



# Edelweiss Maintenance Commission

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## Winter 2017 Newsletter

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### Message from the General Manager:

The Board of Directors and Management of Edelweiss wish you all best wishes for 2017. 2016 was a great year and we're looking forward to another in the days and weeks to come. As a start, we ask that you respond promptly to the invoice which was mailed recently. The funds that you provide ensures that Edelweiss operates smoothly, and that the amenities we all enjoy continue to be provided unabated. If you have an amount due from last year's fees it will be reflected on the statement that accompanies your invoice. If you have a credit from the past year, that, as well, will be shown.

**Budget** - The Board of Directors and Management have approved the Edelweiss budget for 2017, and it will soon be posted on the Edelweiss website. The public meeting for the ratification of the budget will be held at 10:00 AM at the campground building on February 11, 2017.

**Dues and Fees** - The Edelweiss By-Laws call for dues increases to be based on the Consumer Price Index (CPI). However, the CPI for any given year is never available until mid-January of the following year. In order for our budget to be established on a timely basis, as well as expediting the printing and mailing of invoices early in January, the Board has used the Social Security - Cost Of Living Index (COLA), published September 30, 2016 as a temporary guide. The COLA for 2016 was 0.2% which resulted in a \$0.79 increase in association dues for 2017. Rounded up, that means an increase in dues in 2017 from \$397.00 to \$398.00 for property owners in zone B. Campground owners will not be affected by the increase. (As always, if at the end of January we find that using the COLA index has raised the association dues more than \$5.00 over what the CPI would have, the difference will be refunded to all property owners. This of course is mute this year.)

As in previous years, fees and dues may be paid in installments, as follows:

**1 - The first installment** of association dues, amounts in arrears and the first snow plowing charge, (if applicable), is due no later than February 28<sup>th</sup>.

**2 - The second installment** of yearly water and garbage fees, (if applicable) and the final pool assessment, is due no later than April 15th.

**3 - The final snow plow payment** is due one month after it is invoiced in May. This final amount is calculated on the basis of all the snowplowing/sanding related charges that remain, (after the first \$125.00 billed in January) divided by the number of Edelweiss homes.

**Late Payments** – A few property owners are habitually extremely late in the payment of their fees and dues. To those people, we ask that you realize that you are doing a disservice to the majority of property owners whose prompt payments maintain the integrity of the financial well-being of the Edelweiss community.

Dues, and fees which are more than one month in arrears are subject to accumulated interest at the rate of 10% per annum, plus a late fee of \$20.00 per month, both of which will continue to accrue until the balance is paid. Properties with balances unpaid by September 30th will be subject to lien.

**Winter Driving Recommendations** – We remind you all that Edelweiss is a mountainside community, and winter driving here can sometimes be a challenge. We highly suggest the following for winter driving in Edelweiss:

A four-wheel drive or all-wheel drive vehicle with good winter traction (snow) tires is the most dependable means of traveling Edelweiss roads in winter. It's not a panacea, as even these vehicles can slide downhill on ice, but going uphill, four turning wheels are always better than two.

People disagree as to whether or not winter tires should be studded, but we've had good luck with either studded tires or the studless 'Blizzak' type. If your vehicle has front- or rear-wheel drive, do carry chains. They should be available at all times. And it's a good idea to practice putting them on before you need them! I've learned from experience that it's no fun trying to figure them out in the dark, and in the snow!

Consider carrying one or two bags of sand in your trunk. They can be used for traction and they can add helpful weight to the rear of the car. Kitty litter is also great for emergency traction. And, if you have a cat, you get double use for your money!

Drive slowly. Snowy and/or icy roads are not compatible with speed. Keep a light touch on the brakes and the gas. Oh, and drive slowly - especially going downhill at the Edelweiss entrance. Sliding across Goat Creek road can be exciting, but is not a great idea! **Did I say drive slowly!??**

There will be times, when conditions are too difficult to handle - when getting around in Edelweiss is almost impossible. That's the time to stay home, by the fire, with a good book.

**Plowing:** To date we have received a total of 36 inches of snow. Palm Construction has been very reliable for the four plowing events we've had so far this year. As a reminder, when the snow depth has reached four inches or more on my home-make snow-stake, I call out the plow guys and they are usually here before sun-up on mornings that it has snowed enough to warrant them coming out. After the first four inches, if it appears that it will be snowing for a while longer, we'll wait to do the first plowing until the snow event is over. And sometimes it's just a judgement call, so bear with us. The first snow-clearing pass is with the plow truck. A pass is then made with the snow blower as the snowbanks begin to intrude onto the road surfaces.

(By the way - one benefit of snowy roads - - no dust!)

**Garbage and Recycling:** As always, a reminder that the garbage dumpsters are limited to house-hold trash only. Not tires, toilets, construction debris, yard waste, oil, paint, etc. Anything that is not house-hold trash can be taken to the Twisp Transfer Station. Call 509-997- 2025 for hours.

As to recycling, the lean-to at the left of the garbage building can accept almost every sort of recyclable material. Cardboard can be stacked on the left side of the lean-to, whereas all other unsorted recyclable material can be placed in the blue containers. This include plastics, aluminum and tin cans and paper. At this date, unfortunately, the recycling company can still not accept glass. However, we're working on that. Glass (no light bulbs or tempered glass) can be recycled at the Methow Recycles in Twisp. Call 509-997-0520 for hours. Also check out their website [methowrecycles.org](http://methowrecycles.org) for all you need to know about what can and can't be recycled.

**The New Pool** – A huge offer of thanks to all the community in providing the funds for the construction of the new pool. It is a beautiful design – twice as big as the old pool, a much larger concrete lounging area, a section which is 50 feet in length for a lap or two, a new efficient heat pump (which has already saved several thousands of dollars in heating costs), and all new filtering equipment. The pool use increased considerably last summer over the summer before. Yours truly even used it. (I took the first swim the day it opened!) We still have some landscaping to do around the outside of the pool enclosure, and we'll try to get to that, but not until the snow melts.

**Finally** – I would like to wish all of you a very Happy New Year! Thanks so much for your support in the past years. You all make it a pleasure to be associated with the Edelweiss community.

Dick Volckmann