

IMPORTANT NEWS AND NOTICES FOR **ALL 9 MILE RANCH LAND OWNERS** ***PLEASE READ***

This is a newsletter from the board of the 9 Mile Ranch HOA, created to inform you of important notices and issues, and we ask that you take the time to read it thoroughly.

Nine Mile Ranch Homeowners Association / P.O. Box 332 / Oroville, WA 98844

9mileranchhoa.org / email: bod@9mileranchhoa.org

NOTICE - SNOW PLOWING INFORMATION

Call coordinator Eldon Hunt at (509) 476-3323 for all plowing requests and information. Plowing standards are:

- generally, 4" of new snow.
- discretion of Coordinator may increase plowing frequency.
- Main roads plowed first.
- Plowing berms left across private driveways from Ranch roads plowing are the responsibility of each Lot Owner.

The Ranch plower can plow your private driveway, at extra charge to you; if you are interested please email the Board and ask for his contact information.

2018 ROAD MAINTENANCE CONCLUSION

Here are concluding highlights about this year's road maintenance performed, ready for winter:

- All ditching and culvert clearing is complete.
- All roads with enough gravel to machine have been crowned for proper watershed.
- Road embankment erosion repairs made.
- Weed/growth control completed.
- (28) truck loads of proper gravel were placed, with more to come next spring.
- All expenditures came in within budget and this year's income.
- Great membership volunteer participation in trimming/felling roadside trees!

Other notable issues:

- This year's gravel replenishment kept pace with wear from traffic, but most prior years' replenishment has not been addressed; additional funding will be necessary.
- About half of all roads are not able to be crowned (raked, graded) for lack of surface gravel.
- Roadbed boulderheads sticking up are causing increased snow plowing costs (added gravel needed).

Visit 9mileranchhoa.org for detailed reports and logs about road maintenance performed.

NOTICE - BOARD OF DIRECTORS MEETINGS

The following are the currently-scheduled 2019 Board meetings, as well as the Annual General Membership meeting:

- January 5, 2019 Board meeting
- March 16, 2019 Board meeting
- June 15, 2019 General Membership meeting
- July 13, 2019 Board meeting
- October 15, 2019 Board meeting

All meetings will be held at 1:00PM at the Oroville Senior Center, 1521 Golden Street in Oroville. All Lot Owners are encouraged to attend. Check the HOA website for changes in scheduling prior to planning for your attendance.

If you would like to speak at a BOD meeting at the conclusion of BOD meeting business, please sign up at the beginning of the meeting. Understand that Board meetings are packed full with business for Board members to attend to, and state laws require that almost all Board business be done only in meeting, so there is little time to accomplish many needed tasks. Member participation will be limited in time according to number of speakers and other agenda items. Remember also that all HOA members can email the Board at bod@9mileranchhoa.org and we will promptly correspond with you.

We welcome all member input and inquiries about the ongoing developments at Nine Mile Ranch. Everyone has a voice, and we want your direct involvement.

YOUR PERMISSION FOR EMAIL SAVES COSTS

State law gives owners the option to receive certain notices and mailings via email instead of postal service, which saves HOA funds. Please email us at bod@9mileranchhoa.org and give us permission to notify you via email (RCW24.03.009). ***Include the registered owner of your lot, Division number, and lot number.***

Owners, please remove debris and blockages from roadside ditches and culverts if you see it, or contact the Road Manager, and keep your driveway culverts cleared too. These measures save HOA funds and also help prevent costly road damage repairs... Thank you!

NOTICE – COMPLIANCE WITH OUR CCRs

As members know, all Lots on Nine Mile Ranch are subject to the requirements and rights given in our CCRs. Complying with these requirements keeps our private residential/recreational wildlife refuge a beautiful and valuable place to have ownership in... and compliance is of course every Lot Owner's legal duty.

The CCRs and our Bylaws also require that the Board/ACC enforce our CCRs, which we are following through with. Please make sure you are aware of and compliant with the CCRs, and if you have any questions contact the Board or ACC with inquiries. You can also visit the website at 9mileranchhoa.org to view and print out copies of the CCRs and other governing documents.

PLANNING A PROJECT OR DRIVEWAY?

Remember you must receive approval from the Architectural Control Committee (ACC) before beginning your project or driveway. Email the ACC at acc@9mileranchhoa.org for more details, and visit the website to download application forms. Please also remember to keep all fences, structures, personal possessions, and other plantings/fillings out of the 60'-wide rights of way that are our Ranch roads (30' from the center of the road each way).

DID YOU KNOW...?

- It's your right to view all general HOA business records, including financial; just ask us. Also visit the website for various reports, current financials, and all Board meeting minutes.
- All Directors are unpaid volunteers.
- On a monthly basis, HOA bank account reconciliations and copies of all checks and all invoices paid are sent to two volunteer members (including currently a Canadian CPA) to verify proper order and use of funds.
- Starting in 2019 our HOA is required by state law to conduct an annual CPA audit of our books *unless waived by a vote of the membership...* one CPA audit costs about \$3000.00.
- It takes at least 60% of the membership to vote yes to approve an amendment to the CCRs.
- After allowing for inflation, our yearly Lot assessment rate has increased by only \$22.00 in 20 years, yet road wear from traffic has increased multi-fold, and gravel/etc. have gone up in price substantially.
- Nine Mile Ranch does not have anywhere near enough income to support its own road maintenance department and equipment. For 20 years independent local contractor Tim's Enterprises has performed almost all Ranch road maintenance and snow plowing, except gravel delivery. His rates have been methodically checked to be sure he's at or under market rates, and his level of care and attention has been excellent. He also knows our roads extremely well and takes pride in being responsible for that. In a region with few options, we are fortunate to have our working relationship with him. Thank you Tim!

COLLECTIONS IMPROVEMENTS!

Collection of past-due assessments, both long and short-term, is a constant impact on an Association's income. It is important that an organization robustly carry through with collections efforts in order to keep delinquent accounts at a minimum. On July 1, 2018, the Board adopted and began acting on a collection policy (see website for actual policy details) that included standard successive late notices, CCR-required interest charges, and liens for long-term past-due accounts; these collection elements had not been employed by prior Boards in many years. The following statistics reflect the collections improvements we are happy to report:

- 47% of the amount that was "two or more years past-due" has been fully collected, 20% of the remaining "two or more years past-due" is in payment agreement, and the final 33% has been liened.
- Comparing this time last year (without collections policy and efforts) to right now after 4 months of policy and efforts, we have improved collections 29% in gross principal assessments collected.

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