



P.O Box 332 / Oroville, WA / 98844

[bod@9mileranchhoa.org](mailto:bod@9mileranchhoa.org)

## President's Letter October 2023

Dear Lot Owner,

Welcome to all the new owners who have joined our community. If you are planning any development please review the appropriate Covenants, Conditions and Restrictions (CCR's) <https://9mileranchhoa.org/legal/> and submit your plans using the Architectural Control Committee (ACC) Approval Form found on the Home Owners Association (HOA) web site here <https://9mileranchhoa.org/acc/>. This will help ensure you are aware of any potential items that may be in contravention of our CCR's.

The ACC and Board of Directors (BoD) have identified or been made aware of a number of CCR violations this year. Notifications have been sent with the majority of lot owners choosing to collaborate on becoming compliant. In an attempt to encourage owners to comply up front and to discourage behaviour that could compromise our roads the BoD has approved updates to our Enforcement Rules and Fines Schedule. This includes a potential fine for those not seeking ACC approval before making lot modifications or starting construction as well as a gradient daily fine schedule for damage to or impediment of roadways. The document is on this web site page <https://9mileranchhoa.org/legal/>.

Winter is on its way and though the board has a contracts in place, residence and visitors should always be prepared for periods of adverse road conditions. The road system on our ranch is extensive and takes time to clear. Melting in the spring can create icy sections. **Four wheel drive and chains are recommended to improve the safety.** Please refer to the enclosure for additional information.

The board and road committee continue to investigate and act on options to deal with the adverse winter conditions. This includes completing construction of the sanding facility, adding a second contractor for plowing & sanding and collecting information to determine what may or may not be compatible options. Limited testing on a few roads may also take place.

Thank you to board members, people on various committees (ACC, Road Committee, Bylaw Committee, Legal Committee, Admin Committee, etc.) and those just pitching in where they can. Countless volunteer hours have been spent to help run operations, uphold our CCR's and working to improve our community. To find out more I encourage you to take some time to visit the various tabs on the HOA web site <https://9mileranchhoa.org/>.

Thanks for caring,

Drew Sawchuk

President - Nine Mile Ranch Home Owners Association

# **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](http://9mileranchhoa.org) / email: [bod@9mileranchhoa.org](mailto:bod@9mileranchhoa.org)**

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## **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.
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## **Instructions for HOA Members Wanting Private Plowing**

9MR roads will be plowed by either one of two companies this winter season; 24/7 Property Maintenance or Okanogan Plowing. Individual owners can register with both companies 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.
- You must sign up with both companies to ensure that whichever company is plowing for any given snow event will also plow your driveway.

**IF YOU WANT TO SIGN UP FOR PRIVATE DRIVEWAY PLOWING** please go to the front page of **[9mileranchhoa.org](http://9mileranchhoa.org)** and follow the instructions given under the link entitled "Private Driveway Plowing Instructions".

## Helping your HOA

All of the work in running and managing our HOA is done by volunteers. In order to keep it that way, **not having to hire outside help which in turn would dramatically raise our yearly assessments**, there are actions you can take to lessen the time spent by those volunteering:

- **Join the Board.** Run for a position on the Board, or if there is a position open on the Board, ask the Board to considering appointing you.
- **Join a committee.** Our HOA has many committees for you to choose from; Road, Financial, Legal, ACC. Joining a committee not only helps the HOA but also gives you the opportunity to learn more about the running of our HOA, which can facilitate you joining the Board at a later date.
- **Follow the speed limit of 20 MPH.** This not only saves HOA funds used to maintain our roads but also lessens the work of the Road Committee and Board's volunteer time.
- **Pay your assessments on time.** This lessens the work for those volunteers managing the collections and saves HOA funds for mailing out statements and collection letters.
- **Follow the CCRs.** Read our CCRs. Before you make improvements to your property contact the ACC and/or Board to be sure your improvements are in compliance. This will lessen the burden on the ACC. You can find the Application for Plan Approval on the HOA website: [9mileranchhoa.org](http://9mileranchhoa.org).
- **Report road damage to the Road Committee.** Again, the Road Committee is made up of volunteers. They are not driving every road all the time. If you see damage that you feel needs to be addressed, report it.
- **Report violations.** Contact the ACC if you see potential CCR violations. Again, the ACC is made up of volunteers, and they are also not driving around looking for violations.
- **Attend Board meetings.** All meetings are done via zoom/phone and are open for attendance to all members. You can find out what's going on with HOA management and further learn how to be a director or committee member.
- **Volunteer a little or a lot, participation is easy.** There are no requirements for how much time one volunteers, either as directors or committee members. Most participation is done via email.

## Treasurer's Notes

Many of our Owners have inquired about Electronic Payments. These are the options we feel comfortable supporting.



For our **USA Owners**, this is especially easy. Most Banks and Credit Unions offer ACH Transfers, which we call Bill Pay. These transfers are typically processed and paid within 2-5 days. You can set up any of your bills, with the Vendor Name, Address, Phone and Account Number. For Nine Mile Ranch Payments, you would use: **Nine Mile Ranch Homeowners Association, Post Office Box 332, Oroville, WA 98844 Phone Number, use 509-476-3089** The Account Number could be your Last Name, Division number, and Lot Number. For Example, my Account Number could be Bachmann D6/L14, or I might use Bachmann, D6/L14 Invoice # \*\*\*\*. Consider following up your payment with an E-mail notification to our Treasurer, at [treasurer@9mileranchhoa.org](mailto:treasurer@9mileranchhoa.org) Bill Pay is almost always a free service offered by your banking institution.

Zelle is another payment option at most financial institutions, it differs from Bill Pay (an ACH) as it is classified as a P2P - Peer to Peer payment service. The processing times are typically just a few minutes. I understand that you may be able to pay our Homeowners' Association via Zelle, but each institution is able to set different restrictions on user options.

You can send funds through Zelle with either a phone number, **use 509-476-3089**, or email address, **use [treasurer@9mileranchhoa.org](mailto:treasurer@9mileranchhoa.org)**

Zelle also has an independent App that you may use if your financial institution does not offer Zelle. You must link Zelle to a US based bank account, or VISA/MasterCard tied to a US Bank Account.



For our **Canadian Owners**, I understand that you have all navigated a payment process. Please reach out if you need assistance in coordinating payments.



***Road Report***  
***October 20, 2023***

***I. General Comments/Summaries***

- Earlier this year a very comprehensive grading, raking, ditching and other work was completed which brought all roads up to date for good crowning, smoothness and water shedding characteristics. The roads withstood occasional summer downpours well throughout the year.
- In early October a short list of added grading, ditching and culvert clearing was performed. Between spring's comprehensive work and the recent short list the HOA roads are in good shape to withstand water shedding in winter and for melt next spring. As usual, some washboard and rivets in typical spots emerged but the current HOA budget/income does not provide for more than one comprehensive raking per year – unless for emergency conditions – so we'll have to wait until next spring to make roads smooth again.
- (24) of the projected approximately (54) budgeted truckloads of replenishment gravel were placed throughout summer. Placements were halted in later September for concern that any more from that point forward would not compact well before winter sets in. Remaining placements will resume again next spring after snow melt. The HOA Road Manager also secured initial commitments from the local main gravel supplier to crush and stockpile specific gravel for our HOA's needs; this is a significant step and benefit having being developed for several years now.
- In mid summer the Sanding Site facility was completed and the facility is stocked with dry sand, ready for the coming winter. Readers may recall that this facility is a result of the 2021 HOA membership special assessment vote.
- Three weed/growth control sprays were conducted this year to maintain noxious weed and road growth control, bringing weed/growth control as up to date as reasonably as it can be brought. The first spray of the season also included targeted sterilant spraying (specific locations having been identified and documented last year) which focused on killing back road growth that presented some level of fire hazard from summer time auto traffic.
- As highlighted and explained in detail in the 6.22.23 Road Report, the use of the HOA's road rake this year added continued cost savings over renting contractors' rakes, now accumulating 45% of the original purchase price of the rake being paid for since 2020 when the rake was purchased.
- Snow plowing/sanding contracts have been secured with two companies (24/7 Property Maintenance and Okanogan Plowing) for this coming winter. The Road Committee/BOD will continue to utilize both companies at the same time in order to get the fastest, most responsive widespread snow removal service as possible for the HOA.



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October, 2023

## **Notices**

### **Enforcement Rules & Fine Schedule**

Changes/additions to the Enforcement Rules and Fine Schedule have been adopted by the Board of Directors. You can find the full document on the HOA website: [9mileranchhoa.org](http://9mileranchhoa.org).

Changes are the additions to III: Penalties and Fine Schedule, #2 & #3.

### **Update on Legal Proceeding Division 1, Lot 47, Wayne Naysnerski**

Recap: The HOA won the legal case filed against Mr. Naysnerski. The court awarded the HOA all fines assessed and HOA legal costs to be paid by Mr. Naysnerski. This totaled to approximately \$60,000. A judgment lien was then filed against Mr. Naysnerski's Lot. Mr. Naysnerski abandoned his Lot and moved to another state. His mortgage company then filed foreclosure; auction happened in September, 2023. There were no bids placed on the Lot. Position of the Lot is now with the bank. This process dissolved the judgment lien placed by the HOA.

The Board of Director has chosen to pursue funds owed to the HOA by Mr. Naysnerski. A judgment lien will be filed against Mr. Naysnerski's new assets in the state he now resides in. HOA attorney estimates that filing this new judgment lien could cost up to \$5,000, most likely less, depending on the court rules in the state Mr. Naysnerski resides in.