

Chelan Springs Property Owner Association, PO Box 1624, Chelan, WA 98816

Voicemail: 509-906-2635

<https://chelanspringspoa.org>

Hello Chelan Springs Property Owner,

Since the last annual meeting, Charlie Burnett resigned as vice president and Troy Cantrell volunteered to step in. Thank you Troy! Thank you to our Roads Committee, Division 1 member Troy Cantrell, Division 2 member Jeff Kerr and Division 3 member Brooke Davis. The board would like to have a secretary that can take meeting minutes, help with newsletters, managing the website and other correspondence. The person doesn't need to live in Chelan / Orondo, it can be done from anywhere. The time commitment is 2-3 hours a month.

2025 Accomplishments:

We created a Welcome Letter that we send out to new owners along with the Bylaws of the Association. At the annual meeting the members were able to graphically see owners' payment status in their division as they sat with their division neighbors. The color-coded map showed owners who had a lien on their property, who were over 5 years past due and those past due more than one year, but less than 5. Stan shared the 2025 budget and what impacts our ability to complete road maintenance. (Spoiler alert!) If owners do not pay their assessments, we cannot do road work. To have the greatest impact on road maintenance we have set a payment due date of April 1st to support spring road work. Due to increases in the cost of insurance, materials and delivery, the current assessment limits our ability to perform maintenance nor does it provide funds needed to make improvements. The board voted to increase assessments to \$125 in 2026 and \$150 in 2027. This will be voted on by POA members at the annual meeting.

At the end of 2025, the Board adopted a collections policy for property owners that are delinquent on paying their annual assessments. The policy is enclosed in this mailing. If assessments are unpaid on April 1st, we will send out a delinquency notice. If assessments are not paid by May 1st, the accounts will be sent to collections.

We are also working on updating our bylaws that were established in 1973 and have not been revised. There are amendments that need to be added by state code and items we want to add for clarity. Any updates will be shared with members at the annual meeting and voted on, as required.

Road work:

- Div 1: Spring Canyon Rd, the major thoroughfare for the division; the road had lots of ruts. Troy Cantrell was able to get rock delivered and fix the road.
- Div 2: 174 tons of rock were spread on Mountain Spring, the major thoroughfare for the division.

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- Div 3: The Board was contacted about washout in the fall of 2025. Board met with a contractor to develop a plan. Because of weather and unpaid assessments, the Phase 1 repair will be finished Q1 this year. Other phases will be completed with available funds.

Requests, to help us manage the association:

- If you are interested in planning road maintenance in any division, please email Troy at the VP email at the end of this letter.
- We suggest that members set up bill pay via their banks' online banking services. Once it is set up, you can simply input the amount and date to pay, and the check is sent by the bank. No need to address an envelope or put a stamp on it.
- Please let us know when you have a new mailing address. The POA does not receive notice of changes from the county, and we spend hours and hours looking at each of the 233 properties in the Association to review/update addresses for billing. If you have a billing address change, please send it to cspoapresident@gmail.com.
- If you are planning to sell your property: please disclose CSPOA on Form 17 to include the annual assessment amount (currently \$100), provide the CSPOA Articles of Incorporation and Bylaws documents, and please provide the cspoapresident@gmail.com email address to the buyer/realtor. The Articles of Incorporation and Bylaws are available on the website listed at the top of this letter.
- Lastly, we have a web address and if you have suggestions on content, please send an email. We also have a Facebook page where you can access information and other owners: <https://www.facebook.com/groups/773407709736725/>. We also have Google Voice Mail, that number is above.

Annual Meeting information:

Saturday, June 6, 2026, at noon at Beebe Bridge Park Picnic Shelter. We do not have the ability to offer a virtual session since the facility does not offer this amenity. Please see below for the budget and agenda for the meeting.

We look forward to seeing you there!

Stan Haralson, cspoapresident@gmail.com, Troy Cantrell chelanspringsvp@gmail.com, and Jennifer Cantrell, chelanspringstreasurer@gmail.com

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2025 Annual Budget

Expense	Planned	Actual	
General liability	\$3,511.00	\$4,483.00	28% increase from last year, tried other insurance but comparable cost
Board liability	\$1,870.00	\$1,870.00	No change in cost
Postage, printing and envelopes	\$400.00	\$159.71	Reimbursement for stamps and mailings
Contingency	\$300.00	\$169.20	Website fees
Legal	\$1,000.00	\$759.50	Legal consult-Stan; Release of lien previously paid off; Legal - Rosehill
PO Box	\$216.00	\$113.00	Sept 25 box rental
SoS filing	\$20.00	\$20.00	
Administrative subtotal	\$7,317.00	\$7,574.41	

Available* is based on actual assessments collected in 2024 and 2025.

Road Maint Fund	Available*	Spent	Balance
Road Maint. Expenses Div 1	\$10,779.62	\$283.57	\$10,496.05
Road Maint. Expenses Div 2	\$12,876.86	\$5,006.25	\$7,870.61
Road Maint. Expenses Div 3	\$2,116.90	0	\$2,116.90

2026 Budget

1/1/2026	Starting Bank Balance	\$15,046.95			
		2025 Budget	2025 Actual	2026 Budget	
Income					
	Assessments	\$23,500.00	\$27,314.40	\$23,500.00	
	Interest Income	\$100.00	\$100.68		
Total Income		\$23,600.00	\$27,415.08	\$23,500.00	
Expense					
Insurance					
	General liability	\$3,511.00	\$4,483.00	\$4,483.00	
	Board liability	\$1,870.00	\$1,870.00	\$1,870.00	
Admin					
	Mailings	\$400.00	\$159.71	\$300.00	
	Website	\$100.00	\$169.20	\$200.00	
Management					
	Legal	\$1,000.00	\$759.50	\$1,000.00	
	PO Box	\$113.00	\$113.00	\$113.00	
	SoS filing	\$20.00	\$20.00	\$20.00	
Total Expenses		\$7,014.00	\$7,574.41	\$7,986.00	
Road Maintenance		As of Feb. 2025	2025 Spend	Jan-26	
	Div 1	\$3,402.10	\$283.57	\$10,946.68	
	Div 2	\$4,256.63	\$5,006.25	\$7,970.61	
	Div 3	\$1,215.11	\$0.00	\$2,116.90	
	Emergency Fund?				
	Ending Bank Balance		\$27,353.32		
	Reserve CD		\$3,349.11		

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2026 Annual Meeting Agenda

Call to order

Establish Quorum (1/10th of 233 lots – 24 voting eligible members, including proxies)

Approval of minutes

Officer's reports

1. Treasurer's Report

2. Road's Report

Unfinished business

New business

1. Budget for 2026

2. Election of officers

Adjournment