

## Pine Cone Review

December 2018

Dear Pine Forest Owners,

Holiday Greetings from your PFHOA board members! We hope this season is merry and bright for your family and friends. The snow continues to fall, building a good base for Methow Trails to set track. Let's hope the snowflakes keep piling up to make for a great ski season.

As advertised, so to speak, we had a board meeting on December 1. We met in Winthrop at the 3 Bears Quilt Shop and Café. Due to an unexpected scheduling snafu we changed the location on the fly from Drop Zone Cowork. Meeting in Winthrop allows for more seating space and guaranteed Internet access so, in the future, we will plan to meet at one of these spaces. We apologize for any inconvenience with the last-minute change.

Below is a summary of our meeting discussions. A full report will be available in the minutes, including all the committee reports, in the next couple weeks when the minutes will be posted online under the Governance heading on the home page of <http://pine-forest.org/>.

A special welcome to new owners Kindra and Gavin Wengerd, Lot 36. Kindra and Gavin both grew up in The Valley. We also welcomed Robin Jeffers back to the Board. Robin stepped up to take Andy Maloy's spot on the Board after Andy resigned due to personal reasons. We offer our thanks to Andy for his good work while serving on the Board. Andy will continue as a committee member on the Governance Committee.

*Note there is a notice below about a special owners' meeting to be held on Saturday, February 16, 2019 at 3PM, Sun Mt. Lodge. A letter will follow with more specific and detailed information.*

And, on another note, Okanogan County is rewriting its Comprehensive Plan. The County is looking for comments from local residents *by January 4, 2019*. If you have an interest in voicing your opinions about priorities you feel should be included in any Okanogan County Comprehensive Plan you may make your voice heard by submitting "scoping comments" to the County by 5PM January 4, 2019 to [rrobbins@co.okanogan.wa.us](mailto:rrobbins@co.okanogan.wa.us). Comments should include any future planning issues you may want analyzed in the EIS for the new comprehensive plan. Contact Janice Young, [jmyoung825@comcast.net](mailto:jmyoung825@comcast.net), for additional information.

As always, many thanks for your support and, if you have questions or comments, please contact any of the board members.

Best Holiday Wishes,

Anne Fox  
Board President  
[annewfox@gmail.com](mailto:annewfox@gmail.com)

## Summary Report PFHOA December 2018

### Priority Issues For Owners To Know About:

Special Owners Meeting: February 16, 2019 Saturday 3PM, Sun Mt. Lodge. The purpose of the meeting is to request advance approval from owners to include in the 2019/20 budget an expense line item to cover anticipated costs for continuation of the PF thinning project *in common areas*. Because we will need to start work on the project again in April or May—prior to commencement of our new fiscal year in July—we would incur expenses prior to approval of the full budget and prior to revenues from 2019/2020 dues coming in. We may well not be billed for those expenses until after the new fiscal year starts, but, if we are, we would plan to cover those expenses with existing monies on hand, to be replenished once dues start coming in and, as always, once timber revenues are received. A full description of this meeting and its purpose will follow in a separate email.

Garbage: Always an issue!!! PLEASE know that **the only garbage** that should go into the PFHOA bins is that which fits into your household garbage can. NO furniture, mattresses, TVs, construction debris, or any other large items should be placed in the bins. Those large items should be hauled and dumped at the Twisp Transfer Station ([http://okanogancounty.org/PW/Solid\\_Waste\\_Recycling/Vicinity\\_Maps/Twisp\\_Map.pdf](http://okanogancounty.org/PW/Solid_Waste_Recycling/Vicinity_Maps/Twisp_Map.pdf)). Although cardboard boxes may be placed in the bins (if FLATTENED!), it would help save us from incurring the extra cost of using the second dumpster (and help save the planet) if you recycled cardboard, either by hauling it to your permanent residence or taking it to recycle stations available in the valley (e.g., Methow Recycles – 12 Twisp Airport Road: <http://www.methowrecycles.org/index.php/about/> and, in the summer, there are bins behind Ace/Thriftway and on Horizon Flats, across from the lumberyard). By following these guidelines you will help to keep better control of rising costs for waste disposal. If you have renters in your cabin, please advise them of these guidelines!

Speed Limit: The speed limit in PF is 15 MPH. Please observe this limit. There have been particular concerns raised about speeding cars along North Blackjack. We all know how dusty it is here in the summer and keeping our speed down is the least we can do to reduce the amount of dust that our comings and goings deposit on the homes of our neighbors who live there and along Mugo, which every car going to and from Pine Forest passes by.

Winter Conditions: With winter now upon us it is good to remember that many roads in PF are steep! Although we would like to keep all roads sanded on a regular basis that is not financially feasible. It is up to owners to be sure their cars are equipped in a way that allows them to safely maneuver steep and slippery slopes. All weather tires are not as effective as snow & ice tires, or studs. Consider making the investment to switch out warm weather tires for snow & ice ones. Be ready to use chains. There are certain roads best to avoid in winter conditions.... the most notorious is Summer Road. If you have guests, and they are not experienced winter drivers, with the right equipment, please meet them at the contractors parking lot and give them a ride to your home. Remember, it is your responsibility to deal with car mis-haps on the roads. The tow company that has most recently been willing to travel to PF to help out with stuff in the fluff cars is Classic Towing (509-997-2333).

Okanogan County Apple Maggot Quarantine Rules: There have been many questions regarding the newly implemented quarantine rules. And, in research kindly conducted by owner Victoria Schoenburg, there still seems to be conflict between what the County says and what the folks at Twisp Transfer Station say. We will continue to sort it out and keep you informed. Here is the County information website: <https://agr.wa.gov/plantsinsects/insectpests/applemaggot/okanogan.aspx>

General Summary of Board Meeting:

Community Liaison: Steve Meyers has been doing a great job of addressing both small and large challenges that have come up, primarily related to roads and issues with owner's lots. He is working closely with Doug Hale, our Water Oversight Contractor, to monitor pump houses once a week.

Doug Hale, Water Oversight Contractor: Doug has pointed out some repair needs related to areas around the reservoirs. We have yet to have the tank cleaning done due to person power issues with the business hired to do the work. The work will hopefully occur this spring.

Finance: PF is in good financial standing to date as reported by Heather. As of the December 1, 2018 we had about \$133,000 in cash on hand, including \$10,000 in our rebuilding reserve fund.

Architecture Committee (AC): The front entrance sign is looking tired...and rotten. The sign is good fodder for the white-headed woodpecker, a reliable resident for the last several years, but it is in need of replacement before it rots out completely. The AC will investigate options for a new sign but will not take any action toward replacement until it is identified as a budget item. Another task before the AC is a review of all fees to insure they are consistent with State law and are based on sound financial calculations related to costs to the PFHOA. Finally, enforcement of AC Guidelines, or lack thereof, is an issue that needs further definition and clarification.

Governance: After a good start in review of bylaws the Committee work has slowed down due to changes on the board and a new committee chair, yours truly. We will be working with a law firm that specializes in legal issues for Condominiums and Homeowner Associations (Condominium Law Group – CLG). They have a wealth of knowledge in a number of areas, including covenant and bylaw updating, fee structures, and enforcement policies, and will be very helpful in guiding us as we move forward with updates. At this point the Committee needs to meet to discuss next steps so we can move forward with the project. Other issues that need addressing include overnight rentals and our insurance policies.

Roads: The Roads Committee, with help from both Steve and Andy Oosterof, compiled a "wish list" of road projects. The next step will be to prioritize the list and determine what is most urgent and should be included in a 2019/20 budget. A priority is likely to include improvements to the lower pump house road so it is accessible year-round by heavy equipment that may be required for repair purposes. The Board did discuss the best time of year for grading as being in the spring, not fall. Due to the logging project, spring grading did not occur in 2018. Frequency of sanding in the winter continues to be an issue because of the expense.

Water: The Water Committee is working on compiling a list of priorities for improvements to the water infrastructure system and, as with the Roads Committee, prioritizing the list for 2019/20 budget considerations. One issue raised concerned the water line that runs down Summer Road. It is the original line and has been known to be in poor condition for more than a decade now. Another issue relates to fees for water hookup and purchase of meters. As with the AC, the fees related to water hookup and use need a complete review to be sure they are consistent over time, are consistent with State law, and are based on sound financial calculations related to costs to the PFHOA.

Timber Thinning Report: Heather will publish a complete report within the next month. At this point it is looking very positive, meaning we came out even or, perhaps, slightly ahead with revenues over costs. As noted in the earlier sections of this communication the Board hopes to continue with the thinning project in 2019. Thinning would be proposed for continued work in common areas and, with individual owners responsible for the cost, on private property where owners agree to have PF manage that work.

Other Committees: The Board had some discussion on communications with new owners and creation of a New Owner Packet. We have yet to decide where this task would be best delegated. Doug Wolfe was generous in agreeing to take on the task of Invasive Weed Management for PF. It's a huge task and he will be asking for our help. Please step up to help when Doug puts out The Word! Thanks also to Jim Wurzer for agreeing to serve on this committee.

Small Claims Court Demand by Chris Hopkins: The minutes record the following action with regard to Chris Hopkins' action against PFHOA: In November 2018 Chris Hopkins filed with Okanogan County Small Claims Court a demand for reimbursement of dues and punitive damages related to the forest health projects conducted in 2015 and 2016. He states that HOA monies were, per his interpretation of the PFHOA Declaration of Covenants, Conditions and Restrictions, wrongly diverted to maintenance of private properties for the completion of the 2015 and 2016 projects. The total demand amount is \$4680.00. The Board discussed this claim in Executive Session and unanimously agreed we did not support Chris Hopkins claim. Representatives of the Board will meet Chris Hopkins in Small Claims Court in early January, 2019.