



# Edelweiss Maintenance Commission

POB 846 • Winthrop, WA 98862 • Tel 509-996-9897

## Winter 2014 Newsletter

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### Message from the General Manager:

On behalf of the Management and Directors of Edelweiss I'd like to wish you all best wishes for the year ahead. And, I'd also like to ask if anyone has an idea as to who is to blame for the lack of any decent snow here so far this winter?! Are the snow gods angry? Actually, as I write this there are a few white flakes drifting by the window. Unless it's volcanic ash - maybe someone has received the message! (To skip ahead, we received one more inch! Big Deal!)

We have enjoyed working with you all during 2013, and are anticipating a successful 2014. This will be accomplished, in part, by your prompt financial participation. In order to keep Edelweiss running smoothly, we need your timely response to the enclosed invoice. A few of you may notice that you have a credit, or an amount due from last year's fees. This will be reflected on a statement that accompanies your invoice.

**Budget** - After much work and careful consideration of the financial demands for the coming year, the Board of Directors and Management have approved the Edelweiss budget for 2014, and it has been posted on the Edelweiss website. The public meeting for the ratification of the 2014 budget will be held at 9:00 AM at the campground building on February 8, 2014.)

**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 for 2014, the Board has elected to use as a temporary guide, the Social Security Cost Of Living Index (COLA), published September 30, 2013. The COLA for 2013 was 1 1/2 % which resulted in a \$7.00 increase in association dues for 2014. However, if in January we find that using the COLA index has raised

the association dues more than \$5.00 over what the CPI would, the difference will be refunded to all property owners.

Fees may be paid in installments, as follows:

- 1 - **The first installment** (association dues, amounts in arrears and the first snow plowing charge) is due no later than February 28<sup>th</sup>.
- 2 - **The second installment** (yearly water and garbage fees, where applicable) 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 \$100.00 billed in January) divided by the number of Edelweiss homes.

**Late Payments** - Dues, and fees which are received after April 15th 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 with the unpaid balance. Properties with balances unpaid by September 30th will be subject to lien.

**Survey Results** - We wish to thank you for the many responses we received from our surveys of the roads, the pool and the Edelweiss CC&Rs. The totals up to December 31st are as follows:

### Results of the Use of Pool Survey - 174 responses:

#### *1- Do you use the pool?*

Yes - 92

No - 79

#### *2- Do you think the pool adds value to your property?*

Yes - 130

No - 45

#### *3- Do you think we should abandon the pool?*

Yes - 27

No - 137

Unsure - 4

**Results for the repair or replacement of pool facility - 117 responses.**

The choices were:

A - Minimization of costs for the short term

B - Comprehensive upgrade of the existing facility

C - Replacement and expansion of the pool facility

First choice: Second choice: Third choice:

A - 22 A - 3 A - 57

B - 17 B - 64 B - 2

C - 72 C - 9 C - 15

The predominant first choice was 'C' followed by 'B', and then 'A'.

**Results of the Road Survey - 164 responses:**

*Should Edelweiss' roads be paved?*

Yes - 31

No - 129

Unsure - 4

**Results of the CC&R Survey - 165 responses**

*1 - Should Edelweiss change the CC&Rs?*

Yes - 137

No - 24

Unsure - 4

*2 - Should we use a quiet title option?*

Yes - 121

No - 10

Unsure - 6

*3- Is the timeline of 4 or so years reasonable?*

Yes - 123

No - 12

Unsure - 10

*4- Would you be able to assist?*

Yes - 42

No - 95

Unsure - 9

*5- Will you attend the annual meeting?*

Yes - 103

No - 34

Unsure - 18

**It would appear that the majority of Edelweiss property owners are in favor of making changes to our CC&Rs.**

The survey results will be discussed at the next Edelweiss Board meeting on January 29th, with the intent of planning for the future of the roads, pool and CC&Rs. All property owners are welcome, and as always, we will keep the membership informed as to any Board decisions.

**Yurt:** Some of you have noticed, and expressed offense at the existence of a yurt which has been constructed on one of the campground lots. The owner has expressed the desire to have it as a temporary structure for winter recreational activities. The Edelweiss Board of Directors is quite concerned that this type of 'temporary' structure does not comply with the spirit of our CC&Rs and has instructed the owner of the yurt that it must be removed no later than June 1, 2014, and reconstructed no sooner than October 1, 2014. Although the owner has not agreed to sign an agreement to that effect, we are hopeful that he will abide by the wishes of the board, and will remove it from the campground by June 1st.

**Dark Skies:**

*When Galileo was alive, he could see every Constellation in the sky.*

*Through the centuries Men, Women and Children sang night time songs.*

*Never knowing it would soon be gone.....*

*We all said goodbye to the skies at night.....*

**Michael Uberty**

What does Edelweiss have in common with Bryce Canyon National Park? No, not the hoodoos! It is one of the few places in the United States with complete darkness - given those nights without a moon. To be able to look up and see a myriad of stars, is becoming a rare treat, and we hope to keep it that way here. Okanogan County Electric Coop has launched an initiative called 'Dark Sky'. It is the "*concept of keeping and restoring the natural nighttime darkness while keeping lighting necessary for safety, security ..... and normal living purposes.*"

We can do our part quite simply. Please make sure that all outside lights are turned off before retiring for the night. And, part time owners, please be sure that all outside lights are off before heading back home after your Edelweiss visit. Thank you from all us darkaphiliacs! And think of the electricity you'll be saving!

Finally, thanks for the opportunity of working with you in the coming year. And, please, can someone do a snow dance? I have a cross-country ski pass I need to amortize!

Dick Volckmann  
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