



Sun Mt. Ranch Club Newsletter Spring/Summer 2021



A NOTE FROM YOUR EDITOR

Hello All- We are sending out this newsletter so you can be made aware of some events that will be happening in our valley and our neighborhood. Please read carefully and try to be here for one of these events to take advantage of the free stuff!!! As well, there will be changes to the garbage/recycle area - hopefully, in the next couple of months, that will greatly benefit us all. And yes, there should be some road work done too. Feel free to contact the board if you have questions or kudos! All the emails come through me, so I will see them.

Keep well and safe everyone and we look forward to seeing you around the neighborhood.
Karen Mulcahy, Secretary, SMRC HOA Board
secsmrc@gmail.com
503-522-5017

FIREWISE NEWS

Your Firewise committee has been very active the last couple of months and we have exciting news to share with you! We have been chosen as the "Focus Community" for all of Okanogan County for the DNR's Wildfire Ready Neighbors Campaign.

What does this mean for our neighborhood? ***It means SMRC received a grant for \$2300 to help us in our Firewise efforts.*** Some of your neighbors will be part of the media campaign to roll out this new program. Thirty-three of you took advantage of signing up for a free home/property assessment (advertised last month in our Firewise newsletter) and have been entered to win a \$300 gift card.

This grant money will be used to purchase kits to make blue reflective address signs for your lots to help responders find you in the event of a "911" emergency. We have also purchased a battery-operated pole saw that can be used with our committee members present, to help firewise your property.

So please save the date - ***MAY 1, 2021, from 10:00-4:00!*** We will be making ***FREE*** reflective blue address signs for our residents at Larkspur Park. This will be a COVID safe event - please wear your mask, keep the proper distance, etc. Come and get your free address sign or send your neighbor if you have one already! Come and hear about what you can do to make our neighborhood more fire safe and meet some members of your Firewise committee.

We have received a second grant, this one for \$1000, from the DNR as well. With this grant we plan to rent 2 large dumpsters (the size we have at our garbage/recycle area) placed in prominent areas in the development so you can bring your unbagged yard waste - pine needles, small branches, bitterbrush, etc. This will be later in May, weekend TBA, and will be on a first come, first served basis. Watch the website for dates!

Another save the date event - April 12,14,16th, 2021.

The Twisp Transfer Station will be accepting yard waste - for ***FREE*** - on these dates. There is a limit of 2 cubic yards at a time. This is an excellent way to help you, and the Valley, dispose of waste rather than burning it. This keeps our air cleaner and ***prevents the fire danger that comes with any burn pile.*** For more info please visit -

<https://www.cleanairmethow.org/news-events/springcleanup2021>

If you do choose to burn, PLEASE, do it right - check before burning, always have water on hand, never leave it unattended, and make sure it is out when you are done. For current burning info, please visit the following website:

<https://www.okanogandem.org>





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DUMPSTER/RECYCLING AREA NEWS

Our dumpster/recycle area is one of the biggest cost items in our budget - about \$37,000/yr. Your SMRC board has been working very hard to decrease the costs of our waste disposal, and to improve what we have in place. As you may have noticed, the area is generally cleaner and more organized, and is starting to change. Thanks to the vigilance of our board, we have identified some of the abuses occurring and notified the persons involved. To further clarify the rules, we have rewritten our garbage disposal policy, and it is included in this newsletter. Please read it carefully, with the understanding that these policies will be enforced through termination of access cards and money penalties for repeat violations.

In 2020, we saw our waste disposal costs increase substantially due to the influx of more members living here full time due to COVID, or moving here permanently, and with Wastewise increasing their fees by 30%. This prompted us to study our waste disposal area in depth.

Our conclusion - we will benefit greatly from a trash compactor. ***This compactor will be a win/win for our neighborhood!*** It will decrease the number of times our trash needs to be collected - and the savings will more than pay for the monthly rental on the compactor. It will hopefully eliminate raven access to the garbage and thereby reduce the messes they leave and lessen our clean up costs. And it will be better for the environment as it reduces the times that the big trucks are on the road.

The biggest benefit? It ultimately will save our HOA money. Monies that hopefully can be put into our contingency fund to deal with any costly items needing attention in the future. We will keep you posted as things develop.





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Sun Mountain Ranch Club/Rodeo Trails Garbage Disposal Policy

The Homeowner's Association has and operates a refuse area which includes dumpsters for trash disposal, as well as a separate area for voluntary recycling. This document sets out the policies established by the Board and Officers of the Association for disposal of trash.

The overall purposes of this policy are clarity and fairness. The cost of trash removal and disposal is a significant expense, and that expense is paid by members, on a communal basis. This makes the trash area susceptible to abuse. The Board and Officers have established this policy in an effort to ensure that trash removal and disposal is only for the benefit of dues paying members, and that the use by dues paying members is reasonable both in quantity and type of material. The overall goal is to limit disposal to routine household garbage, and exclude expensive drops which benefit single users at the expense of all.

Access to the trash area is by access card. These policies will be enforced through access cards. Please refer to the Key Card policy posted on the website for the complete enforcement policy, but in short, violations of this policy will result in termination of access cards, and money penalties for repeat violations.

The Garbage Disposal Policy

A. The dumpsters are limited to household garbage. Household garbage is defined as:

(1) Trash and refuse which originates at your home within the Association. It does not include any form or amount of trash or refuse that originates at your business, or at any home outside the Association, or at any home or business or location owned by any non member.

(2) Household garbage DOES NOT include:

- Medical waste of any kind
- Yard debris, for example branches, leaves, pine needles and stones
- Appliances, for example refrigerators, ovens, microwaves, washers, dryers, bar-b-ques or smokers.
- Furniture, for example mattresses, tables, chairs, sofa's, love seats, recliners or book shelves, lamps or rugs.

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- Car or machine parts, for example motor or engine parts, batteries, oil, body panels, tires, wheels, tire chains, empty tanks or vessels, RV covers, or awnings.
- Construction, building or remodeling supplies, parts or debris. For example, for illustration purposes, this would include, but not be limited to, mirrors, doors, windows, toilets, sinks, cabinets, countertops, framing or finishing material like gypsum board, insulation, light fixtures, panelling, electrical wire or conduit, plumbing material, carpeting or carpet padding, lumber, paint, varnish, or any finishing products or disposable tools or fastening products.
- Any material defined by any local, state or federal authority or agency as toxic, dangerous, harmful to health and not disposable in normal trash, or requiring special handling, for example radioactive material, asbestos, rotting flesh or dead animals, oil based paints or finishes or brush cleaners or solvents, and anything which may have contained flammable material, for example a propane tank.
- Any material precluded by our refuse serving contractor (currently WasteWise). When in doubt contact Wastewise or refer to their website. For example this would include many items on this exclusionary list, especially medical waste.

B. Access to the trash area is by authorized key card only. Any access gained by climbing over the fence, manipulating the exit buttons or any means aside from use of an authorized access card to activate the door locks will result in loss of access privileges for members, and prosecution of non members.

C. Everything disposed of in the dumpster must be bagged in typical plastic bags commonly available at hardware and grocery stores. No dumping of loose material is allowed. Any material not excluded by this policy is household garbage and can be disposed of by dues paying members. This policy and its definition of household garbage is subject to change and further refinement, especially in response to any abuse which the Board and Officers identify as increasing the costs of garbage disposal by a small number of members at the expense of all members. All material excluded by this policy should be taken by the member to the transfer station in Twisp for disposal, at personal expense.

