

IMPORTANT NEWS AND NOTICES FOR ALL 9 MILE RANCH LAND OWNERS

Nine Mile Ranch Homeowners Association / P.O. Box 332 / Oroville, WA 98844
9mileranchhoa.org / email: bod@9mileranchhoa.org

*You can also use a digital version of this newsletter, to easily access links, under "News & Letters"
on the HOA website*

Instructions for HOA Members Regarding Plowing on RANCH ROADS

Contact our volunteer 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.
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Instructions for HOA Members Wanting Private Plowing

Individual owners can hire 24-7 Property Maintenance 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 your 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 WITH 24-7 FOR PRIVATE DRIVEWAY PLOWING please follow these instructions:

- Text Frank Thompson at (509) 322-6895.
 - Provide your name, plowing address, mailing address, and phone number.
 - Frank will respond to you directly to arrange your plowing details with you, which will include pricing, placement location of snow, billing arrangements with you, etc.
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TREASURER'S REPORT

Collection of assessments is one of the most important jobs for our treasurer. Per the Board-adopted Collection Policy and the CCRs, monthly interest is assessed on all past due accounts and monthly statements are sent. Our HOA has 310 Lots, which is approximately 260 members given that some members own multiple Lots. As of this writing 92% of this year's assessments have been collected; thank you to all those members. As a volunteer it saves me time and the HOA costs when members pay their assessments on time.

The HOA does have 9 members who are in arrears on their assessments. Most of them are making payments to bring their account up to date.

HOA Financial Audit Requirements: Washington state HOA law (RCW 64.90) has been changed as of 2025 regarding HOA financial audits. Prior to 2025 members had the right to vote to waive an annual audit. The change to this law states that an annual audit is now mandatory; members will no longer have the option to vote to waive the audit. In June 2026 arrangements will be made to audit our fiscal year 6/1/25 through 5/31/26. Results of all audits will be posted on the HOA website (9mileranchhoa.org). Fortunately the cost for an annual audit is already calculated into the current annual assessment rate so there should be no increase to the assessment rate for this purpose.

2025 ROAD MAINTENANCE HIGHLIGHTS

Please see the HOA website under "Reports" and "Meeting Minutes" for more details and additional maintenance items. You can email questions/inquiries to roadmanager@9mileranchhoa.org.

- In spring this year our contractor placed the last of the (50) truck loads of topcoat replenishment gravel for the 24/25 fiscal year. Then, starting in June 2025 and finishing recently, we ordered and placed all (49) loads of replenishment gravel scheduled for fiscal year 25/26. Two other points of interest regarding gravel:
 - For the last 2 years we have only been able to source good binding gravel in 1"-minus size; ideally we prefer the 5/8"-minus size for most roads, as it creates a better bound finished road surface. We are working with our current gravel provider and a new additional source to see if we can set up purchasing the smaller gravel again.
 - Next fiscal year (26/27, starting June 2026) will be the last year of the 'catch up' gravel placements that were approved in the 2021 HOA membership vote. This means that the overall annual truck load placements will be scaled back to approximately (40) for the year, which is commensurate with annual gravel wear.
- Weed control spraying was completed in (4) sessions throughout summer, including a spring sterilant spray for low traffic road sections where excess vegetation was growing. Of note, for the first time we sprayed for encroaching St. John's wort, and an outbreak of Russian thistle from adjacent county roads is impacting control of the weed on HOA roads (the Road Manager contacted the county repeatedly, with limited results, as the county stated their budget and requirements do not force stronger control).
- As was previously scheduled and budgeted for, in spring improvements were made to one of the last two 'no plow' road sections; 2200' of the end of Mallard Drive in Division 5. The road section is now able to be plowed in coming winters, whereby fulfilling the CCRs requirement that snow plowing of HOA roads is provided. It is budgeted and scheduled to accumulate enough funds in the next two years to thereafter conduct improvements to the last 'no -plow' road section; the end of Blue Grouse road in Division 5.

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 vacancy ask the Board to consider appointing you.
- **Join a committee.** Most work is done in committees; Road, Financial, Legal ACC etc. Committee work 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 20 MPH speed limit.** This saves HOA maintenance funds.

NOTICE – POLICY CHANGES

At the September 6, 2025 Board meeting the Board approved the following (see the September 6, 2025 board meeting minutes on the HOA website for full details):

- After adequate supportive research and legal counsel the board declared the HOA's official position regarding (7) tax lots that have deeds with language relating to the 9MR HOA but are not included in official HOA plat maps.
- According to all applicable easement agreements and our CCRs, it was determined that the first .25 miles of Forest Service road 3525 – which serves both Division 6 roads – will be snow plowed by 9MR from here forward.
- The existing Fiscal Management Policy (link) was updated to include parameters for tracking "capital improvements" funds and expenditures (funds available and used for *improvement* of roads, not maintenance), and also definitions for classifying each road maintenance expenditure category. Readers should understand that the Fiscal Management Policy is essentially the master guide about how all fiscal management happens for our HOA, including parameters for setting accurate annual assessment rates, maintaining adequate reserve funds, and specific managers duties.

- **Pay your assessments on time.** This lessens volunteer time and HOA mailing costs.
- **Read and Follow the CCRs.** Contact the ACC before making improvements to your property, or contact the ACC or Board with CCR questions.
- **Report road damage to the Road Manager.** Again, volunteers do all the management work and do not drive all roads all the time. If you see damage please report it.
- **Report CCR violations.** Contact the the ACC if you see potential CCR violations; volunteer ACC members do not deliberately drive around looking for violations.
- **Attend Board meetings.** All meetings are done via Zoom/phone and are open to for attendance to all HOA members. You can find out what's going on with HOA management, offer input, and further learn about being 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 and Zoom.