



Edelweiss Maintenance Commission

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Fall 2015 Newsletter

General Manager's Message from Dick Volckmann

Whew!! What a difference a couple of months make! Today (November 2) it is clear and cold after several days of sometimes pouring rain. Not a wildfire anywhere in our neighborhood. The only faint smoke in the air is from a few folk's cozy fireplaces. The brilliant display of fall color is fading and Washington Pass received at least a foot of snow over the weekend. With a bit more of a temperature drop, snow may be falling here as well. Bring it on!

Emergency Response – The fire scares of last summer brought to the front the need to be prepared for an emergency that might affect you, your property or your neighborhood. A valuable source of information dedicated to the principle of that preparedness can be found at the website methowready.org. The concept is one of neighbor helping neighbor in the event of an impending emergency. The issues raised do not apply to everyone, depending on one's location, but the concepts are worth studying. The organization holds periodic meetings and classes. Keep checking the website.

Another source of information and, particularly of alerts that one can receive via text, email or phone, can be found at okanogandem.org. The alerts were particularly useful last summer during the plethora of wildland fires.

Finally, in the event of another emergency affecting Edelweiss, we will do our best to continue contacting residents and property owners as long as we have the capability of communication.

The New Pool – As planned, the old pool was closed down right after Labor Day and shortly after that, Brandenburg Construction began the process of ripping up the old pool deck and digging out the pool itself. Removing the pool concrete proved no easy task. Even though surface of the interior had seen better days, the original construction had meant for the structure to stay put! It took a couple of full days with the excavator and jack hammers to break it up. The chunk of concrete that

had been the old abandoned hot tub was solid and heavy enough to have been an anchor for an aircraft carrier!

Following the destruction phase, contractors from Krisco Pools spent the past month excavating, laying out the design, installing the steel and forming the concrete of the new pool. It really looks terrific. The structure will be back-filled this fall and then left to cure over the winter. Next spring the deck will be poured, the pool will be plastered (well – not in the inebriated sense), and the new fence will be installed. No guarantees as to when it will be ready for swimming, but suffice it to say we are all anxious to have it up and running as soon as possible. If you haven't seen the pool in its current configuration, it's worth a look. I think you'll be pleased.

As a potential fire-fighting measure, while the pool was being constructed, it was decided to install a six-inch pipe from a separate drain in the deep end of the pool, extending to a location at the edge of the pool parking lot. John Kirner was able to arrange from the city of Tacoma, at very low cost, a surplus rebuilt fire hydrant. It will be installed at the end of the pipe from the pool. Fire pumper trucks will be able to fill quickly from that hydrant, giving us over 40,000 gallons of fire-fighting water.

The pool heat pump, which was installed last summer to replace the defunct propane heater, has proved to be as efficient as we had hoped. Last year we spent \$2343 for propane to heat the pool and the electricity for the pool during the summer cost \$439.67. This year, to date our electric cost has been \$463.09. Granted, our pool season was somewhat shorter this year, but even so, the energy savings has been well over \$2300, almost paying for the heat pump!

Thanks to all who have sent in their pool assessment payments. The funds will keep us on track with our obligations to the various contractors.

Water line upgrade. - The combined OCEC power line and EMC water line installation recently was completed on River, Lupine and Highland Roads. In addition all new meters (and new vaults where needed) were installed. The lines were installed under Goat Creek Road, and pipes for future water lines were installed under Highland and Homestead Roads. All went well until paving patches were scheduled to be applied across the cuts on Highland and Homestead. The paving company had promised to show up at 9AM, which would have meant a closure of Highland Road until about 3PM. However, it was 3PM before they arrived, and before anyone could stop them, they had proceeded with the paving. This meant that the roads were closed overnight for the paving to cure - a major disruption and inconvenience to Edelweiss residents.

Paving – Anyone who drives in and out of Edelweiss knows that the condition of the pavement at the entrance has deteriorated over the past couple of years. The road surface has degraded significantly lately. Pot holes are increasing in size, the edges of the roadway are crumbling; the road at the entrance is shrinking in width with every season. This rapid deterioration was discussed at length during the Board of directors meeting on October 26th. It was the Board's consensus that the following should be done next spring, before conditions get worse.

- 1- Repave the entrance road from Goat Creek Road up Highland and Homestead to a straight section beyond the curve at the top of the paved section of Homestead.
- 2- Widen the section of Highland Road at the exit, giving better sight lines in both directions at the exit onto Goat Creek Road
- 3- Widen the upper section of the pavement on Homestead Road so that vehicles don't meet unseen at the current blind corner.

This section of pavement is a critical part of our infrastructure, and cannot be allowed to deteriorate further. We have received an estimate from Granite Paving in Omak to repave and add some length and width to the existing pavement. However, EMC's designated road account does not contain the funds necessary to complete the needed upgrade to the entrance road. Therefore, the Board is considering using the funds allocated for lignin application in 2016, to augment the shortfall in the road funds.

Winter Driving – Because we live on a mountain, winter driving can sometimes be a challenge. At the risk of repetition from last year, here is a summary of winter driving recommendations.

--A four-wheel drive vehicle with good winter traction (snow) tires is the most desirable means of traveling Edelweiss in winter.

--If your vehicle is front- or rear-wheel drive, carry chains in addition to your snow tires.

--Anticipate stopping well in advance of intersections, particularly going downhill at the Edelweiss entrance.

Plowing- We call out Palm's plow trucks early in the morning when overnight snowfall has reached a depth of a minimum of 4 inches. We make every effort to have at least one lane cleared by the time folks have to go to work or school. The campground parking lot is plowed early, in order that the school bus can turn around there. Please do not park overnight on the road or at the campground parking lot. This will impede the plow trucks and your vehicle may be plowed in – or crunched!

After the initial plowing, the snow blowers follow up to widen and smooth the road surface. This worked extremely well last winter, and we're looking forward to the same this coming season.

Sanding- Under icy conditions, we try to have the roads sanded, where needed, in the morning as people are headed downhill to work, or children are being transported to the bus stop. Many times, as the day warms up, melting of the surface occurs. This turns into a film of ice as temperatures drop during the evening. The next morning we start all over again! Keep in mind that sand is not a miracle cure for slippery roads. It will not be effective in some conditions. If it is snowing, or if the road surface is soft (fresh snow or slush), the sand has no effect. In addition, if temperatures are in the single digits, the sand grains cannot penetrate the surface and will simply roll around, giving no traction at all.

We continually monitor the weather; if it appears that it will be snowing soon, we wait until the anticipated snowfall has stopped. As little as one half inch of snow will render the sand useless. Sanding continues to be a judgement call.

Well, it is still rainy and dreary outside, and the forecast has the hint of snow in the next week or so. Please use whatever lucky charm you might have to help guarantee a significant amount of the white stuff. It may make driving a challenge, but it will help keep our forest community safe for next summer.

In Conclusion- As we approach the winter season, (my favorite) we extend our best wishes for a Happy Thanksgiving, a Merry Christmas, and a safe and peaceful 2016 New Year!

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EMC

<http://www.edelweissmethowvalley.org>
