



Nine Mile Ranch Home Owners Association

President's Letter – Oct 2021

Dear Lot Owner,

I am excited by the prospect of working with the Board of Directors (BoD) to address key issues and challenges facing the Home Owners Association (HOA). To keep mailing cost down, I will be making a number of references to the HOA website <https://www.9mileranchhoa.org>.

If you do not have internet access and would like a copy of any of the website documents, please call me 1-604-948-2909 and leave a message if I do not answer.

Thanks to all who voted on the ballot items in advance of this years Annual Membership Meeting (AMM). This has provided the BoD insight into the will of the membership.

If you have not seen the results, please review the ballot items and results of the first and second counting on the HOA website. The ballot items can be found in the document titled [2021 Voters Pamphlet](#) in the [Reports](#) section of the website. A summary of the first and second counting can be found in [2021 Preliminary Results of Ballot Tally Outcome](#) and [2021 Secondary Results of Ballot Tally Outcome](#) respectively in the [Reports](#) section of the website.

There have been a number of changes in the board. I would encourage you to visit the [Contacts](#) page of the HOA web site if you have not done so recently.

The board strives to provide prompt answers to your inquiries and requests. However, members are volunteers with personal and work obligations. Some inquiries may also require some debate to take into account laws governing HOAs, our Bylaws, the CCR's and established policies (refer to the [CCRs & Legal](#) and [Policies](#) sections of the website). Your understanding is appreciated and follow up if you have not heard something in a while.

The current board has had a number of priority items to deal with. Thank you to the members of various committees and the board for the work done to date. For more information refer to [BoD Activity Updates – Oct 2021](#) on the home page of the [HOA website](#).

Three key issues the board is currently facing are:

- 1) The ongoing restrictions the Covid pandemic (meetings, cross border travel)
- 2) Common area deficiencies and maintenance with limited funds available
- 3) Dated bylaws with conflicts between legislation changes and the CCR's

Thank you to the Zoom committee for helping to educate us all and to provide assistance to the technically challenged to deal with the unprecedented situation in the face of Covid restrictions.

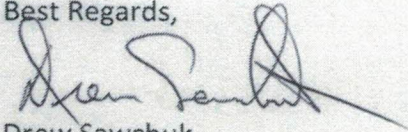
Common area deficiencies and maintenance items will take time to address. Some of the ballot items pertaining to annual fee increases and special assessments will help. With the assistance from our road committee the board is working to prioritize and resolve known issues and reduce maintenance requirements where possible. For more information on please refer to the [Roads](#) section of the website.

The board is looking to form a committee to determine what bylaws need to be changed, which ones should stay as is and which should be debated to determine if change is required. Please see the Bylaws Update Committee enclosure highlighting this issue and requesting those interested in being on the committee to make their desire known. Even if you do not get involved with the committee, I would ask you take the time to get familiar with this issue. To make needed changes will require 51% percent of the membership to support amongst other requirements.

There is lots to be done. The board and committees could benefit from participation of additional members. Enclosed is a form where you can sign up to help.

If you have any questions or concerns you can email the board at bod@9mileranchhoa.org or call me at 1-604-948-2909.

Best Regards,



Drew Sawchuk

President - Nine Mile Ranch Home Owners Association

Instructions for HOA Members Regarding Plowing on Ranch Roads

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 accumulation of 4" or greater.
- In general, the plowing will happen the next morning after it is ordered by the Plowing Coordinator, or it may happen same day if ordered before 6:00 AM
- Contact the Coordinator with any questions, concerns or feedback.

Again – DO NOT contact the plowing company.

If you are a part time occupant and want your driveway entry left void of 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 plowing by the Ranch plower

Instructions for HOA Members Wanting Private Plowing

Individual Owners can hire the Ranch Plowing company to plow your driveway -at a direct charge to you.

- Plowing of your driveway will happen only when the Ranch roads in your area are already ordered for plowing by the 9MR Plowing Coordinator
- Once you sign up, plowing your driveway will happen every time the Ranch roads in your area are plowed. **You will be billed directly by the plowing company.**

To sign up for private driveway plowing:

- Contact Doug Nothwang via e-mail at seal_247pm@yahoo.com
- Provide your name, plowing address, mailing address, and phone number
- Doug will call you directly to arrange details

Short Note from our Road Manager

We are trying very hard to stay in budget this season and make sure we can make it through the winter. Last year's winter took over \$30k to get through. Once we get all funds in by Spring we will see what is left over from snow plowing and sanding. Right now **steep** slopes on our most used roads start by Tuesday next week (19 Oct). The work order has been issued.

We are also looking for more volunteers to pull the road rake as the budget may be underfunded to get all roads done. If interested contact Brett Coffman at 206-730-9400.

SPECIAL NOTICES --- miscellaneous :

REQUESTING Volunteer HELP FROM OWNERS

Road Rake operator will be working on Ranch Roads in the coming couple of weeks /- before end of month. Rain has finally made this possible.

Please take some extra travel time for courtesy to be extended to the operator towing our 9MR Road Rake. Please stop if displaced rocks are stirred up and left in the roadway - place to road side.

THANK YOU! - from your Roads Committee

Your fellow HOA owners and neighbors will appreciate and thank you!!

Administrative Committee Update and Request for Volunteers

As most of you know, we have three new HOA Board Members from our election held last June. This has resulted in a new Board President,- Drew Sawchuk, and a new Secretary -, Susan Stewart Griffin, who both reside in Canada. Jeff Click was chosen by the Board to be the new Treasurer. Jeff recently turned that duty over to Don Charnholm, but remains a Director. With COVID preventing easy travel across the border, all of our meetings have been conducted via Zoom. COVID has also caused mail disruptions, resulting in both delays and non delivery for some items crossing the border. To head off this disruption Drew or Susan have sent our last couple of all membership items from Canada to our Canadian owners.

Another new Board item is the formation of an Administration (Admin) Committee to assist the secretary in preparing newsletters, plus the mailing with help from volunteers. Other required mailings: requests for board membership, voting information, annual membership meeting etc. Much of the assistance is in the form of clerical work, i.e. copying, printing, stuffing and addressing envelopes, stamping and mailing. To make this job easier, a designated Director would verify the emailed content from a sample print out via a print shop, including updated Address Label list for Printing, plus HOA return address labels. The materials, including envelopes and stamps would be mailed with USPS tracker to the responsible volunteer- the designated volunteer would proceed according to the provided instructions for handling such a job, making volunteering for such an important job – easier.

For the Newsletters, all members are invited to submit articles for consideration on any subject of interest to fellow owners. Please submit ideas or a completed article to: bod@9mileranchhoa.org
We are not sure exactly when Newsletters will be sent, but likely one in Fall and one in Spring.

One last item that may be of interest is the "Welcome Information Folder for the New Owner". From January to September 2021 there have been 22 new owners – interestingly all from the US. (Covid has hit everything).

Please remember the Board members and committee members are all volunteers, trying to do our best to uphold the ByLaws, CC&Rs - and items voted on by the membership last June.

Some feel - to keep our HOA functioning well, the position of Ranch Manager should be considered. This position in no way replaces the volunteer, elected BOD. A brief outline was entered into Minutes - 2020.

Volunteering has many benefits. In addition to the obvious fact that it saves HOA funds through self-performing tasks that we would otherwise have to pay for, volunteering is a great way to meet fellow owners at 9MR. Developing a spirit of community through helpful interactions with your neighbors is key to making life more worthwhile and enjoyable. If you support these goals and have a feeling that you would like to help - please contact the BOD and we can discuss your interests and how you can contribute. Our goal is to benefit from your interests and capabilities. Your contribution can be equally valuable whether you live at 9MR providing help on-site or are involved remotely from your home elsewhere. Tasks that could use volunteer help include:

1. Becoming a Committee member on any of our committees which are : Legal / Roads / Architectural Control /Admin / or an Ad Hoc committee when a special need arises
2. Admin help such as copying, mailing, maintaining address lists, etc
3. Assisting the road manager by reporting road conditions and helping to manage our subcontractors. Light duty road debris removal – leading a Division half day work group etc.
4. Website webmaster.

Your involvement can be as much or as little as you want, but any help is appreciated.
Out of pocket expenses are reimbursed.

If you're interested in volunteering please call me (Brian Rabe) at 509-724 7664 or contact the BOD via e-mail (bod@9mileranchhoa.org). Please provide your name and contact info along with your interests and ideas, and how you would like to help.

THANK YOU – Brian Rabe, 9MR Admin Committee .

INFORMATION / REMINDER from the ACC:

The Application for Plan Approval can be found on the Association web site:

ACC – Nine Mile Ranch HOA (9mileranchhoa.org)

- All structures need to be approved regardless of size or purpose and should receive a Okanogan County Site plan analysis even if a building permit is not required as per the CCR Article Section 23.
- Compliance with Okanogan County Zoning and Building Regulations.
- All construction must be consistent with and done in compliance with the zoning and building regulations for Okanogan County, and any other relevant governmental agency.
- ACC approvals of application for plan approval submitted to the ACC since January 2021 to the preparation of this Newsletter:
 - Single family residence (1)
 - Outbuilding (6)
 - Build site preparation (6)
 - Driveway (4) of that (1) required a culvert by Road Committee recommendation.
 - New Fence (0)

Thank you,
Todd Besaw, ACC Chairman

FROM OUR OKANOGAN COUNTY NOXIOUS WEEDS TECHNICIAN

Machelle Kawkins - is now sending the Noxious Weeds packet of educational information to 9MR New Owners, as promised in the Welcome Folder Information for New Owner package. Machelle has already visited 9MR and found some areas of concern. Those Lot Owners already contacted by her were polite and courteous, and are working to remedy their weed situations.

Any owner can contact Machelle directly for assistance –

email: mhakins@co.okanogan.wa.us or noxiousweeds@co.okanogan.wa.us Phone - (509)422-7166

Spring Information for all owners with Okanogan addresses is mailed. If you do not receive this information – e.g. have an out of area address, and would like to have it - as we would like all our owners to receive, perhaps this can be provided via our 9MR Website.

Again – your neighbors and our Ranch owners appreciate everyone’s help to control weeds – noxious or otherwise.

*These are our Okanogan Country Taxes at work, with improvement seen over the years. **Thank you all!***

~ A fun book for new owners in the Okanogan Highlands /at Nine Mile Ranch ~

Okanogan Highland Album : A pictorial history of the Okanogan Highlands and of the people

by the Molson, Chesaw, Knob Hill Communities

Previously found new in the Oroville Drugstore.

Recent research shows the book currently out of stock/print, but Amazon is taking orders.

Some Nine Mile Ranch owners have found relics from the days of early Settlers on their properties – horse shoes and pieces from machinery or sleighs. Bottles of sugar and mysterious brown liquid. Old leather shoes. Ink wells. Vases and pieces of crockery – even patches of rhubarb.

Road side signs along 9 Mile Road tell some of the stories from this area – so rich in history. **ENJOY!**

IF you have a story / finding on your 9 Mile Ranch property, and would like to write it up for a future Newsletter - please submit for us all to enjoy.

****** SNOW SEASON is coming to Nine Mile Ranch Roads ******

aka Our White Blanket

from The Welcome Folder of Information for the New Owner.

Any new information for this document / Information for New Owners is welcome for consideration
Email: bod@9mileranchhoa.org ref: Welcome Folder coordinators

Emergency Contacts & Preparedness

911 - If using cell you may get Canadian operator (should redirect to American response lines) or call (509)422-7232. Closest Emergency Room services – Tonasket Hospital.

Emergency Air Lift (by helicopter) LIFE FLIGHT www.lifeflight.org
ph: (800) 982-9299 “Peace of Mind for the Unexpected” - arrange before service is needed.

HELICOPTER services. Owners are encouraged to make their own enquiries for what could be a life saving service ... 9 Mile Ranch accepts NO responsibilities, but we do have a flat pad for emergency helicopter landing area on HORSE TRAIL DRIVE, first turn left off W. Corral Drive, Division 7, approx. ½ mile left past the stream and green gates. (Thanks to the owners volunteering land use.) However, any lot owner should think about a landing area(s) on or near their own Lot for reasons below. The helo service/ pilot will decide where and how to land safely when situation dictates.

FIRST AID classes are encouraged for any person/family. Learn how to deal with simple injuries, perhaps your own. Even study from a book **some patients should not be moved!!**

Correct 1st Aid can and does prevent a worsening situation.

<https://www.redcross.org/local/washington/take-a-class/first-aid> ph: 1-800-RED-CROSS (1-800-733-2767)

SNOW – especially around the holidays, can be dicey for access back to home on the Ranch.
The County and our 9 Mile Ranch contractors do their best to cope with snow plowing of roads – do be prepared for a hotel stay if needed. Missing an appointment – even the symphony or ski date on Christmas Day is no fun, but cuddled up by a roaring fire is easier than being stuck in snow – *especially if vehicle was to slide off road into a ditch (has happened)!!*

Please remember, being a snow plow contractor is not as easy as it looks – 36 miles of roads over 8 Divisions with everyone wanting their road done now! -- well we need to sit by the fire and be glad it's not us out there trying to see.

It has been suggested each Owner look for alternate, emergency routes out – even on foot.

Snow Shoes are fun !? Teach yourself how to use them – in case you have to use in an emergency situation. Keep them in your vehicle – with poles, & plastic bags – also work for wrapping hands & feet if needed. **Light Back Packs work. Pack Flares & Flashlights. Cell phones & extra batteries. Everything for a closure in a Mountain Pass. Carry chains.**

Keep a “Winter Emergency Pak” – in your vehicle - a plus if you have to leave it, with drinking water & protein bars. Plan your trip for the worst – and then have a fun, discovering trip.

9MR Drive Maps are on our Website – www.9mileranchhoa.org --/ printed inside the Welcome Folder for New Owner.

FOR Tires/ Chains & light emergency snow socks* – including Inspection/Vehicle Services - Les Schwab is a favorite with 9 Milers. Ph: 509-476-3902, closed on Sundays & major holidays. Some items may need ordering* – research needs, call ahead.

TOWING : Budget Towing (509)560-1056 Tonasket.

For our many 9 Mile Ranch Lot Owners

Visiting Nine Mile Ranch to see the “Winter Blanket” will be a fun trip.

We Nine Mile Ranch Owners, all pay for maintenance of Nine Mile Ranch Roads – whether we use them or not. Our Dues pay for road materials, organized through the diligent Roads Committee and its Manager. This big job is performed by volunteer owners & professionals.

As you use the roads, please enjoy all the Ranch has to offer – wildlife can be easier to see this time of the year, as you drive or stop safely - with courtesy. Slow speeds help the roads too, as well as your safety. Please pull over safely for oncoming vehicles especially if they are towing (hopefully not on snowy roads), or are traveling up-hill. Though a road sand may be used – we encourage everyone to carry chains and know how to easily put on whenever they may be needed. Please use wider areas (off the road if possible) for dealing with tire chains. These areas are scarce. Try to use areas that are cleared and level. Good rule is to put them on before they are needed, off the tar sealed/highway roads. Experienced truck owners know weight in the back of their truck aids winter travel.. Soaking a hay bale with water and allowing freezing to occur is easy and the deer will clean up the left overs. **Driving tips** – on a tight downhill turn, come out of 4x4 to get around bends. May save backing up and multi point turns – which can and does mess with the chains. All 4 tires chained may give less headache in the end. Is better to feel a “wuss” than look stupid with a slide off the road. Chains do have their limits - consider carrying a spare. Small metal buckets aid keeping inside of vehicles dry and make handling cold chains easier, as do gloves and a good flash light.

Fall rock spreading will be mostly on Pine Bluff, as it is the most needed location. **We will be raking as much as the budget allows us to do, and dealing with the steep slopes first to remove as much washboard as possible.** Please take care during the compaction period by splitting your drive tracks to get as much of the newly raked areas compacted as possible prior to snow. **Keep in mind - if you want smooth roads, removing rocks is a must. This is a task that our HOA members need to perform PLEASE** - preferably before it snows. **When you see a rock standing tall please take the time to remove it. Our goal is for better and smoother travels.**

Wonderful views of both sides of our Ranch are best seen from the County maintained and wider -- **9 Mile Road.** About ½ mile past Old Tressle Rd - turn sharp left off Chesaw Highway from Oroville. **GPS car navigators work in the back country more reliably than cell phone navigators, due to lack of cell tower service.** Brands such as TomTom / Garmin etc. do contain most 9 Mile Ranch Roads.

Point of interest - Private roads, such as 9MR signs are blue, while county roads have green signs
Report difficulty locating a 9MR road sign in a non-urgent e-mail to www.bod@9mileranchhoa.org

Continue your sightseeing along 9 Mile Road through the historic town of Molson, back to Chesaw Highway – right turn for Oroville. Or left turn for hot drinks/restaurants in the more rustic towns of Chesaw?, and Republic, where the highway continues to Colville and Spokane, or get back to Hwy 20 into Tonasket. “The Iron Grill” is our newest watering hole with delicious food. Back to 9MR, a shortcut is via East Lake Road - turn just before the bridge. OR continue straight on Hwy 97 to the Canadian Border, through Oroville – where more restaurants/bar and coffee shops can be found.

DO stay on plowed roads – and enjoy your beautiful purchase at 9 Mile Ranch!!

Bylaws Update Committee Forming

Please contact 9MR HOA Board at _____ if you are interested in serving on the HOA Bylaws Update Committee. The committee will recommend Bylaw amendments to the HOA Board. Amendments require approval by owners of 51% of all lots.

Bylaws have not been updated in more than 20 years. In that time, laws, technology, property ownership, and practices of the Association have changed. Amendments are needed to:

- Reflect changes in State law,
- Clarify election and voting procedures,
- Facilitate electronic communication,
- Address confidentiality of contact information,
- Address conflicts of interest,
- Resolve inconsistencies between the Bylaws and CC&Rs, and
- Make numerous other technical and housekeeping changes.

The Committee's work will be conducted remotely via email and Zoom communication. No in-person meetings are planned at this time. The goal will be to develop amendments in time for the 2022 election.

The Board will strive to name committee members reflecting the diversity of 9MR owner interests.

If you have questions, please email or phone HOA President Drew Sawchuk at dsawchuk@telus.net or 1 604 948-2909.

The following is a letter received from one of our owners, Leland Jay.

Quote

Dear 9MR Owners,

I have been a remote property owner for the last 10+ years.

Would like to create a regular ZOOM meeting via computer/phone to meet all the wonderful 9MR owners – Participation is optional and you don't need to attend every Zoom session.

This is an informal session without quorum of 9MRBoard members in attendance. I will host the Zoom call from home.

The purpose of the Zoom meeting is to .. (some ideas listed below)

1. Meet other 9MR owners (face to face, remotely).
2. Share 9MR stories and local events.
3. Look for opportunities to connect & improve the 9MR owner community

** Once the pandemic is over, we can meet in person. Yeah!!!

If you would like to participate in these Zoom Drop-in meetings, please email me at leland9988@gmail.com and I will reply with a Zoom meeting invite email.

The first Zoom meeting will be in November 2021.

Best Regards,

Leland

Unquote