

Village at Lake Chelan Homeowner's Association

Manson, Washington

Summer Newsletter

Dear Members,

In a few days summer will officially be here. With the good weather comes a lot of activity. Homes are being built, projects abound, and there is maintenance to do. We have had some setbacks as we started the pool season. The pool heater (aka heat pump) decided to break down. The parts had to be ordered from the factory that made the pool heater. Hopefully by the time you read this the heater will be working.

Over the past seven years the pool has been cleaned twice a week and the bathrooms also cleaned twice a week. The Board has just added a third cleaning a week of both. This is not in the current budget and we may have to adjust the budget for next year.

We have had other repairs to the pool already fixed this year. The motor that ran the sweeper system in the pool floor was replaced and we added a fan system to the pool equipment room and made other upgrades so the equipment is working well.

Recently we had to take down the basketball hoop system as it was broken. The Board has ordered a new basketball hoop system from Big 5 Sports in Wenatchee. We will be looking for volunteers to help get it installed once it arrives. If you are interested in helping, please let us know. Otherwise we may need to have a company install it.

One block north of the pool in phase 2 on Havenwood Drive, a hole has developed partially under the roadway. We are having an excavation company open the hole to figure out what is happening and fill it back in. We will also be doing asphalt repair and striping once this issue is resolved.

The Board just authorized a plumber to replace the broken brackets for the shower heads in the restrooms at the pool.

At the last Board of Directors meeting on May 3rd, the Board approved some changes to the rules and regulations. Resale certificate requests will be charged \$100.00 and lender questionnaires are \$25.00 per page. The Board is adding "ARC Violations" to the fines and penalties outlined in the rules and regulations section 11.

The ARC stands for Architectural Review Committee. This is a three person committee. At present it has just two committee persons. The ARC committee members are appointed by the Board of Directors. The committee members are not voted on by the membership. Two of the Directors are acting as committee members in the absence of volunteers. The committee reviews ARC requests for compliance with the architectural guidelines of the Association.

The way it is supposed to work is if an owner makes a request of the ARC Committee and the ARC turns the request down, the owner can request a hearing of the Board of Directors. Since two Directors are doing double duty, the third Director is the sole arbiter if such a hearing is requested. This is not an optimal situation. **WE NEED TWO VOLUNTEERS!** Please consider a one year commitment to support your community by becoming an ARC member.

Your Board of Directors is made up of three owners. One Director lives and works full time in Western Washington, one works in Western Washington and commutes to Manson on weekends. The third Director is residing full time on the property when not on vacation. The amount of work and activity at times is more than the three member Board can address in a timely manner.

The answer is VOLUNTEERS! We need interested members of the community to help out with projects from time to time like installing a basketball hoop system. We are not a resort. We do not have any employees. Please consider letting us know that you are willing to help from time to time when we need assistance getting some things done. It serves the community and saves the Association money.

A recent review of the ARC guidelines has brought up an interesting subject referred to as "ornamentation". It is unrealistic that every owner that wants to put something in the front of their house needs to get authorization first although the guidelines suggest this. This would overwhelm the ARC Committee. The Board has adopted some reasonable guidelines that we will also put in the rules and regulations.

They are:

1. Nothing made of plastic is permitted without ARC written authorization
2. Items larger than 2 feet by 3 feet do require ARC written authorization
3. Materials should be limited to stone, concrete, wood and/or metals
4. The AR does reserve the right to review/approve any item that is displayed in a front/side yard by an owner that is visible from the street

The next meeting of the Association will be the annual meeting on Saturday, September 13, 2014. You will get a notice in the mail of the meeting. Each year one Board of Director position comes up for election. Position number 2 currently held by Sarah Cushing will be elected. If you have an interest in running for this position, please let Jason Fors know at forsdev@amerion.com.

The Board of Directors approved Cevado, a local company to create a web site for our Association so that information can be made available such as notices, minutes, and copies of all governing documents. Hopefully sometime this summer we will get it up and running.

In closing the Board wishes each of you a safe and happy summer. Watch out for children on our streets and drive with care. And please VOLUNTEER!

Thank you

Your Village Board of Directors