

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

Instructions for HOA Members Regarding Plowing on RANCH ROADS

(see further below for instructions for plowing private driveways)

Contact the Plowing Coordinator - Bill Burman - at 476-2996 with all plowing questions and reporting.

DO NOT CONTACT THE PLOWING COMPANY.

- Plowing on Ranch roads will happen at accumulations of 4" or greater.
- In general, plowing will happen the next morning after it is ordered by the Plowing Coordinator, or it may happen same day if order was by 6:00AM.
- Contact the Coordinator with any questions, concerns or feedback... DO NOT CONTACT THE PLOWING COMPANY.

If you are a **part-time occupant** and want your driveway entry left void of a plow berm when Ranch roads are plowed:

- please contact the Plowing Coordinator before the ground freezes to arrange for your driveway to be marked.
- this DOES NOT APPLY to driveways serving regular occupancy homes.
- this DOES NOT APPLY to driveways signed up for the Ranch plower to privately plow for you.

Instructions for HOA Members Wanting Private Plowing

Individual owners can hire the Ranch plowing company to plow your driveway for you at a direct charge to you. Conditions are as follows:

- Plowing of your driveway will happen ONLY when the Ranch roads in you area are already ordered for plowing by the 9MR Plowing Coordinator; NO EXCEPTIONS.
- Once you sign up, plowing of your driveway will happen EVERY TIME the Ranch roads in your area are plowed, and you will be billed directly from the plowing company for every plowing; NO EXCEPTIONS.

IF YOU WANT TO SIGN UP FOR PRIVATE DRIVEWAY PLOWING please follow these instructions:

- Contact Doug Nothwang via **email only** at seal_247pm@yahoo.com.
- Provide your name, plowing address, mailing address, and phone number.
- Doug will call you directly to arrange your plowing details with you, which will include pricing, placement location of snow, etc.

ALTERNATIVE PRIVATE PLOWER: You can call Joe Glover at (509) 560-0838 if you'd like a different plower alternative for your private driveway.

PLEASE KEEP YOUR PRIVATE DRIVEWAY CULVERTS CLEARED

It is great help in protecting Ranch roads from damage and saving HOA funds if owners take the time to keep their driveway culvert inlets and outlets clear of buildup and obstructions. If your culvert is not kept clear to allow Ranch road ditch water to flow through it then that water can run onto and across or down Ranch roads, which causes erosion and then needs repair. So please keep an eye on this and clear obstructions and buildup if they happen.

FALL 2020 ROAD REPORT and HIGHLIGHTS

The following information is a brief summary of what's happened this year with road maintenance. You can also go to the 9mileranchhoa.org website, under "Reports", and see detailed road and cash flow reports from this year. You can also read Board meeting minutes and financials on the website and also contact the Board at bod@9mileranchhoa.org if you'd like more info or have questions and feedback. Please note that "Special Assessment" gravel expenditures and budgeting are discussed in their own bullet point below, separated from all other road work expenditures.

- The priority for regular road maintenance and repair is always in this order: 1) within budget and reserve fund constraints, 2) emergency repairs, 3) maintain proper watershedding and erosion control, which includes crowning roads, (raking and grading) clearing ditches and culverts, and armoring erosive road embankments, 4) replace worn away surface gravel, and 5) raking washboard.
- This fiscal year's budget for all regular road repairs and maintenance (not including weed spray and snow plowing) was \$16,248.00. As of 11/8/20 for this fiscal year we have spent \$11,239.82 on the following: 1) \$5365.03 for yearly gravel replenishment, 2) \$1482.34 for raking, 3) \$1555.38 for ditch/culvert cleaning, 4) \$1429.36 for other road materials and repairs, 5) \$149.64 for administration labor and materials, 6) \$162.43 for capital improvements, 7) \$879.13 for emergency repairs, and 8) \$216.51 for erosion prevention/control. The remaining amount of collected funds available will be held until spring to see how winter snow plowing and spring melt affect roads and expenditures, then additional maintenance and repair will continue accordingly.
- Spring 2021 maintenance/repairs will need to be performed out of remaining available annual funds unless the Board resolves to use some of the reserve fund. Expenses will include - to varying degrees according to winter impact - erosion repairs from winter melt, ditching and culvert clearing, costs to clear several fully blocked culverts, and raking for crowning.
- There are several short road sections (approximately .6 miles total) that were originally constructed by the developer that are either too narrow or too rough to be able to feasibly plow throughout the winter; (9) lots are affected and those owners have been notified. The CCRs require that the HOA provide access, so these road sections will have to be budgeted for improvement ASAP. Such improvement costs are beyond current HOA income rates and plausible reserve fund availability.
- Snow plowing rates for this year have increased approximately 13% over last year's rates.
- We're coming toward the completion of executing the placement of the Special Assessment gravel that was approved by the membership in 2019. As of October 10, 2020 there were funds available to install approximately (60) truck loads of gravel:
 - (23) loads were placed recently while road moisture conditions were adequate. Recent cold temperatures have halted additional placements until spring.
 - the remaining (37) loads are scheduled to be placed in spring 2021 when conditions allow.
- Every year road traffic wears away approximately \$10,000 worth of road gravel and needs replacement annually. Due to lack of available regular annual assessment funds, approximately half of that replenishment was achieved so far this year; more may be placed in spring if unforeseeable winter maintenance and other emergency costs end up coming in exceptionally lower than expected. In other words, until annual income is adequately raised the 'sacrifice' will largely be in letting gravel wear away without adequate replenishment to some degree, which has been happening for a great many years.
- Good news about the new rake cost/benefit payoff analysis: 9MR purchased a road rake earlier this spring via Special Assessment funds approved in 2019. We recently performed a relatively short fall raking (7.5 miles). The cost for that raking alone was a savings of \$1288.00 compared to historical rates the HOA has paid prior to owning its own rake; the money saved on that single raking recoups over 7% of the original rake purchase cost.

DIRECTOR POSITIONS COMING OPEN

In approximately 8 months the terms of 6 of the current 8 Board of Directors will expire. To ensure that our HOA remains the beautiful nature preserve, supported by Covenants, Conditions and Restrictions, and with road maintenance performed at a very reasonable cost, we urge anyone with interest and ability to consider having your name on an upcoming ballot.

To perform as an effective volunteer director does take some time, reading emails/info to stay abreast of the issues and working on committees. There are four meetings for the Board scheduled annually plus an all-members meeting in June. Directors can attend meetings telephonically also, so you don't have live or be near the Ranch.

Please give this some thought. Management of the HOA is on an all-volunteer basis. It is a good opportunity to provide some much needed community service and our Association can always use the energy and fresh thoughts of new Board members.