

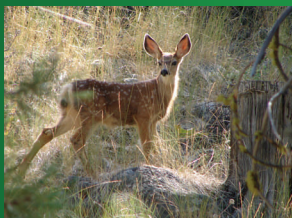


# Sun Mountain Ranch Club

Spring 2011 Newsletter

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## Spring Finally Arrives in the Valley!

Memorial Day is nearly upon us and Spring brings many property owners to the Ranch Club to get away and enjoy their property!

As more of us drive the roads, visit the pool and park, ride our quads, walk our dogs, and enjoy the many other many activities available to ranch club members, please keep in mind the rules that try to keep us all good neighbors!

- Speed limits are set at 15 MPH to help keep all of us safe while driving, walking or quading. It also minimizes the amount of dust that drifts onto many property owner's places.
- Many enjoy the privilege of riding ATV's in the ranch club, but in order to maintain this privilege, we must all abide by a few simple rules: ATV's must stay on established roadways and obey the 15 mph speed limit; ATV's are not to be ridden in the park area or on any greenbelts, and for the safety of ATV riders, flags extending 6' above the ATV are required so that other vehicles can see ATV's coming over a hill. Please respect the privileges of riding your ATV in the Ranch Club and especially be respectful of those who do not ride ATV's. Also note that it is the property owner's responsibility to supervise their children, their guests and their guests' guests when they are operating ATV's in the Ranch Club.
- Pet owners must keep pets under control at all times.

\*\*\*\*\*  
*Please Be Respectful of Others!*  
*We All Share This Community*  
*Together!*  
 \*\*\*\*\*

## Calling All Volunteers!

Mark June 4th down on your calendars as this will be a day of projects for all to volunteer and help. Volunteers are asked to meet at the Bathhouse at Larkspur Park at 11:00 a.m. on Saturday June 4th to spread out and work on ranch club projects. There will be plenty to do, so all are welcome and encouraged to come! We will have a list of projects to work on and will determine which to complete based on the number of volunteers who show up. Some of the projects include:

- ↳ Digging and framing pads to ready them for concrete for the new mailboxes at both entrances
- ↳ Finishing the installation of solar panels on the bathhouse
- ↳ Installing directional exit signs on sign posts along Twin Lakes Drive
- ↳ Installing split rail fence around the bathhouse drain field to keep cars from driving on and damaging the drain field
- ↳ Other projects will be available as well....watch the Ranch Club website to see more info! [www.sunmountainranch.org](http://www.sunmountainranch.org) (Dress appropriately to get dirty!)

# Good Time Had By All at New Year's Bon Fire

At the request of a Ranch Club property owner (and cooperating weather!), the board of directors decided to light the burn pile down by Larkspur Park early in the afternoon on Dec 31st for a community New Year's bon fire. There were approximately 30 people who showed up to bring in the New Year with fellow property owners. Thank goodness the fire was big as it was minus 4 degrees! Based on the comments, all had a great time and hope that it will become a new tradition continuing next year!



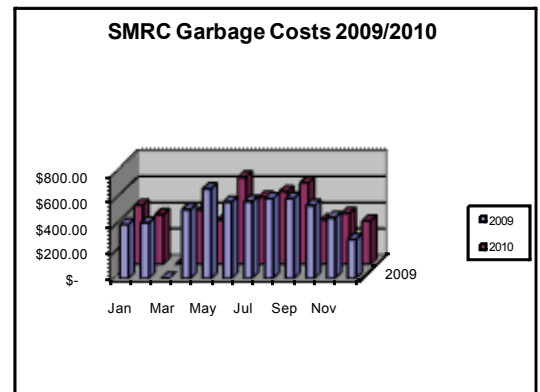
## New Signs Will Show The Way Out

In 2009 after extensive work by Director Dave Sandoz, the SMRC Board adopted an Evacuation Plan for the Ranch Club (if you have not reviewed the evacuation plan you are encouraged to do so by viewing the document on the Ranch Club website or contacting any board member for a copy of the plan). As part of this plan, this spring/summer the board will begin installing directional signs at all roads where they intersect with Twin Lakes Drive. The signs give the distance to either exit of the Ranch Club allowing people to find the quickest way out. Some sign posts will need to be relocated to assure the signs are easily seen when coming onto Twin Lakes Drive. If you are interested in helping install the signs or helping move sign posts, we will be working on this project June 4th or please let the Secretary know and she will make sure you get notified when the next work party will take place.

← 0.3 NORTH EXIT  
SOUTH EXIT 2.0 →

## Results of Trial Recycling Program

For years, volunteer Ranch Club property owners have spent countless hours removing cardboard from our garbage dumpsters, breaking it down, stacking and eventually loading their trucks and hauling it to the recycler — diligently providing their services free of charge. This has saved the Ranch Club money because it removes the bulky boxes that take up space and add weight to the dumpster which causes more expensive trips to have the dumpster hauled to the dump! Those volunteers are gone now and the cardboard boxes, aluminum cans and plastic bottles again began filling our dumpsters. The garbage costs to the Ranch Club consist of paying for each trip the garbage haulers make to dump the dumpsters, and the weight of the dumpsters each time they are dumped. In an attempt to help reduce our garbage costs, the Board hired Casey Bouchard of Methow Recycling Roundup on a trial basis in March of 2010 to see if garbage costs decreased as much as the cost of his services as well as providing the socially responsible service of recycling. To get a true annual picture, the Board extended Methow Recycling Roundup services through April of 2011.



After reviewing the results of the past year's trial period hiring Methow Recycling Roundup and the many variables involved with garbage costs, the Board determined that the program was effective in saving money. Though the overall cost during the trial period paying for the recycling services of Methow Recycling Round was approximately \$220 more than the garbage costs of 2010, the cost of not having the service would well exceed this difference if all of the recycling materials ended up in the dumpsters. Not to mention the socially responsible impact we can make for our environment by recycling all that we can.

After advertising for bidders in the MVN and Okanogan County Chronicle this past April, one bid was received from Methow Recycling Round Up which is currently under review. The program will be discussed further at the 2011 annual membership meeting in September.

# SMRC Waste Facility Policy Established

With the establishment of the security cameras around the SMRC garbage/waste facility, it was time to establish rules and policies for those who are spotted dumping non-allowable items in the dumpsters or recycling area which end up costing the rest of the property owners money. As established by agreement from property owners at a past general membership meeting and posted at both entrances to the dumpster areas, only bagged household garbage is allowed in the dumpsters. Old appliances, lawn furniture, barbecues, remodel/construction debris, etc. do not qualify as household garbage. Members wishing to dispose of these types of items need to take them to the County Waste Management site in Twisp. In addition to the garbage facilities, a recycling area was established in the area between the dumpsters to reduce waste costs. The types of materials accepted in the recycling area are clearly identified on the bins. Use of recycling is encouraged for all members.

When a violation rules for the waste management and recycling facility is observed or reported, a review of the security camera footage will be done in an attempt to identify the violator(s). If violator(s) is/are identified, a copy of the footage will be made and kept in the event of future violations.

- If a violator(s) is identified and it is a first violation, the violator(s) will be contacted by a board member and will be asked to remove the item(s).
- Subsequent violations by the same member, could result in denial of access to the facility or other Board action as deemed appropriate to prevent further violations.

## Board Retains New Attorney for Ranch Club Business

The Board has recently retained the services of Gregory Cromwell with HANIS IRVINE PROTHERO PLLC of Kent, WA. Greg has over 30 years of experience in representing condominium and single family dwelling homeowners' associations, and currently represents over 100 such associations. His and the firm's representation of associations includes, among other services:

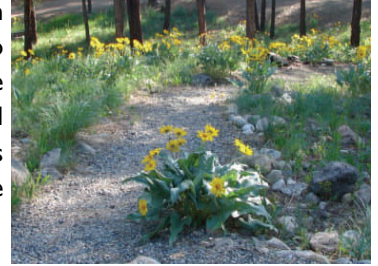
- Interpretation and advice regarding enforcement of covenants and other governing documents.
- Assistance with collection of unpaid assessments.
- Assistance with enforcing compliance with covenants.
- Filing and prosecution of litigation.
- Advice and assistance with drafting documents and handling issues regarding: governing documents [covenants, articles, bylaws, rules & regulations, amendments to governing documents and meeting documents: - proxies, minutes and other documents relating to Board actions.

Unfortunately, because of numerous threats of lawsuits by a Ranch Club property owner, the Board felt it necessary to retain the services of a new attorney to help protect the interests of the association and its property owners.

In regard to costs, local attorneys tend to deal with many different types of law and are not given the luxury of specializing in a particular field. The Board has chosen a new attorney who is experienced and specializes in Homeowners Associations (HOA's). Though letters sent to a select group of property owners in the Ranch Club falsely accused the Board of "*not considering if this would save us money or not...*" the switch to a new experienced attorney will in fact, save money. Because local attorneys do not have the luxury of being able to specialize in one field of law they spend much more time researching and reviewing case law as it pertains to HOA's and tend to spend more billable time creating new documents. All of this time is charged to the association. An experienced attorney as Greg Cromwell, who specializes in HOA law and deals with HOA's on a daily basis, has already reviewed pertinent case law, written many useable documents, and understands the complexity of HOA's. All of which saves time helping to decrease costs to the association. What is increasing the costs to the association, is the number of frivolous threats of lawsuits, prosecution, and challenges to the association by a Ranch Club property owner. Greg has also shown us that his firms paralegals and assistants do a great deal of drafting, emailing and phone work regarding typical assessment collection and covenant enforcement work, which saves the association money due to their lower hourly rates. By using our local attorney we would pay for these same services at their full rates. Greg also uses associate attorneys to assist for the same reasons, both to expedite work getting done and to save money for association because of their lower hourly rates. Greg does carefully monitor all work performed by paralegals, assistants and associate attorneys and will personally handle those projects which require his greater experience.

# As Snow Leaves, Trail Committee to Get to Work

In 2009, the Sun Mountain Ranch Club Trail Committee was formed to begin building trails in our Ranch Club green belts. In spring of 2010 the committee identified the first greenbelt to start the trails system and identified the property lines in order to assure the trail is well in the green belt. This spring, the committee has been marking with stakes the path in which the trail will follow. Once the path has been completely marked with stakes, all property owners adjacent to the green belt will be called and asked their input on the chosen path. Once the path is finalized. Volunteers will be sought to help on work parties to install the trail.



For others wanting to view the proposed trail location, follow the stakes that start on the south side of Twin Lakes Drive just east of where Balsamroot intersects with Twin Lakes Drive. Look for the white or fluorescent red stakes that identify the direction of the trail. The trail is marked from Twin Lakes Drive to Star Flower Road.

If you are interested in participating in a work party to build the trails, please contact Doug Smith at [director1@sunmountianranch.org](mailto:director1@sunmountianranch.org).

## Twin Lakes Aquifer Coalition Update

By Dick Ewing: April 25, 2011

On October 7, 2010 the Twin Lakes Aquifer Coalition Board met with Aspect Consulting, and Ecology to discuss the data collected by Aspect and the potential directions for the restoration project. Our project originally started as a trout fishery restoration project for Big Twin. This was driven by Washington Department of Fish and Wildlife (WDFW) with certain diversion requirements on the water that could be obtained from two wells on the Methow River. The key obstacle to successfully implementing the project under these requirements is the mitigation for the water lost to evaporation from the lakes, the water needed to replenish the aquifer and the water that flowed south out of Twin Lakes. This meant that up to 775 acre feet of water would have to be obtained from an existing water right(s) to mitigate these factors at the beginning of the project. Once the lake and aquifer is filled, 120 acre feet are required annually. The other downside is that the aquifer would not be filled sufficiently to restore Barnsley Lake; in fact WDFW was not interested in promoting this.



Just this last year, several changes have occurred within Ecology. One is the formation of the Columbia River Project. The purpose of this project is to provide water downstream of Lake Roosevelt to farmers and the Tri Cities by lowering the Lake Roosevelt reservoir to provide adequate water to meet these needs. To compensate for the additional released water, Ecology is encouraging water storage projects that delay water upstream until later in the year after

stream flows decline. The second change occurred in the Hillis Rule that allows priority processing of water rights for storage projects. This means as soon as the project is a go we can get the water for it. Associated with this water is that there is no mitigation required for the water used to store it in the Twin Lakes aquifer and lakes. This makes the project doable.

The water that comes out of the stored water in the lakes has two conditions affecting its use. One third of the stored water is retained by the Columbia River Project to mitigate the Roosevelt Reservoir release. Two thirds of the water can be used for out of stream use as a source of water for commercial, residential or agricultural uses. The water release to these purposes would be leased by the prospective users. Essentially this answers another question, how the project will be funded to maintain and operate it once it is built. Since the goal is to maximize the storage potential of the Twin Lakes Aquifer, all our habitat and fishery goals, as well as filling and maintaining Barnsley Lake would be achieved.

So the result of the October meeting was to change the project focus to a storage project. Making this change enables the Coalition to apply to the Columbia River Project (CPR) for the complete funding for the construction of the project: the wells, the piping to both lakes, pumps and all necessary hardware. Ecology has just accepted our scope of work submitted by Aspect Consulting to finalize water monitoring and submit the grant application to the CPR board for approval. This will be completed by August 2011. Approval if granted will occur in 2012.



# Getting To Know Your Board

## President, Paul Tillman

Paul Tillman and his wife Pat have been coming to Ranch Club since 1984. They stayed on a brother-in-law's lot until they purchased their home in 1996. They moved to the Ranch Club full time in 2005 after Paul retired from his 30 year career at the Bellingham Police Department. Pat retired at the same time from her job as the office manager for a Podiatrist in Bellingham. Since moving to the valley Paul has found a part time job at the Lost River Winery and Pat is working part time for a local dentist. Recently their 15 year old granddaughter Kodey has come to live with them and will likely finish her high school education here in the valley.

Paul was elected to the Board in 2005 and elected to the Presidents position that same year. Paul has been re-elected to both positions in 2007 and 2009. Paul feels his biggest accomplishment since being on the Board is the reconstruction of the bathhouse at the park. Paul spearheaded this project after an inspection of the existing bathhouse (built in the middle 70's) showed it was on the verge of falling down around us or being consumed by a fire caused by numerous electrical "fixes" done in the past. Financial constraints and handicapped access issues did not allow for the "ideal" bathhouse to be built. Numerous positive comments on the project received from property owners lead Paul and the Board to believe the project was worth doing.

Paul feels that Board decisions should be based on what is best for the Ranch Club as a whole and the facts that are available at the time the decision is being made. Property owners with concerns, complaints or questions should feel free to contact him or any other Board member by phone, email or regular mail.

You can reach Paul by e-mail at [president@sunmountainranch.org](mailto:president@sunmountainranch.org)

## Vice President, Stan Hillier

Hello, Stan Hillier here, Vice President of Sun Mountain Ranch Club.

My wife Kathy & I live in Bellingham and have been property owners since 1996. We have been enjoying the Winthrop area since early 1980's as my wife's family has owned property in SMRC very early in the development. I am a former Marine, Plt Sgt for security forces and CH-53 helicopter mech. For

29 years I have worked for Puget Sound Energy. Working as a high voltage electrician and temp crew foreman. I build and maintain Substations and help restore power during storms and other outage issues. I also worked in engineering & planning and combustion turbine sites. I have been a safety coordinator helping to maintain safety education and working standards. Also Chairman of the local Apprenticeship training committee for 8 years and active in other volunteer activities in and outside of PSE.

CHECK OUT WHAT'S GOING ON IN  
YOUR COMMUNITY BY VISITING  
YOUR RANCH CLUB WEBSITE  
[WWW.SUNMOUNTAINRANCH.ORG](http://WWW.SUNMOUNTAINRANCH.ORG)

Over the years my wife and I have taken full advantage of what the valley has to offer. From Freeze your Buns Run to Mt. Biking, XX skiing, snowshoeing motor-cycling and just plain old relaxing. This is

my second year as V.P. It has been interesting, challenging and I will admit at times frustrating. But I do believe it is worth the effort trying to help our community be the best we can. SMRC is definitely changing. Not just a recreation area anymore. It's going to take all of us to work together to keep this a place we can all enjoy.

Please feel free to e-mail me at

[VicePres@sunmountainranch.org](mailto:VicePres@sunmountainranch.org) with any questions or concerns.

## Secretary, Julia Smith

Julia and her husband, Doug, have owned property in the valley since 2003 and permanently reside on "the coast" in Puyallup, WA. Eventually they would like to live full-time in the valley. Julia is a native of Colorado and moved to Washington in 1997. She joined the SMRC Board as secretary in September 2009 and enjoys maintaining written records and maintaining the website. Currently, Julia is employed by the University of Washington Tacoma as the Administrator for the Milgard School of Business. When not working at the UW, she spends her free time with friends, family and recreates as much as possible in the beautiful Methow Valley.

She enjoys volunteering for the SMRC because it is a community of people who have a common interest and love for the Methow Valley area.

You can reach Julia by email with questions, suggestions, ideas, or concerns at [secretary@sunmountainranch.org](mailto:secretary@sunmountainranch.org).

## Get To Know Your Board Continued

### Treasurer, Jeanne Walton

Jeanne Walton and her husband Robert have owned two lots in the Sun Mountain Ranch club since 2004. They moved here full time in July of 2007. Jeanne was appointed to the Treasurer's position in early 2009 after the former Treasurer stepped down. She was elected to the position in 2009 and 2010 running unopposed in both elections.

Jeanne is the Office/Business Manager for the Country Clinic in Winthrop. Previously she was the Food and Beverage Administrative Assistant for Sun Mountain Lodge. Her real career was in the newspaper business. She had a total of 29 years in the business between The San Jose Mercury News and The Seattle Times/PI. The



The bulk of her career was managing large, union work groups in either the Circulation or Production departments. When she left The Times in 2007, she was the Assistant Pressroom Manager (hired by her now neighbor Larry Berg) responsible for all aspects printing the Times and the PI as well as managing the personnel. During her career at The Times, Jeanne held the leadership role many times for the company's United Way pledge drive. Even today, they still hold an auction to raise funds that Jeanne and her team started in late 1990's. One year her relentless efforts were rewarded when Royal Caribbean Cruise Lines donated a one week cruises to Alaska!

Jeanne enjoys quilting and playing in her yard in her spare time. She and her husband also enjoy collecting (and drinking) good wine and have been known to hit Rufus Woods to try and catch the big fish!

"I am so very proud to be associated with this Board. The level of integrity and commitment is very high. When we first moved here fulltime I wanted to find a way to "give back" to the place I called home and being the Treasurer does that for me. I hope to continue with these efforts in the future if the membership feels I'm the right person for the job and the Board continues to be made up of people who have the same level of intelligence, integrity and humor it has now. An unexpected benefit of this position has been my establishing great friendships with my fellow Board members."

You can reach Jeanne by e-mail at [treasurer@sunmountainranch.org](mailto:treasurer@sunmountainranch.org) with any questions or concerns.

### Director, Joan Bassen

Dave and I purchased our property back in 1981. Our original intent was to use it for camping while our kids were young; then to eventually build a retirement home. Dave retired in 2001 and we moved permanently into the house we'd built. We raised our seven kids in Federal Way where I was a stay at home Mom, though that didn't stop me from volunteering. I spent 10 years as a group leader for La Leche League, a young mothers group. I was active in the school's Parents Club including 2 years as President and served time on our Parish Council. When our youngest was in Junior High, I went to work part time as a receptionist in the Church office where I stayed 3 years. From there, I spent 6 years as Office Assistant at Gethsemane Cemetery.

During this time, I was also involved in the Ranch Club. Beginning in 1986, I took on the role of Ranch Club Newsletter Editor when my sister, Kathy Mellinger decided she was ready to give it up. Dave and I wrote and published the newsletter 3 times a year for the next 17 years, until 2003.

I have served several positions over 26 years for the Ranch Club including six years as President, four years as Vice President, eight years as a Director, and a one year term as Secretary. I also have served seven years as Contact/Chairperson for the Architectural committee, which is my current position along with Director.

I have watched this Ranch Club grow from only 11 full time residents to the current 77 Winthrop/Twisp address owners and have loved every minute. I have learned a tremendous amount about the history of this development and enjoy finding the answers for any new property owner when they don't know who to ask.

Joan Bassen

You can reach Joan with an question or concerns by e-mail at [director2@sunmountainranch.org](mailto:director2@sunmountainranch.org).

### Director, Dave Sandoz

I grew up in small service station, towing, repair and mountain resort business in the Oregon Cascades serving the traveling public, vacationers, hikers, hunters, fishermen and the logging industry. Our business was just across the highway from a small mountain airport, and that experience has led to a lifetime interest in flying, flight instruction and aircraft maintenance. My early years designing and fixing things and living in a mountainous paradise much like the Methow led me to a career in mechanical engineering and quality engineering for 26

## Get To Know Your Board Continued

years in Richland, WA. During that time, I also worked with professional societies and community groups to promote engineering and science. As a quality engineer, I focused on systems theory, performance and compliance auditing, and facilitating solutions to technical problems as well as effective, constructive communication methods.

My wife, Sally, and I have been married for 38 years, and together we have raised two children, enjoyed many outdoor and flying activities, and have vacationed with our family in the Methow Valley since 1985 where we have spent time skiing, hiking, camping, backpacking and mountain biking. I retired from engineering in 2006, and we moved to Winthrop in 2007 where we have lived full-time for the past four years. We made the decision to build our home and live in the SMRC subdivision because of the well-thought-out CC&Rs focusing on recreation and family-oriented activities.

I am actively involved in the community as the building official for the towns of Winthrop and Twisp, am a member of the Washington Pilots' Association (WPA), and am now into my third year serving on the SMRC Board. I have had plenty of opportunities to practice my facilitation and problem solving skills during this past year because, as many of you are aware, your Board has had to deal with two unhappy property owners. While working as an engineer for 26 years and currently as a building official, I have led and worked with many groups of people tasked with widely varying assignments. In most cases these groups worked well together, but in some situations where problems have surfaced, I have been able to work through the issues, deal with the feelings and get the issues resolved.

It has been a privilege working with every current SMRC officer and Board member for the past three years. They have been responsive, responsible, kind, considerate, friendly, open to new ideas and fair to everyone who has come with a valid comment or concern. I hold them all in the highest regard and look forward to working with the SMRC Board members in the future. Email Dave at [director3@sunmountainranch.org](mailto:director3@sunmountainranch.org).

### *Director, Doug Smith*

Doug & Julia Smith have been property owners in the Ranch Club since 2003. They own 3 lots in Division I with their permanent residence in Puyallup. They visit their Ranch Club property 20+ times per year.

Doug was elected to the Ranch Club Board of Directors in 2008 and re-elected again in 2010.

Doug is a Program Manager for Primus International, an aerospace company located in Algona. His past working experience has included managing a Pre-Cast Concrete Plant in Tacoma, running his own deck and fence business in Puyallup, holding the position of CEO of the Federal Way Chamber of Commerce, Managing the SeaTac Mall in Federal Way, and working as the Director of Development for a human services organization also located in Federal Way. He has served on the Federal Way Chamber of Commerce Board of Directors for 5 years, participated in the Federal Way Advancing Leadership program eventually becoming a Steering Committee Member and Chairing the Committee in 2002.

I have very much enjoyed volunteering on the Ranch Club Board of Directors helping to try and maintain the recreational atmosphere and helping make our association a better place for all who own property here. Julia and I try to represent those of us who are not full-time residents of the Ranch Club. Since being on the Board, I have initiated the Trails Committee hoping to enhance all property owners use of the common areas. I think the current Board has done an excellent job at managing the Ranch Club property owners dues responsibly. As a property owner paying dues for 3 lots, I am particularly conscious of not spending money where it should not be spent.

You can reach Doug by e-mail at [director1@sunmountainranch.org](mailto:director1@sunmountainranch.org).



VOLUNTEER WORK PARTY!

JUNE 4TH, 11:00 A.M. MEET AT LARKSPUR PARK

Wear appropriate clothes for outdoor work! Go to [sunmountainranch.org](http://sunmountainranch.org) for continued updates!



# Sun Mountain Ranch Club

PO Box 24  
Winthrop, WA 98862

## Don't Forget!

### Sign Up For Your New Mail Box!

As we posted in the last newsletter, new mailboxes will be installed this spring at both entrances of the Ranch Club for those wanting to change out their old box for a new, secure box. This will also give those property owners who pay for secure PO boxes in town an opportunity to have a secure box closer to home!

*If interested please notify the Secretary that you are interested in purchasing a locked mailbox. There will be a one time \$100 per box cost for purchase and installation.*

*(Note: a block of 32 boxes will be purchased for each entrance, if all are not purchased at the outset, the expense of the unused boxes will be absorbed by the association until all boxes are purchased by property owners)*

## Building a Better Community

### Your Ranch Club Board of Directors New Email Addresses

President, Paul Tillman, [President@sunmountainranch.org](mailto:President@sunmountainranch.org)  
Vice President, Stan Hillier, [VicePres@sunmountainranch.org](mailto:VicePres@sunmountainranch.org)  
Secretary, Julia Smith, [Secretary@sunmountainran.org](mailto:Secretary@sunmountainran.org)  
Treasurer, Jeanne Walton, [Treasurer@sunmountainranch.org](mailto:Treasurer@sunmountainranch.org)  
Director, Doug Smith, [Director1@sunmountainranch.org](mailto:Director1@sunmountainranch.org)  
Director, Joan Bassen, [Director2@sunmountainranch.org](mailto:Director2@sunmountainranch.org)  
Director, Dave Sandoz, [Director3@sunmountainranch.org](mailto:Director3@sunmountainranch.org)  
Director, Steve Smith, [Director4@sunmountainranch.org](mailto:Director4@sunmountainranch.org)

[Visit the Sun Mountain Ranch Club Website!](http://www.sunmountainranch.org)

[www.sunmountainranch.org](http://www.sunmountainranch.org)