



It's officially spring, and time to remind you about the upcoming Sun Country Homeowners meeting on Saturday, June 9, 2018, at 10:00 am at the Putnam Centennial (Sr.) Center, 719 E 3rd St, Cle Elum. At that time, the members present will be voting to fill two open positions on the Board of Directors. Please attend and vote, and consider running for a position. Anne Crow will be retiring as President, and JoAnne Guiberson will be retiring as Secretary-Treasurer. If you can't attend the meeting, a proxy form is attached at the end of this newsletter. You can mail it in, or give it to someone who will attend to vote on your behalf. If you are interested in running for a position, you can let us know ahead of time, or simply raise your hand at the Homeowners meeting.

Here's some background information about our Board from last year's Newsletter written by Wayne Tyrrell. The Sun Country Community continues to be operated by an elected Board of Directors, as well as one part time employee, Linda Orndorff, who acts as our bookkeeper. Linda is compensated at an hourly rate, with no set hours or minimum pay. The Board is an all-volunteer group comprised of seven members elected by the community. Bi-laws call for a minimum of two board members to be elected each year to create an ever-revolving participation from all parts of the community. The seven Board members, on an annual basis, elect the three officers of the Board. The officers are President, Vice-President, and Secretary-Treasurer. The remaining board members pick up duties as committee chairpersons. They are:

- Water Chair who is responsible for the entire water system.
- Roads Chair who is responsible for everything that includes the surface of our roads including road easements.
- Properties Chair is responsible for all other Sun Country assets.
- Architectural Chair is responsible for enforcing the Building Covenant.

Each Committee Chair may enroll additional members into a committee to share responsibility on issues that need additional community input.

The Board is the manager of your community assets. What this means is each member is responsible to see that the work gets done, but not to perform the work themselves. The Water Chair has the services of Evergreen Utilities out of Ellensburg as our water purveyor, who is licensed with the state of WA, to look after all the needs of our water system. Roads Chair on an annual basis sends out requests for bid for our snow plow services, as well as road repair. Our Properties Chair has an ongoing bid process for lawn services and irrigation repair for our parks, and manages the postal boxes. Our financial services are performed by CliftonLarsonAllen LLP out of Yakima. The Secretary-Treasurer makes sure that the accounting gets completed monthly so that it can be presented to the Board. Most correspondence is performed electronically.

The Board meets on a bi-monthly basis. Dates are chosen to meet the entire boards schedules, and no meeting takes place in December. There is an annual meeting which has always been held on the second Saturday of June. As already mentioned, this year's **Annual Home Owners Meeting** is scheduled for June 9, 2018, at Putnam Centennial (Sr.) Center, 719 E 3rd St, Cle Elum. The meeting starts at 10:00A.M.

This is my last year serving on the Board. It has been a pleasure to do so, and I feel confident in the competence of the Board going forward. It has been a good way to meet members of our community and gain an appreciation of the work the Board accomplishes. I hope to volunteer with the community going forward. Thank you all for the opportunity to serve.

Sincerely,

Anne Crow, President



Secretary/Treasurer: JoAnne Guiberson

As I complete a third year as Secretary/Treasurer of Sun Country Maintenance Association I want to once again express my appreciation for the sincerity and integrity of the members of this Board in working together to serve our community. Whether it's the mundane tasks that need to be addressed or the more unexpected, controversial or uncomfortable challenges that the group must face, I'm constantly impressed with the calm and mature approach to solutions that both our President and this Board always maintains.

As Secretary, as you might imagine, my role is to record the business of each Board meeting, provide those reports for review by the Board members individually to insure all aspects of the meeting are properly recorded, and present the final approved record to the web master for posting on the association website. Although the Minutes of each Board meeting are posted two months after the bi-monthly meetings, that is the unavoidable process to allow those reports to be reviewed and then voted on at a subsequent meeting by all the members to insure their accuracy.

Treasurer duties are considerably more fluid involving insuring that the day-to-day expenditures and incomes of the association are accurately recorded, processed, and available for review and approval at several levels.

Day to day expenses and income received are processed by our Bookkeeper (Linda Orndorff) who is on-site in the Cle Elum/Roslyn area and is a most valuable key member of the team. Bills are paid promptly, dues and fees are recorded, communications on normal transactions are provided timely. Linda is an outstanding asset to all our members and is much appreciated by all on the Board. The expenses of the association are processed in an online financial program (Bill.com) overseen by Linda, with all invoices for payment sent to appropriate individual Board members for approval. Once approved, that program alerts the Treasurer (JoAnne) to authorize payment. In most cases bills are received, approved, and processed for payment within a very few days, usually less than 3.



At a summary level, all financial activities are overseen by a CPA firm CLA (Clifton Larson Allen) in Yakima with Marcus Bowman as representing the SCMA account. Clifton Larson Allen is a national firm with a strong regional presence, including offices in Bellevue, Wenatchee, and Kennewick as well as in Yakima and multiple other cities in Washington. As in previous years, monthly financial reports continue to be compiled and provided to myself for review. Once reviewed those reports are provided to the Board members for review and approval.

Budgets of individual committees are tracked on a regular basis, and ultimately reported to the community at year-end. Residual budgeted/unspent or unallocated funds are transferred to Reserve accounts (per the Reserve Plan) annually to cover both planned and unforeseen expenses in order to protect, insure and grow owners' investments in their properties in Sun Country.

Thank you, our great community, for the privilege of serving in this capacity for the last three years. My impression is that this association is unique among its "peers" reflecting on the quality of the President and the Board Members you have elected as well as the group personality of this membership.

JoAnne Guiberson

Reserves Funding

We continue to fund our reserves as planned. This requires a \$12 per lot per year increase in dues until the year 2034 when our water loan will be paid off. At that time, we will have a 59% reserves funding, which is considered a medium level. This greatly reduces the chances of special assessments for unanticipated costs, and helps keep property values healthy for resale purposes.

A copy of the reserves study completed in September 2015 is available on our web page. The Board approved a three year update study to be completed in 2018.

Properties Chair: Ben Randazzo

Properties Chair is responsible for maintaining the common areas of our community. This includes the new mailboxes. Please contact me if you need a new mailbox. The old stand alone boxes are being phased out, and no new boxes will be allowed.

Mowing, clearing brush, and unsightly detritus in accordance with covenants promotes stable property values and good neighbors. This letter serves as notice that your property is required to be mowed and brush/detritus cleared by **Memorial Day (May 31), again by July 4th, and then again by Labor Day in September.** If mowing or clearing has not been done and the lot is judged to be unsightly or neighbors complain, the Association will contact Swiftwater Landscaping to mow and clean up debris. **The bill for this service plus an association handling fee will be sent to the property owner.** Please be a good neighbor and avoid a service charge. Arrange for mowing on your own. Alex Borek, Swiftwater Landscaping, Cle Elum does general community mowing. (Licensed, Bonded, and Insured) He is an option for mowing and clean-up of your lot(s). He may be reached at 509-304-5188.

Discard of grass clippings, cuttings and other debris from your property onto our common properties, parks, or your neighbors lot is not neighborly and is unsightly. Please consider composting or take your green debris to the Cle Elum garbage, composting, and recycle facility for a small fee.



Roads Committee Chair: Jeff Broeckel

This winter, we contracted with Bogeys Construction for snow plowing Association roads. We also asked him to sand, and most people thought this was an improvement over the past years. There is always an issue with the berm that blocks individual driveways. So the Board voted that next winter, (2018/2019) we ask Bogey to clean the berm away from individual driveways, as well as continue to sand.

Architecture Committee Chairperson: Dick Pittis

This is my first year serving in this position..There is a great deal going on this year. We now have a architectural approval form on the new website, which needs to be filled out and sent to us for any changes to be made to lots. Please be detailed in filling this form out, it helps us keep a current record of what's going on in the neighborhood! We have many changes going on this year-maybe as many as 8 new homes being built! This all depends on the Kittitas building departments approval of course. The County is strongly enforcing Fire Protection Requirements so be prepared to loose some trees when building! Thank you for your patience on waiting for approval on your projects-we understand time is of the essence when construction is involved. We are working hard to keep you on schedule and not miss anything or mislead anyone. Your requests for any changes to your lots can be emailed to me at < dmpittis@comcast.net > phone #[206-817-3050](tel:206-817-3050).

Water Chairman: Bill Vertrees

It has been an eventful year. We started the year with 3 functioning wells (2,3,4) and well 1 non-operable. After the 2017 well maintenance project we could pump 92 gal/min from the 3 operable wells. This roughly equates to a maximum pumping capacity of about 4,000,000 gallons per month.

SCMA operates the water system with an annual operating permit from the Dept. of Health. The original SCMA water permit from Department of Ecology is for 180 gal/min of water.

Our approximate monthly water consumption for the 2017 summer was less than 3,000,000 gal per month. We are using about 75% of the three wells pumping capacity of 4,000,000 gallons per month.



We were able to accomplish last summers non-moratorium water availability success because of initiatives by the previous water chairmen and the Water Committee. The three major initiatives which will continue into the future are:

1. Find and reduce “system/unaccountable ”water losses.
2. Focused and timely notification to lot owners of potential water leaks. An owner water leak is defined “as a water meter running continuously for 24 hours”.
3. Notification to lot owners who consume over 15,000 gals/month per lot. The notification was both informal (verbal) and formal by a mailed notification to excessive water users of the overage water quantity. During the summer of 2017 year excessive water users were billed for the excessive water consumption. In response to the first round of billing in July, water consumption for the month of August dropped significantly from 2,281,610 gallons in July to 1,804,830 gallons in August. The SCMA board is continuing to monitor excessive water use notification, process and charges to lot owners for excessive water usage. Please continue to monitor your home for irrigation leaks, proper irrigation settings, and running toilets, faucets, and household pipe leaks. Together, we can conserve and use water wisely in our community.

The major accomplishment for 2017 was drilling a replacement well for well 1. The new well is complete and pumps just under 90 gal per minute. We have applied and are waiting for the Dept. of Ecology license. The new well was test run for 24 hours for the Ecology license. We pumped about 130,000 gallons in the 24 hour test.

The second major accomplishment was reprograming into a lead lag control logic because the 3 wells pump about the same water volume as the new well 1. This reduces pump run times, power used (slight reduction in electrical cost) while increasing pump life.

The final result of the new well is that we have doubled pump redundancy greatly reducing the risk of a water moratorium.

Water Chairman, Bill Vertrees

SCMA Website: Julie Tuisl

It's here! Announcing the launch of our newly created website

We are pleased to announce the launch of our brand new website! The new, official Sun Country Maintenance Association site can be found at suncountrymaintenance.com .

The goal of this new website is to provide our community and home owners an easier way to learn about ByLaws/Covenants, Facilities, Meeting Minutes, and more. The site is also mobile responsive meaning it pulls up on your hand held device. The site is frequently updated including the welcome page announcement and with neighborhood photos.

We hope you find the new website to have a fresh look, easy to access important information and as a source of connecting closer with this community.

Public Safety Committee: In response to the threat of fire last summer, a committee was formed to address public safety issues in our community such as emergency egress and the Firewise program. Initially, interest and enthusiasm by members was high. But subsequent response was low. If you are interested in heading up the committee, please contact a Board member.



<p>Administrator:</p> <p>Linda Orndorff, H 509-649-3138 C 509-674-8693</p>	<p><u>Annual Meeting: Saturday, June 9, 2018 at 10:00 am</u></p> <p>Location: Putnam Centennial Senior Center 719 East 3rd (at 3rd and Yakima) Cle Elum, WA</p> <p><i>Please mail in the proxy form if you are unable to attend!</i></p>
<p>Current Board Members:</p>	<p>President: Anne Crow 206-949-1969 Vice President: Denice Town 206-552-1193 Sec.-Treasurer: JoAnne Guiberson 425-417-4595</p>
<p>Committee Chairmen:</p>	<p>Architectural: Dick Pittis 206-817-3050 Properties: Ben Randazzo 253-709-1919 Roads: Jeff Broeckel 425-531-2703 Water: Bill Vertrees 509-899-4793 Website: Julie Tuisl 253-380-2235</p> <p>Public Safety Committee: We need a volunteer!</p>



Proxy Form

Annual Election of the Board of Directors of Sun Country Maintenance Association (SCMA)

This notice will serve as my written permission to have _____ another SCMA
Print Name of SCMA member

member vote my vote (one vote per lot owned) for the election of Directors of SCMA at the Annual meeting to be held Saturday, June 9, 2018.

Lot Owned: Division # _____ Lot # _____ Owner: _____
Please Print

Signature: _____ Date Signed: _____

**Mail to: Secretary-Treasurer
SCMA
PO Box 244
Cle Elum, WA 98922**

Proxy may be duplicated for each lot owned.