



Greetings,

It has been an eventful year in Sun Country! We have a lot of new neighbors and beautiful new homes either already built or well on their way. The winter weather was interesting. Just when we thought it was over, we had crazy amounts of snow. And, while I enjoyed our late winter I am glad that spring has arrived. Hopefully, you all made it through without damage to pipes or other issues.

In the tradition of past boards, this newsletter is sent to give you community updates and to notify you about the Association's annual homeowners meeting on Saturday, June 8, 2019 at 10:00 AM at the Putnam Centennial Center, 719 E 3rd St, Cle Elum. The purpose of the meeting is to fill one open position on the Board of Directors and to ratify the 2019 – 2020 Association budget. You are encouraged to attend the meeting in person but if that's not possible, we'd appreciate it if you'd return the Proxy form that is included with this newsletter.

Ratification of the budget is a new requirement of homeowners' associations. The board has approved the attached budget and provide it here for your review. The proposed budget will be deemed approved *unless* a majority of the Association votes against it. You'll see that the dues for 2019 are \$1,067.50 – a modest increase of \$12 over the 2018 dues as recommended by our reserves study. If you are in favor of the proposed budget, you don't need to vote. However, if you wish to vote against the budget, you must either attend the meeting and vote in person or return the Proxy form to cast your vote. You can mail it in, or give it to someone who will attend to vote on your behalf.

This year, board member Bill Vertrees' term is expiring but with some coaxing from the other members he has graciously agreed to stay on so we can retain his expertise on all things water (thanks, Bill!) You'll be asked to elect him to a new term of 3 years. Unfortunately, Ben Randazzo has notified us that he will resign from his position on the board a year early due to increased demands on his time from his "real" job. So, we need to fill Ben's position for the remainder of his term (through June 2020). It is the board's responsibility to fill this vacancy so if you are interested in being appointed to take Ben's position, please reach out to any board member.

Some reminders about us. Sun Country is governed by a board of seven volunteer directors who are elected by you. Linda Orndorff serves as the Association's bookkeeper and is paid an hourly rate for her time. We are grateful for her good work and her historical knowledge of our affairs. The current board members are: Jeff Broeckel, Sandy DeBoer, Dick Pittis, Ben Randazzo, Holli Sullivan, Denice Town, and Bill Vertrees. Annually, we elect a President, Vice-President and Secretary-Treasurer. In addition, the following committee chairs are appointed:

- Water Chair, responsible for the entire water system.
- Roads Chair, responsible for everything that includes the surface of our roads including road easements.
- Properties Chair, responsible for all other Sun Country assets.
- Architectural Chair is responsible for assisting homeowners and ensuring compliance the building covenants.



Each committee chair may enlist additional members onto a committee to share responsibility on issues that need additional community input.

The Board typically meets on a bi-monthly basis and dates are chosen to accommodate individual schedules. The schedule is posted on the Association's website and you are invited to attend any of those meetings.

I am pleased to serve as the President this year and look forward to seeing you at the annual meeting, on the golf course, or elsewhere in our community! ~ Denice Town

Vice President: Holli Sullivan

This is my first year serving on the HOA Board. I am looking forward to helping our community as a whole in not only taking the information and knowledge of past boards, but also going forward in updating, improving and helping our HOA community. I have taken the position and responsibility of Vice President in supporting the HOA board and committees, but also taking on the responsibility of the following:

- **Wildfire Prevention for Homeowners:**
- Fire-wise is a national program to involve homeowners in the effort to protect people, property and natural resources from the risk of wild fire-before a fire starts.
- As you might recall from years past, Sun Country was a Fire-wise Community. Due to the multiple changes within the KCCD, I am currently working with Wendy Mee from KCCD on coordinating how we can again become Fire-wise compliant for 2019. Kittitas County Conservation District (KCCD) offers a free home risk assessment to help landowners recognize wild land/urban interface fire hazards in addition to incorporating Fire-wise planning into existing and developing home-sites and communities. If you are wanting to sign up for an assessment of your property, please contact Wendy Mee @ wendy-mee@conserveva.net or 509-925-3352
- Also, for 2019 thru partnerships with DNR (Department of Natural Resources) we will be doing community chipping. This will take place approximately June 2019 and we will coordinate landowner sign ups. The landowner will be responsible for following directions and stacking it and then the DNR will chip it. More information to come.
- **HOA Directory**
- Have you ever wanted to get in touch with a member of your community but simply could not remember their name or may see/hear something that you may want to contact them for and don't know how to or cannot find someone that has information to contact them? How many times have you wished you could more easily connect with your neighbors? It has been determined by the board that we will now provide all HOA Homeowners with a HOA Directory. Note: It is not unlawful to provide this information and all information provided is also publicly available. It is NOT



considered Personal Identifiable Information (PII). ***This document will be considered proprietary and is for the sole use by Sun Country Homeowners. No part of this document may be used and or distributed without prior written consent of the Sun Country Homeowners Association Board.***

- **Public Safety Committee**
- I have for several months been working with KCFD #7 in meeting with the crews on assessing our area/situation. I have now been guided to contact the Kittitas County Fire Marshall for further assistance.
- Following the help of the fire department, I will then provide information to have those who are interested in joining the Sun Country Safety Committee which will focus on improving the safety and security for the Sun Country Community. The committee will meet as often as it deems necessary and then provide a report at each annual HOA meeting. This may also include coordinating with those who are/have made an interest in the "Block Watch" program which is coordinated by Jerry Abraham. We will also determine any information that can be put on our Sun Country Website.

Thank you all, look forward to continuing these efforts and supporting the future of our Community.



Secretary/Treasurer: Sandy DeBoer

As being elected Secretary / Treasurer in June of 2018, I have spent this year getting familiar with the board processes. I have a great respect for our board and the members and the jobs they all do. I have been working this year getting to understand all of my responsibilities and learning the billing system etc. I went to Yakima to meet with our CPA firm to understand the role they play with our association so I can ensure I keep the same processes running as smoothly as they have been. I worked with the exiting Secretary / Treasurer to get the bank accounts changed over to the new members that needed to be added to the accounts. As Secretary my job is to also record the meetings and get them approved and ready to be posted to the website.

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.

It has been a great experience and everyone I have met throughout this process has been very helpful. Seeing the roles that each member of the board has is very interesting and the time they put into each of their jobs. Sun Country is really growing with future building that will be happening this year. It has been fun to meet some of the new homeowners who have purchased and are getting ready to build. I am looking forward to another year of working with this board and seeing the changes that will be happening in the community.

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 is my second year on the board and serving as the Roads Chair. This winter, we contracted with Bogeys Construction for snow plowing Association roads. We also asked him to sand, and remove the berms most people thought this was an improvement over the past years. It has been great seeing the changes in the community and meeting the new homeowners that have moved in. I am looking forward to seeing the changes that happen in the 2019/2020 year.



Architecture Committee Chairperson: Dick Pittis

Hello neighbors. 2018 has been very busy as far as building and changes in all 3 divisions of Sun Country. I want to thank all of you making changes to your properties for submitting the architectural approval form to the committee. We all need to remember any changes to lots needs approval of the committee. This includes new construction, remodels, addition of decks, fences, exterior painting, outbuildings that are the most frequent ones.

This coming spring and summer you will see several new homes being built -- new fencing being installed and some remodeling going on. Please show some patience with the builders and at times added traffic and noise as homeowners proceed with their projects. If you have any concerns with the changes, please let us know! We are all neighbors and hope all these projects are improving our properties.

One valuable thing I have learned while sitting in this position on the board is that communication of your changes is very important and makes the whole process much easier and more enjoyable for all involved! Please share your plans with your neighbors, even before you submit them to us and Kittitas County. Each individual in this community has a vision of their neighborhood and the board and myself are here to help support this!

Water Chairman: Bill Vertrees

WATER REPORT 2019

We have plenty of water and had a good year of operations.

Accomplishments

1. The new well has run flawlessly along with the pre-existing 3 wells. We have almost doubled the pumping capacity and greatly improved redundancy.
2. The conservation efforts led by the 15,000 gallons per month use limit from May through August has contributed to reduced consumption while reducing leaks.
3. The standby generator has worked perfectly. We had several small to moderate electrical service outages and the system responded and ran without missing a beat.

Goals for the coming year

1. Continue to develop and improve timing of the web posting of lot water consumption.
2. Install digital lockset on pump house.
3. Have a standby generator service visit.
4. Accomplish a Fire Department observed fire hydrant flow test.
5. Test the lower level PRV.

Thank you,

Bill Vertrees



Proxy Form

For the June 8, 2019 Annual Meeting 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) as follows:

_____ FOR (or) _____ AGAINST the election of Director Bill Vertrees

_____ AGAINST the proposed 2019-20 budget (Reminder: no vote is necessary if you APPROVE
of the proposed budget.)

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.