



ABOUT SUN COUNTRY ESTATES, CLE ELUM, WA

Sun Country Estates began in the 1970's and today consists of 308 residential lots. It is a private residential community. Lot owners have common ownership of the roads, greenbelts, water system, and other common areas. All property owners share the costs of maintenance, repair, and replacement of these assets.

Residents and lot owners volunteer their time and talents to serve on a Board of Directors; maintain their own property; abide by community covenants and Association Bylaws.

Each owner is a member of the Sun Country Maintenance Home Owners Association, (SCMA). The Covenants on the owner's property, Association Bylaws, Resolutions, Policies and Rules are the basis upon which the community is governed. The Board of Directors is responsible for the business matters of the community and for the maintenance of common areas and facilities. The Board is elected by the members and consists of seven property owners who serve staggered 3-year terms. Each Board member has committee chair responsibilities. Bimonthly Board meetings are open to residents. An annual newsletter is published prior to the annual meeting in June each year. The Board prepares the annual budget and establishes the annual assessment, which is ratified by board members.

At the annual meeting the Board reviews the prior year's activities including financial status and discusses current year plans and the budget. Members can raise questions, propose and vote on motions, vote for new Board members, and deal with other matters of interest in a parliamentary meeting.

The Covenants dictate control of the architectural aspects of the community and maintenance of community appearance. In addition to Kittitas County Building Codes, SCMA Architectural Control Committee approval is required before building new homes or exterior modification of existing dwellings or before significant changes are made to landscaping such as tree removal, or installation of fencing. Yard/property maintenance is the responsibility of the homeowner. Adherence to the Covenants ensures that the appearance of the community will be maintained and property values enhanced.

The Board, with the assistance of part-time staff, maintains the financial records, collects the annual assessment, and handles the business functions of the Association. When you make Sun Country your home you enter into a "partnership". While this partnership affords many benefits, it also has restrictions and carries the responsibility to maintain your property, assist in the care of common areas, and to volunteer as best you can to contribute to the wellbeing of the community. In so doing we all help to reduce assessments and protect our property values. We also make new friends.

The Sun Country Maintenance Association has a web page at www.suncountryma.com. It includes information about annual dues, financial and reserve funding, as well as newsletters, bylaws, covenants, minutes of board meetings and contact information.

Sun Country Maintenance Association Board 2016