

Edelweiss Maintenance Commission

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Summer - Fall 2013 - Newsletter

President's Message from John Kirner

I think Dick did a great job, in his following comments, of outlining the variety of things currently on the agenda in our community. I'd like to take a few minutes to talk about some of the concerns of the Edelweiss Board regarding these issues.

We seem to be a Board that has taken a strong interest in the infrastructure and governance issues of our community. The water system is an important element of our infrastructure that effects everyone. The majority of Edelweiss customers receive excellent service, but other areas struggle with too much pressure, or even worse, inadequate pressure. The need to meet the needs of all members and continue full compliance with State Department of health regulations drives our efforts in water system planning. Our goal is to establish a set of necessary system improvements and establish a reasonable schedule, and financing plan to complete the work. We will continue to keep the community apprised of our efforts.

The community wastewater treatment system is designed to serve 79 of the smaller lots in Edelweiss. It was only partially constructed at the time of initial development, which was appropriate since it would only deteriorate if unused. Now it is time to construct an expansion of the drainfield system, and thanks to our predecessors adequate funding for this work appears to have been set aside for the work. There probably won't be a need for additional funding from those served by this system.

Members of our community seem to have different views regarding the importance and value of the swimming pool. Some members of the community see the pool as a terrific asset to the community, while others regard it as a waste of money. The pool is at an age where improvements are required and the Board will solicit your input regarding a broad range of alternatives for dealing with the needs of the pool. The alternatives will range from the least costly, which will need to be followed up every few years, to a complete replacement of the aging facility. Your views will be assessed in a questionnaire which you will receive in September.

I'd like to thank all property owners for your involvement in the community. I know the Board always values and looks forward to your input.

John Kirner

Overview of Edelweiss' CC&Rs from Coventry Jankowski

The Board's review of Edelweiss' CC&R's has led to serious concerns regarding the ability of these documents to adequately serve the needs of our community. Generally, Home Owner Association's (HOA) legal documents may be amended and/or adjusted to reflect changes in the law or community values. That being said, changing them is not easy. After all, they are legal documents - drafted to provide a reliable future for the community, the individuals who live here and those who are interested in living here - they shouldn't be changed without a great deal of care and discussion. Unfortunately, in the case of the Edelweiss, the wording of our CC&R's have made changing them virtually impossible. As it stands, it would take 85% of the entire Edelweiss community to vote in support of a change (backed with notarized signatures) in order to see it passed. With a community like ours that includes part time members, out of state members and a number of land owners who do not visit that area regularly, this is a near impossibility. In addition, a single member may decide to block the change by claiming the proposed revision was more onerous than the previous version. Due to these difficulties, Edelweiss CC&Rs have not been touched since 1968 - when they were drafted to support what is now the campground and a few additional lots nearby. Since then, our community has grown larger and more diverse than the original developers could have ever imagined. That, partnered with the fact that the world has radically changed since 1968, it is clear that we are in need of a modern set of documents that will provide Edelweiss the support and protection it needs now and in the future. I hope that the community will see fit to support the Board's effort to put in place a more useable process. We will solicit your views on this issue in a questionnaire which will be sent out in September.

General Managers' Message from Dick Volckmann

As I'm writing this, its hard to believe that the summer of 2013 is nearly in the rear view mirror. It seemed that it was only a few days ago that we had the annual meeting and were getting the swimming pool up to speed for the season. Since then we've had a summer which was quite a bit warmer than that of 2012. Lots of days in the 90s, and nights

that didn't cool off until well after midnight. Our window air conditioner has had a workout.

But today, the temperature is in the seventies, and there is a slight hint of fall in the air. Soon the aspens will begin their turn to golden light, the larches on Washington Pass will show orange against the dark green of the spruce trees and we'll be closing in on my favorite time of year - winter - but I'm ahead of myself.

Water System: We continue to work with Erlandsen Engineering with the aim of a gradual upgrade to our water system. The current emphasis is on a means of 'balancing' the pressures within the system - reducing the high pressures in some areas and increasing the pressures in other areas. Erlandsen's model of the system will permit us to determine where we need to add additional pressure-reducing valves in the lower reaches of the system, and what measures we need to take in order to increase the pressures in the upper areas, particularly along Trillium and Heather.

Onsite Sewer System: Erlandsen Engineering is also working on a design, as mandated by the Department of Health, for the expansion of the common drainfield in the lower meadow. We're hoping to have the design completed so that the additional capacity will be in place before winter.

Pool: The community swimming pool is nearly 40 years old, and is in need of major upgrade. The interior of the pool has deteriorated to the point where it should be either resurfaced or completely re-plastered. The concrete deck around the pool has cracked and buckled and should be completely redone with new concrete. The pipes below the concrete deck that circulate the water to and from the filter are undoubtedly leaking, as evidenced by the fact that we have to add water to the pool almost every day. The fence is held up by posts that are rotting at ground level. And the lawn has reached a point where the grass should be dug out and replaced with new sod. Except for those issues, the pool is in pretty good shape!

The Long Range Planning Commission has proposed to the Board of Directors that we consider the various possibilities we have to upgrade the pool. All of them will cost money, some more than others. The two major possibilities are: 1- Completely upgrade the pool in its current configuration with the attendant upgrading of the surrounding infrastructure, or 2- Consider constructing a brand new, larger pool and surrounding features.

More about this later.....

Roads: A proposal has been put before the Board of Directors that we consider the possibility of paving Homestead, Cassal and Highland Roads. The principle argument in favor of this proposal is the elimination of the dust which is a bother to many residents. We spend a considerable amount of money each year for lignin to mitigate the dust for a portion of the summer. It can be argued that the money spent on lignin each year could be allocated to a loan to pay for the paving. However there are issues that argue against paving. A major one involves the difficulty of providing water hook-ups from pipes that are buried in the road below a paved surface.

Again - more about this later.....

CC&Rs: Anyone who has ever tried to make sense of the CC&Rs of Edelweiss Maintenance Commission will know how

obscure and confusing, and self-contradictory they are. As Coventry has pointed out, in addition to their murkiness, they are almost impossible to change in order to make them applicable to the problems that currently confront the Edelweiss community

One more time - more about this later....

Garbage: We continue to have a problem with the garbage bins being used to dispose of all sorts of stuff that should not be dumped into the dumpsters. Bricks, tires, concrete blocks, toilets, chunks of plywood, charcoal grills, stucco screens, yard waste and empty cardboard boxes do not, in my mind, constitute household garbage. It surely would be helpful if everyone would refrain from throwing material in the dumpsters that should be taken to the transfer station in Twisp. If you are not careful, you may find yourself on candid camera.

Odds'n'Ends: - The rancher who keeps his cattle in the National Forest has moved the herd to the Edelweiss side of the range, so if you hear mooing don't panic. However, in the last week, I've found 3 gates which have been left open between Edelweiss and the Forest. The cows may look dumb, and maybe they are (only they know for sure), but they are persistent and have all the time in world to figure out how to get into the community. If they find a way, they will take it. So, if you see an open gate, I'd appreciate it if you would close it and also let me know. The lawn you save may be your own.

Unlike a few years ago, bears have not been a problem; I'm only aware of a couple of sightings. That doesn't mean we can drop our collective guard. If we continue to keep garbage and bird feeders out of the reach of wildlife we should remain relatively bear-free.

There has been one cougar sighting this summer (that I know of). It was up along West Fawn Creek Road. I don't think we have to be especially concerned, but it always make sense to be vigilant when your out in the forest, especially when you're alone.

Several properties have changed hands in the past few months. To all the folks who sold their lots or homes, we wish you farewell, and to all the new property owners - welcome to the neighborhood!

All property owners have paid their yearly dues and fees except two. Thank you to all of you who help us keep Edelweiss running smoothly and in the black.

OK, Here's the 'More about this later': In about a month, the Board of Directors will be sending out a questionnaire to all Edelweiss owners. We will ask for opinions concerning the pool (should we build a new one, rebuild the current one, etc.), the issue of paving, pro or con, and the restructuring of our CC&Rs. At that time we will provide a lot more information for each discussion item, including, timing, cost and efficacy. Look for it in the mail sometime around the end of September. Please take the time to read it and respond by returning the it with your comments. You'll be able to remain anonymous, if you wish.

In the meantime: We hope you enjoy the rest of the summer weather. You still have some time before you have to try and remember where you put the snow shovel last spring!

Dick Volckmann