

MEMBERS UPDATE FOR MARCH 2010

Thanks to the vast majority of you for the prompt payments of the annual maintenance dues sent out in January. Reminder notices have been sent to those few we haven't heard from yet. As you saw, to save costs and time, our member bills are going out by e-mail except to those who do not use or do not have e-mail access. Please let us know at wolfcreekbod@yahoo.com if you would like to change your e-mail address in our records. The Association will not release email addresses of any Member.

Our annual member's meeting is coming up this June, which will include voting for new board members to replace those whose terms are expiring. We have three board member positions open for election. Please consider volunteering your time and help to our membership by joining the board for a two-year term. We have monthly meetings. Dotti Wilson is heading a nominating committee to fill the three positions with our June ballot; please contact her or any of our board members if you have any questions about a board position.

At the annual meeting we will give an overview of the importance of detecting and eliminating leaks this spring, summer, and fall. Our calculations show we will free significant new numbers of water connections from DOH with meter readings showing the leaks staunched last spring through fall (DOH wants a years worth of meter readings before they will react), and expect to free many more by detection and repair this coming spring-fall season. We also have a new capitalization plan for any future water system improvements needed prior to buildout as contingency planning, perhaps 15 to 20 years down the road, when leakage suppression might not be sufficient to get us to the full 79 water connections for full build-out (based on current lot configurations) without some additional storage and/or other system pressure improvements. New connection fees now reserved in a separate interest-bearing bank account, will cover most of any future system upgrade, with a manageable special assessment per lot when/if needed.

With spring come potholes in our slow-speed dirt roads. Grading is expensive, and the costs are borne by everyone. To save us all money, we urge all members to drive slowly at 15 mph as posted, and weave a bit using the whole road width to prevent ruts, minimize wash-boarding, and avoid deepening potholes. Our private access roads are rural dirt roads with a character we all enjoy, so take it easy on them to hold our costs down.

WCPOA Board