

## Crystal River Ranch News

62201 Meadow Way E, Greenwater, WA 98022

<http://CrystalRiverRanch.org>

### *April 2020 Update (Board Meeting Canceled)*

**Board Members:** Karl Goeres, Erik Godo, Tim Smokoff, Derek McKee, Curt Simonson, Shannon Cunningham, Steve Lewis, Nate Thompson, Teresa Steel

**Caretaker:** Jake Payne

In light of the Covid-19 pandemic, Curt cancelled the April 18, 2020 board meeting. We have been communicating via email and telephone and would like to update you on a few things.

***Due to the Covid-19 outbreak, CRR community facilities are closed until further notice. This includes the recreation room (bathrooms, laundry, kitchen and gathering room), play ground, sport court, horseshoe pits, picnic gazebo and picnic area restrooms (north and south), and games on the softball field.***

***Jake has implemented social distancing measures to protect he and his family. He operates our community water system, which is CRR's critical infrastructure. You can aid the cause by not visiting the Ranch House, and by maintaining a minimum of 6 feet of separation when interacting with him. If you need to reach Jake, please do so by phone.***

#### **Treasurer's Report (Teresa)**

Checking	\$ 37,007.94
Money Market	\$ 31,584.67
Water Reserve CD	\$ 221,215.95
Capital Reserve	\$ 94,173.48

March Expenses \$ 16,044.55 (including \$8,613 for water tank road repair)

213 of the 240 lots have paid their 2020 annual assessment. Mailed out reminders April 4th.

#### **Caretaker's Report (Jake)**

##### ***Water***

Monthly water sample completed. Meter reads completed. Notified all owners that came up on the leak report. Exercised all valves in the water system. Flushed system. Updated section valve spreadsheet. Cleaned up around the pump-house. Started work on repainting/replacing yellow concrete valve markers. Signed up for several free water classes being offered online in the

month of May, which will count towards my CEUs. Ordered another case of CL2. Updating water charts. SWM book is just about complete. I need to go to a stationary store once able to. WUE report is ready to submit. CCR is close; draft will be ready for review next week. Organized all files in the office. Two water availability forms completed. Worked on irrigation by Ranch House, now active. Static levels completed. Ran pump-house generator. Picked up Nitrate sample bottles from Midland. Studied in Water books. Signed up for Water Workshop in July. Checked on Water Storage Tanks weekly. Moved and stacked old section valve boxes inside pump-house fence area to use on blow-off valve boxes.

### ***Maintenance***

Picked up post and runners for mailbox addition. All Trails have been raked and cleared. Ran shop equipment. Used blowers around community areas. Picked up garbage around the community. Put out GO SLOW signs. Landscaped all beds around Ranch House. Sprayed weed killer along ditch and playground areas and gravel areas. Pulled up scotch broom around trail entrances throughout the community. Final patch completed in clubhouse ceiling and painted. Put away all outside sports equipment and caution taped off gazebo, playground, and basketball court. Due to the Covid-19 outbreak the Clubhouse will be closed until further notice. If you need access for laundry please call or text Jake at 253-797-3145. Checked mail daily. Worked on the mower and chipper for routine maintenance. Organized shop and tools. Cleaned out the work truck. Gravel placed around edges of new entrance concrete by mailboxes. Raked ditch in the same spot and cleared out the culvert that goes under Meadow Way. Reached out to CenturyLink for several homeowner's service issues. Picked up dog poop around the Clubhouse, Ball field area, trails etc. Please remember to pick up after your dog/pet. Used chain saw in numerous locations to clear limbs, trees, etc.

### ***Security***

Walk arounds completed weekly. Security drives completed at random times and multiple times daily. More vehicles coming in and out that do not belong in here, license plates taken down and notes being kept. If you see anything strange please do not hesitate to let me know. 1 false alarm, made contact with Homeowner. Many complaints about dogs off leash, noise at late hours, and large gatherings of people. Please remember if your dog leaves your lot it MUST be on a leash 100% of the time. Checked on Picnic areas. Monitored security cameras. Reached out to Forest Service and/or Law Enforcement for suspicious activities in or around Ranch.

### ***Office***

Computer work completed. Emails, phone calls, etc. Turned in all receipts. Forwarded all escrow requests to Teresa. Had CenturyLink out for repair. Ordered supplies needed. Worked on meeting letters. Updated all charts, tables, and databases. Worked on a SWM book. Researched items for upcoming projects. Received breezeway bids for repair. Sent various homeowners contacts for work needed. Reached out to Muckleshoot for a *deceased elk*. Assisted lot owners with garden box questions. Sent in monthly DOH docs.

**ACC** – 6 permits issued. ***If you're thinking about making improvements to your property this spring, please submit your ACC requests BEFORE the work begins!***

**Board Elections** - Board elections and the May annual meeting are postponed. The board will evaluate available options once the Governor's stay at home order is lifted, and additional guidance is available regarding large gatherings. Keeping our community safe and healthy remains our #1 priority.