begin first steps to legal action on these lots. The cost of these actions will have to be paid by the association until judgement is made and collected. All legal and collection costs, which can be significant, will be passed on to the lot owners as provided in our Covenants Article 5 Section 5.10.

We understand that it is possible to win a judgement and still not be able to actually collect but we believe that is the exception and we owe it to the 95% of the members that do meet their obligation to pursue these actions.

Update on covenant violation actions:

On 8/2/22 a notice was mailed out to all association members stating the covenants and the intention of the board to finally deal with the issues of garbage, refuse and motor vehicles in disrepair. This notice indicated that affected properties would receive a separate notice of violation.

A committee appointed by the Board of Directors drove all the association roads and identified properties severely in violation. The committee took pictures and made their report to the Board of Directors. The Board unanimously voted to take the stated action on these properties.

On 9/1/22 six property owners were sent official notice of covenant violations by certified as well as regular mail and given 30 days to remedy the violations or be assessed a \$10 per day fine until remedied. Each owner was also given the opportunity to request a hearing.

As of this writing the results are that three properties have completed the requested actions, one property requested a hearing in which they asked for and received a conditional extension for completion date. Two properties are now being assessed the \$10 per day fine.

The Board would like to express its appreciation to those owners that have and are making the effort to comply with the covenants and recommended actions. We all just want to enjoy our properties free from distractions of the natural beauty of the land.

Road Maintenance Update:

On 9/12/22 grading and gravel on the upper portion of Crawfish Vista was completed repairing badly washed out sections. Cost was \$5,536.00.

On 9/19/22 grading and gravel on Wild Turkey hill was completed again repairing the rough and washed out sections. Cost was \$5,579.

On 10/23/22 a narrow section of Chief Joseph Trail was widened through a gully where the road was uncomfortably narrow particularly during winter conditions. This work was not intended to have been completed during this budget cycle however; it was done through a miscommunication with our road contractor, no fault of his, where he understood it was to be done. The result was a cost of \$6,117.00 outside of our road budget. This miscommunication was investigated and steps will be put into place to assure that such is not repeated.

On 10/24/22 a broken and exposed culvert on the lower section of Crawfish Vista was repaired. Cost was \$480.00.

For road maintenance concerns please contact Jerry Quartararo at 805-448-5337 or Wes Haws at 509-322-4570. You can also leave a message on the web page at TCRHOA.com under Owner Concerns. All work identified will be prioritized and addressed as budget allows.

Snow plowing:

Scott Hughes will again be our snow plowing contractor this year. When safe to do so, we will do our best to keep the roads reasonably clear and passable as in past years. Please, when coming up in the snow and ice, be sure your vehicles are prepared and equipped to handle our primitive mountain roads. Good tires are always required and some places are just not safely passable without four wheel drive and at time chains.

In closing we appreciate your support and wish everyone a safe and enjoyable winter season.

Sincerely Yours,

TCRHOA Board of Directors:

Wes Haws-President,
Greg Sangster-Vice-President
Bob Redman-Secretary,
Carole Wright-Treasurer
Mike Quartararo-Board Member

Contact information available at TCRHOA.com