

SUN MOUNTAIN RANCH CLUB
MEMBERSHIP ASSOC. INC
P.O. BOX 24 WINTHROP, WA 98862



Spring 2009

Several issues of interest to members will be explained in this newsletter. As always the Board welcomes your response as to how you feel these issues should be dealt with.

Park Facilities Reconstruction

The new bathhouse is completed and currently is open for use on weekends from 7:00 am to 10:00 pm. The Board decided on these hours, until the new security system is fully operational, to reduce the risk of vandalism. Volunteers are currently in the process of installing the plumbing for the pool and hope to have it operational by the weekend of May 18th, but by Memorial Day weekend for certain.

If you are current on your dues and assessments, a keycard for the new security system has been included with this newsletter. No keycard will be issued until dues and assessments are brought up to date or payment arrangements have been made with the treasurer. Only one (1) keycard has been issued per property owner. Property owners may purchase a second keycard for \$5.00 by filling out the enclosed form and mailing it back to SMRC with a check for the \$5.00. The Board has decided that only two (2) keycards will be issued **per property owner**. If you feel you need more than two (2) keycards please contact the Board and these requests will be decided on a case-by-case basis.

The new security system will log every use of a keycard with a date and time stamp. Cameras were installed as part of this project, which will allow the Board to identify those persons violating SMRC rules. Violators will be given a warning the first time. Subsequent violations of the rules will result in deactivation of the keycard(s), denying the property owner access to the facilities. The Board regrets having to take this position; however, violations of SMRC rules, particularly at the dumpster, have increased costs to the point where this action is deemed necessary.

Covenants Enforcement

Those property owners who received letters from the Board about non-compliance of the covenants are reminded their violations need to be remedied or their plan for doing so sent to the Board by June 30, 2009. As a last resort the Board could take legal action to enforce the covenants.

ATV's/Motorcycles/ Go-Karts

Sun Mountain Ranch Club is not an ORV park. ATV's must stay on established roadways and obey the 15 mph speed limit. ATV's cannot be ridden in the park area or on the greenbelts. The majority of ATV complaints last year involved younger drivers operating ATV's in an inappropriate manner. It is the property owner's responsibility to supervise their children and guests when they are operating ATV's in the Ranch Club.

Pets

There continue to be complaints about persons allowing their pets (dogs) to run free and chase deer in the Ranch Club. Allowing dogs to chase deer is a violation of state law. Please be a responsible pet owner. Keep your dogs and cats on your property and under your control.

Dumpster

At the general meeting in September 2007 it was voted to restrict the dumpster to bagged garbage only. This means no furniture, barbecues, construction debris, appliances and the like are to be put in the dumpster. The

transfer station in Twisp is the place for these items. The transfer station is open on Saturdays for those that are only here on the weekends. A continuing problem is cardboard boxes being thrown in the dumpster. The area between the dumpsters is for cardboard recycling. Please break down your cardboard and stack it in the center section. Volunteers from the Ranch Club then take it to the Recycling Center. Doing this will help keep costs down for all of us. As previously explained in this newsletter, the new security system will enable the Board to identify violators of this rule and take appropriate action.

Burn Pile

On several occasions last year inappropriate items (sheetrock, plastic planters, construction debris) were left in the burn pile. If DNR were to find these types of items in the pile our burn permit would be revoked and we could be fined. Your contributions to the burn pile should be limited to **natural** (pine needles, branches, stumps) materials only.

Ballot Measure to Revise the SMRC Election Process Coming Soon

After receiving member input at recent annual meetings and having heard more concern regarding our potentially outdated election process, the Board has put substantial effort into revising the election process to better suit the needs of SMRC. The current process described in the bylaws allows member/property owners to place all potential votes for different positions, times the number of lots owned, as extra votes to elect a certain person to a certain position, thus biasing the election process substantially. When the development was formed and most lots were owned by the developer, this may have made sense, but things have changed and this policy no longer serves the best interest of the SMRC membership.

The Board has determined we should revise the process, and it should be done prior to the 2009 annual meeting so the new policy can be used at that time. The proposed new process would give each member one vote per lot owned for each position up for election. Where multiple parties own a single lot, the group would be allowed one vote per lot and their vote would be submitted by a designated representative.

The process for changing the bylaws requires a simple majority of the members submitting a ballot. A ballot to change the election process is being formulated and will be mailed to SMRC members by mid summer to allow enough time to complete the process prior to the fall annual meeting.

Evacuation Plan Finalized and Posted on the SMRC Website- Enjoy!

In cooperation with Fire District #6 (FD6), the Board has finalized the evacuation plan that would be used by FD6 and the sheriff's office to manage any evacuation and/or fire suppression actions that may be required to protect the safety and property of SMRC members and guests. It describes the issues, challenges, resources and locations of things, as well as descriptions of the three levels of alert you may experience during an emergency event. The document will be posted on the SMRC website soon (printed copies mailed upon request). It is important that you read and understand the document for your own safety and the protection of your property. It is equally important that you inform your guests of the important provisions of the plan.

As a result of completing this plan, it was determined that a series of directional signs will be installed that make it obvious at each intersection within the development which way you should turn to get to either the North exit (close to Bryan Rd.) or the South Exit (church exit).

As always, feel free to contact any of your Board members with concerns, complaints or ideas, or if you would like to volunteer for any of the committees.

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Building Committee:

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2nd Keycard Purchase

Please submit a check for \$5.00 if you wish to purchase the additional keycard. Mail completed form and check to: SMRC Treasurer, P O Box 24, Winthrop WA 98862

NAME _____
(Please Print)

ADDRESS _____

LOT NO. _____ DIVISION NO. _____