



Edelweiss Maintenance Commission

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Winter 2017 Newsletter

Message from the General Manager:

Acting for The Board of Directors and Management of Edelweiss I'd like to wish you all a Happy New Year and best wishes for 2018. We have a lot planned for this coming year, and we are always grateful for your help in realizing those plans. To begin the year, we are asking for your prompt response to the enclosed invoice(s). (Sending them out is the bad part of my job, but, hey, I get an invoice too!). Anyway, we all will be helping to provide the funds necessary to continue to make Edelweiss such a delightful place to live and to visit.

Budget - The Board of Directors and Management have approved the Edelweiss budget for 2018, and it will soon be posted on the Edelweiss website. The public meeting for the ratification of the budget will be held at the next Board of Directors meeting, 6:00 PM, February 5th at the home of John Kirner.

In the 2017 fall newsletter I explained in detail the need for an assessment in 2018 of \$250.00 for water system upgrade. A vote by the membership for the assessment was passed overwhelmingly in favor, 256 yeas to 6 nays. Having passed, this amount is shown on your 2018 statement along with fees for dues, water and garbage. A big thank you to all of you who voted in favor of continual upgrade and maintenance of our most precious asset, our water system!

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 recently has authorized, as a temporary guide, the use of the Cost Of Living Index (COLA), published in September by

the Social Security Administration. The COLA announced for 2018 was 02.0%. Rounded up, that means an increase in dues in 2018 from \$398.00 to \$406.00 for property owners in zone B. Campground owners will see an increase to \$221.00. 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 the CPI index, the difference will be refunded to all property owners.

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

1 - The first installment of amounts in arrears, association dues, the first snow plowing charge, (if applicable), and the water system upgrade assessment is due no later than February 28th.

2 - The second installment of yearly water and garbage fees, (if applicable) is due no later than April 15th. Note that, in order to keep up with increased costs, the Board of directors has moved to raise the water use fees and the garbage fees by an amount of approximately 10%.

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 \$150.00 billed in January) divided by the number of Edelweiss homes.

Late Payments – A sad truth is that a few property owners are habitually somewhat casual in their attitude toward the payment of their fees and dues. To those people, we ask that you join the majority of property owners who realize that for Edelweiss to be able to keep up its own payments for the services that are required for the physical well-being of the community, we need the funds to do so. By being a late-payer you could be putting that well-being in jeopardy.

Dues, and fees which are more than one month in arrears will be 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 15, 2018 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. So forgive me if I repeat my yearly mantra about winter driving in Edelweiss:

To wit:

- A four-wheel drive or all-wheel drive vehicle with good winter traction (snow) tires is the most reliable way to navigate 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 'Blizzard' type. If your vehicle has front- or rear-wheel drive, carry chains. They should be available at all times. Maybe keep them on your front seat. 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! Les Schwab sells chains that, if you don't use them, can be returned, and if you have them you'll be glad you bought them!
- The weight of a couple of bags of sand in your trunk can help with traction and the sand can be used to get yourself (or the folks you stopped to help) off an icy spot. Kitty litter is also great for emergency traction. But don't leave the cat in the trunk with it..
- Slow down! Winter driving is just plain not the same as summer driving. Momentum is a powerful force, and sliding downhill with your brakes locked is nowhere near as much fun as sledding, or skiing, (although the luge may come close). 'Nuff said?
- There will be times, when conditions are too difficult to handle - when getting around in Edelweiss is almost impossible.

So during those times, stay home, read a book, watch the Seahawks rack up penalties., and stay off the road.

Plowing: To date we have received a total of 38.5 inches of snow. Palm Construction has been very responsive, and has often been plowing before I've called them, which is when the snow depth has reached four inches or more on my home-made snow-shelf. The first snow-clearing pass is made with the plow truck. Once the snowbanks start to intrude into the road a pass is then made with the snow blower which makes a nice clean edge on the road.

Sanding: We try to sand the roads when conditions warrant. However there are times when sand is not the answer. If it's snowing, or if there is loose snow on the surface, sand just falls to the bottom of the snow and is ineffectual. And if the roads freeze at night and thaw during the day, there is sometimes not enough time to keep up with the diurnal change in temperature. So, again, keep it slow and keep a light touch on the brakes, particularly at the entrance.

Garbage and Recycling: Remember that the garbage dumpsters are limited to house-hold trash only. Not tires, construction debris, yard waste, oil, paint, toilets, old bookcases, broken bicycles (really – we've had them!) 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. No glass can be accepted. Most glass can be recycled at the Methow Recycles in Twisp. Call 509-997-0520 for hours. Also check out their website methowrecycles.org for all you need to know about what can and can't be recycled.

Enough of the dos and don'ts - I extend a sincere wish for a successful 2018. I'm looking forward to working with you through the coming year. As always, thanks for your encouragement and support. It is a privilege to be associated with this remarkable community.

Dick Volckmann
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