

Season Greetings from the Pine Forest Homeowners Association Board! We had our quarterly meeting on December 11th and I would like to report to you a summary of our discussions.

Budget:

We spent a good deal of time reviewing our expenditures for 2014 and our budget for 2015. Extraordinary expenses in 2014 were \$5400 in 2014 on thinning the Thompson Creek drainage and approximately \$4000 related to the power outage associated with forest fires. We plan to continue with fire safety as a priority in 2015. We will publish, on our website, the 2014 expenses and 2015 budget when they are finalized.

FireWise Community:

After a long discussion The Board agreed there is benefit (both financial and fire safety) to Pine Forest becoming a FireWise community. Individuals interested in participating in FireWise development should contact any Board member. There are several implications including the requirement that all lots be thinned and compliant with FireWise guidelines. Owners can get assistance with FireWise compliance costs by applying for a cost sharing grant. The 2015 Pine Forest budget includes monies to help all lots with FireWise compliance. You will be contacted if thinning on your property is part of our Forest Stewardship plan (Available to viewing at <http://www.pine-forest.org/>). An application for DNR cost sharing is available online and will aid Pine Forest in mitigating wildfire threat. The Board's position is that our Homeowners Association will pay for all costs involved with forest thinning in accordance with our Forest Stewardship Plan since this will benefit all Pine Forest homeowners.

Billing:

Another decision The Board made going forward involves dues and fees. Effective in 2015 there will no longer be a separate fee for garbage. All homeowners may use our dumpster as one of the benefits of their annual dues. We have also decided to consolidate the Annual Dues and Water Fees into one billing. We are doing this to minimize the cost and effort of separate billings. We will be sending the annual combined statement out on May 15th. That is the approximate midpoint of when historically the separate statements were mailed.

Nightly Rentals:

The Board has received complaints about owners using their homes as a nightly rental in Pine Forest. The following is The Board consensus on this issue. Nightly rentals are not allowed in Pine Forest because of both county zoning and health regulations. Pine Forest is zoned Residential – Single Family. In other words, Pine Forest is not zoned for nightly rentals. Nightly rentals require a permit from the Okanogan county Health Department for transient tourist accommodations and must meet all conditions of the permit including having a sprinkler system in the proposed nightly rental unit. One of the Pine Forest Conditions, Covenants and Restrictions (CCR's)

bans business and commercial activity. Another of the CCR's forbids illegal activity which would include unlicensed nightly rentals. Anyone having concern about nightly rentals can complain directly to Okanogan County or contact a member of the Board.

Website Updates:

Anne Fox has been working with a web developer at Methownet to update our website. The Board wants to thank Pine Forest resident Chris Jennings, who has voluntarily maintained our current website for many years now. Our goal is to be able to make edits to our website more easily and perhaps establish a Blog to allow interactive communications between PF property owners. If you have any thoughts or suggestions about a website update please contact Anne Fox at annewfox@gmail.com

2015:

The Board has established May 23rd as the date for our annual homeowners meeting. The next board meeting will be held in early April, 2015.

Thank you,

Kim Walter
Board President