**KGCA - Note to Community October 2018**

***Sad News: Dwight Miller, KG Homeowner and past Treasurer of KGCA passed away recently*.**

Dwight was a caring person who worked diligently over several years to serve what he believed to be the best interests of the Kahler Glen community. He will be missed in our community.

Celebration of Life Service for Dwight Miller Sr.

October 30th at 4:00 pm.

It will be held at Our Savior's Lutheran Church
215 Mukilteo Blvd
Everett, WA 98203
[www.oslc-everett.org](http://www.oslc-everett.org/)

***Winter preparations are underway at Kahler Glen:***

1. Reminder email was sent to all owners on 10/13 re: irrigation system shutdown, snow plowing, etc. Please review that information to help prepare for winter.
2. Exterior Lighting – owners are reminded of our Rules and Regulations regarding exterior lighting.

***The overall lighting plan for Kahler Glen is designed so as not to detract from the night view. All exterior lighting, including motion-censored lights, must be directed downward, be low intensity (i.e. 450 lumens or less), and not result in excessive glare to neighboring properties, roads or Common Areas. • Please turn off all outdoor lights when not being used***

All owners are asked to cooperate with neighbors to balance the desire of some to significantly reduce light pollution with those concerned about safety. During the winter months on clear nights, the snow adds to light pollution. Owners are encouraged to put your exterior lights on timers so that lights are not on throughout the night. Street lights near the restaurant are on a separate sensor and will remain on for safety reasons. There is a bright light at the restaurant/clubhouse that will be put on a timer to coincide with the restaurant closing hours.

1. Ban on Burning: Our Rules and Regulations read as follows:

Per our current CC&R's Article 6, Section 6.23;  **No out door fires are permitted except between Nov 1st and March 1st.**

[**KGCA Governing Documents-CC&R's**](http://kahlerglencommunity.org/wp-content/uploads/attachments/KGCA/Governing%20Documents/KGCA_Recorded_Restated_CCRs_20May14.pdf)

At our Annual Meeting in June 2018, the members approved the following change to our CCRs: Section 6.23 was amended by adding the following:

PROVIDED, however that Golf Course or Association personnel may conduct seasonal burning

throughout the year in accordance with applicable laws, rules and regulations of Chelan County,

the State of Washington and federal agencies.

Currently Chelan County Burn Ban is still in effect:  [https://waburnbans.net/recent-burn-bans/category/chelan/Chelan County Burn Bans](https://waburnbans.net/recent-burn-bans/category/chelan/)

[Chelan County Burn Bans](https://waburnbans.net/recent-burn-bans/category/chelan/)

1. The Winter Recreation Committee is busy preparing for the snow. Here is an update from Bill Miller, committee chair:

1—We will try to put in the snowshoe trail once we have enough snow- approximately 1 ft.

2—XC grooming will start once we have 18+ inches of snow and will create the same trail as last year

3--We may need to create additional signs as some were lost or damaged

4--Ice skating: more to follow

5--Old groomer – is it working to groom the sled hills? May have an alternative (Note: Board decided not to spend any additional money on repairs to groomer)

6--Maps and signage will go up in the condos garage area; maps and signs will also be made available by the resort for rentals; maps and signage will be placed on the trails once we have enough snow to hold up the signs.

***Settlement Proposal Approved by the Board***

On October 13, 2018, the Board approved the proposed settlement agreement to settle the complaint KGCA vs. KGGSR. The Board thanks all eligible owners who participated in the vote to ascertain community sentiment regarding the proposal.

The voting results were emailed to community members on Oct. 10.

Results of the vote:

Eligible votes: 130

Yes: 105 (97.2% of those voting)

No: 3

22 eligible votes were not cast

Next steps are for the Board to complete the settlement and to work with the LLC Board between now and December 1 to amend the lease agreement between KGCA and the golf course – KGGolf and Ski Resort.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

***Short Term Rental Policies Committee established by the Board***

A separate message was sent to the community on October 13 announcing the formation of the committee and making a special appeal to recruit to the committee condo owners and rental landowners to serve on this committee. Nancy Miller is the chair. If you wish to volunteer or to nominate a neighbor to serve, please contact Nancy Miller directly at njmcmiller@hotmail.com

The prior message contained the Committee Charter and names of community volunteers already engaged with this work.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Reminder: Drafted minutes and attached reports are now posted on the Community Members Only section of our website within 2 weeks of each Board meeting. For access to this section of our website, send your request to board@kahlerglencommunity.org and we will send you the ID and Password.

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Note prepared by Sue Hennessy on behalf of the KGCA Board

P.S. Got a new neighbor? Sell your property? Change your address or phone? Please help keep the Kahler Glen Community Association roster up to date. Email changes or corrections to board@kahlerglencommunity.org.