

“R” NEWS

“R” Place

A community where we can Relax, Relate, & Rejuvenate



STEP RIGHT UP!!

Get your Creek Condo T-shirts and hats. These items can be purchased from Rick and Coleen Michaels, Lot 10. Please be considerate of the Michaels personal lives. They are available most weekends and accepting visits after noon. Con't pg 6



LAST CHANCE !!

Well, we had our last chance, we hired out the painting of the condo building. This past year has been a learning experience for us all and the one lesson that stand out the most is the lack of involvement for repairs and upkeep. We are a resort community and the reality is we come up to the creek to relax and enjoy the surrounding beauty. We get that! What this means to us all is more expenses going out to pay for the repair and upkeep of our common elements.

Creek Beat

I hope you have all heard by now, we FINALLY received enough ballots to close the well house proposal. The proposal was passed. Thank you for your participation. So, what does this mean? The well house, the well and the plumbing connecting the well to the bath house are “general common elements” and their operating expenses and repairs are cover in our budget. The water distribution system that runs to the individual lots remain “limited common elements”, meaning their repair and upkeep is the responsibility of the 103 units, 1-41, 43-69, 71-101, 109-111 & 138 as spelled out in our master deed.

-Tim Snyder



PONDS - UPDATE

Steve Parmeter has met with the DEQ and submitted an application for the repair of the spillway. So for the moment we are playing the waiting game. We are hopeful the DEQ will approve the permit and we can move to the next phase of this investigation. I will keep you all posted as soon as we have more information to share.

 PROGRESSIVE DINNER

What an absolute hoot! If you were there you know what I'm talking about. If you weren't? You missed a great event. I heard we had approximately 80 R.S.V.P.'s for the dinner. Those that responded, thank you. Letting the Rec committee know your intentions really helps them make the appropriate plans for food, etc.



Our first stop was at Mike and Donna O'Connell's for appetizers. Everything seemed to go extremely well at the appetizer stop. It appears there were some complaints after leaving the O'Connell's. Symptoms such as lightheadedness, blurred vision and slurred speech and feelings of euphoria were noted. Some good Samaritan took action on behalf of the membership and quarantined the location in hopes of preventing an epidemic. Upon further investigation it would appear alcohol was suspected for these symptoms! Yes, ALCOHOL was a factor!!



Campfire singing was happening at the Vanderzels.
Thanks Jeff and Family!

Seriously, after the appetizers at the O'Connell's we headed over to Richard and Colleen Michaels for salads. The main dish was bbq, both beef and pork, at Todd and Mandy Miller's. The deserts were plentiful and scrumptious at Sheryl and Danny Yount's. Mmmm!!! The event was capped off at Rob and Jill Vanderzel's sitting around the campfire listening to great music and amazing fellowship. What an awesome event. We all had great food and the ability to get to know one another, our neighbors and fellow lovers of the Creek.

For all of the hosts, a special thank you. This event would not have been so successful without you!

For our rec committee? Wow! I can't help but wonder what could top this? Perhaps the tour de fire?? Mark your calendars, August 18th.

ROAD UPDATE

July 27th we hired Ruby Creek Excavating to construct several soaker pits and scrape off the loose sand on Fox Den and Outer Loop Dr. The intent for the pits was to guide the cascading rain water off the roads preserving the grading material on the roads.



Fox Den at Lookout Trail with soaker pit on left, erosion leading into the pit.



Fox Den closer to Sippy Rd. in front of the Miller's. Note the cascading waters entering the already full soaker pit.

The road fill material was placed near the trail to the campground from the condo building. The piles have been marked with "caution" tape (not sure where the tape came from??) in an effort to keep the area safe. We know how inviting a pile of gravel can be for an adventurous youth on an ATV. The reality is; the gravel would end up all over the surrounding area a not be available for use on the roads.



It may not look like much, but it cost us all \$1000 for this material. This location seems to be the safest area we have where we can all keep an eye on it. So make a note and take heed. Get with your children and let them know, this is not part of the playscape. We want to be sure we have this product available for when the need arises.

WASHOUT BACKFILL MATERIAL

After the recent deluges we turned to Randy and one of his helpers, Chris, a road vet with 20 years of experience. They suggested we have some backfill material on site. In the event of washouts we can fill the ruts with this material and slowly over time, we will improve our roads by eliminating the soft areas as they occur by filling in the washouts with the backfill material.

LEGAL NEWS

Response to GM meeting comment

The board wanted to take a few minutes to talk about a comment that was made in the last general membership meeting. We wanted to do a little research to be sure we got the facts right before we responded to the comment.

The comment was made during the discussion on the ponds... “and stated the board can not make this decision on their own, they will need to bring the vote to the people”. In general there are only a few items the memberships needs to give their approval on before the board can take action. Basically these items are anything that would affect the voting rights of the membership, increasing dues in excess of 15% or seeking a special assessment. The operation of the association is the responsibility of your board. Your approval or disapproval of their actions can be voiced in your vote for or against them. In extreme cases, you have the ability to recall any or all of the board members.

The following items are taken from our bylaws:

Article IV, Section 2, item (i);

(i) **Making** repairs, **additions** and improvements **to**, or alterations of, **the Condominium property**, and repairs to and restoration of the property in accordance with the other provisions of these Bylaws after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings;

In the section above I have underlined what we believe to be the key elements pertaining to our discussion.

Article V, Section 2, item (c);

(c) To provide for the purchase of additions to the common elements in an amount not exceeding \$25.00 per unit annually



The board has a lot of responsibility and latitude performing their job running and maintaining the organization. The listed sections give the board the freedom to take action on behalf of the association. Keep in mind, there are constraints placed on the board that do limit their freedoms, the money we charge the membership in dues and assessments. We can not increase the dues in excess of 15% over the previous year without membership approval. We would also need approval for special assessments (excluding the purchase of common elements less than \$25 per unit annually). Waiting six months for votes to be cast on an issue is not the most effective use of the boards resources.

We wanted to address this comment in an attempt to educate the membership supporting our position with facts as we see them. We encourage each and everyone of you to spend time reading our documents, get familiar with them. If you are not familiar with a topic of discussion, get familiar, read the docs. Don't take another persons comments as “fact”. Discuss what you read with others to see if they have a similar understanding or something completely different. Many times the comments of others are biased by their own personal agendas and preferences.

Continued from page 1.... These apparel items will give us all a chance to show our pride of membership to the rest of the world. Our intent is to put together future orders that include coffee mugs and key chains as member interest dictates. Let us know what you think and what items you would like to see in the future. The proceeds of these sales will benefit the association with any of our future development or repair projects for the association. Special thanks to Kevin Bishop for putting this purchase together.



Calendar

August 18th, 2012

- Tour de Campfire
 - 7:00 PM "R" Place
 - Details to follow

Sept 1st, 2012

- Family Games
 - 2 - 4 "R" Place

Contributors

I want to recognize Kevin Bishop, our president for his efforts and service to our organization. Kevin runs our board meetings and GM meetings and keeps us moving forward. Kevin is always there to jump in and either take control or lend a hand. Kevin is a visionary and is looking ahead to a "better" place for us all. Kevin is our "go to" guy when it comes to meeting contractors coming out to work for us. Kevin, for all you do for us, THANK YOU! You da man!

I want to take a moment and thank the Rec committee for all their efforts. This group makes things happen ! You may not see it, but all our community events are made possible thought them. THANK YOU!

I want to also thank Aroy Brady for all his hard work. Aroy is the keeper of keys for the bath house and condo building and he is also mowing our grass.

