

Greetings to Kahler Glen owners as we enjoy the last days of summer and move into the beautiful days of fall!

The Board met on August 19. Minutes will be sent via email when finalized. We have begun the process of updating the website but currently we cannot post to our existing website due to discontinued support from our hosting company.

Communications to community members will be via email for the next 2-3 months as we redesign and relocate the website. You can contact the Board at anytime via email:  
[board@kahlerglencommunity.org](mailto:board@kahlerglencommunity.org)

Message from our President, Paula Robinson, regarding current status of the filed complaint against the LLC: Following the Annual Meeting, KGCA reached out to the LLC via our attorney stating that we would entertain an offer of settlement for our complaint. We made it clear that any offers of settlement must come with investor approval. Our attorney did receive word from their counsel that the LLC is working on an offer and obtaining approval from their membership. Their attorney is hoping to present an offer to us early in September. The Board will communicate with KGCA members as appropriate after an offer is received.

Reminder: Noxious Weeds - owners who have noxious weeds on their properties have been notified to eliminate the weeds on their properties or hire the CAST staff to do so. CAST staff do spray the community common property in the spring; however, property owners are responsible for ditch maintenance adjacent to their properties and are responsible to their property lines for controlling noxious weeds.

Reminder: Septic Systems - Our Rules and Regulations state the following regarding Water, Sewer:

- Kahler Glen is on septic systems; if the systems are treated appropriately they should last for many years. In order to keep them in working order and avoid huge costs to the community should the systems fail, please follow all rules.
- Make sure your faucets, toilets and other water sources are in good repair and are not sending excessive flow of water in to the septic system.
- Use only septic safe toilet paper. Do not flush feminine hygiene products, facial tissue or non-biodegradable objects.

- Do not flush any toxic materials, including but not limited to drugs, antibiotics, solvents, paints, varnishes, weed killers and insecticides.
- Do not use powdered laundry or dishwasher detergent; liquids or gels only.
- Do not use bleach. If you rent your home and use professional cleaners, Washington State law requires professional cleaners to bleach linens. Therefore, after rentals your linens must be washed off-site from Kahler Glen.
- Garbage disposals are not allowed. If your home has one, please don't run anything down it. Place vegetable matter, grease or fat products, egg shells, coffee grounds and any other kitchen waste in the garbage. If you remodel, please eliminate the garbage disposal.
- . • Avoid using drain cleaners.

#### Architectural Control Committee

A huge thank you to Julie Burrage for chairing the committee, developing an updated charter, recruiting new members, and setting forth the committee's recommended priorities for 2017.

The Board reviewed and approved submitted documents at the August Board meeting. Julie and the committee are in the process of following up with owners who are building, remodeling, putting in landscaping, painting, roofing over the summer and fall months.

Reminder: planned changes to the exterior of your property need to be reviewed and approved by the ACC prior to commencing the work. Building plans and landscaping plans for new construction must be reviewed and approved by the ACC. Please email [kgca.acc@gmail.com](mailto:kgca.acc@gmail.com) to inform Julie of your plans and to learn about requirements.

#### Water Rights/Metering Project

Very good news! We recently received all five our Certificates from the Dept. of Ecology which certify our water rights! A huge thank you to John Christiansen for overseeing this project, to the staff and contractors who have done the work, and to community members for supporting the project financially.

There have been several inquiries to the Board asking if there are outstanding accounts for the water assessment done last year, fees for water metering and water reading equipment. Dwight Miller, treasurer, reports that only one owner has not paid the water assessment (\$2400), meter reading assessment of \$50 - 4 owners have not paid for total of \$200, and we have received reimbursement for all water meters. Outstanding amounts are pursued by our treasurer.

Work continues on the Well #5 part of the project. Engineering/planning is underway and updates will be provided throughout the fall. We are very hopeful of completing the work this year. \$130K is budgeted this year for this project to continue.

Regular monitoring, recording, and reporting required by our regulators is also in place. John Christiansen has continued to oversee this function but will be transitioning this responsibility to Gary Marks, Property Manager. It is critical that this be done routinely and correctly to demonstrate, on an annual basis, that we are using our water rights for beneficial community use.

#### Firewise

New owners are given a Firewise packet by Bill Miller.

New residents are encouraged to use Firewise approved plants in their landscaping

When replacing plants, please consider Firewise options.

All owners are encourage to "firewise" our properties and remove landscaping elements that do not meet Firewise standards.

Bill Miller will schedule another Firewise work party to clean up around the pro shop. Look for an email announcing time and date once scheduled.

#### Weyerhauser Logging Update

The DNR has issued permits to Weyerhauser to log; those decisions are being appealed.

A group of interested parties have come together to develop a proposal for buying the property that Weyerhauser intends to log. The effort is being managed by the Land Trust and the goal is to prevent clear cut logging, find a mechanism for buying the land, and develop plans for future uses and management of the property.

Contact Paula Robinson at [probinson58@msn.com](mailto:probinson58@msn.com) for further information.

#### Future of Restaurant

Gary Marks has notified the Board of his intention to terminate the restaurant lease effective Nov.22.

The Board has appointed a committee, chaired by Neil Taylor, Board member to develop a Request for Proposal and seek a new party to lease the restaurant.

If you have restaurant managing/leasing experience and are willing to lend your expertise to the committee, please contact Neil Taylor directly at [ngtaylor@me.com](mailto:ngtaylor@me.com). Jim McVay has volunteered to serve on the committee.

If you know of potential or interested restaurant operators to lease the restaurant, please give their contact information to Neil or ask them to contact Neil directly.

## Website Update

Our website is still active but our host no longer supports the function that allows uploading new documents. You will receive updates via e-mail in the interim.

We have secured a new hosting agent and the KGCA website will be redesigned and relocated to our new host, Buller Technology, in the next 90 days.

The Board approved \$2K and the annual monthly hosting fee of \$10 to complete this work. Sue Hennessy, KGCA Board Communications, will manage the project and will be working with others in the community to update the content of the pages, assure that our archives are maintained, and represent the Board in this work. Committee leads will be asked to serve as content experts as we move through the changes.

## Infrastructure Committee

Lynn Withrow is chairing the Infrastructure Committee and has recruited the following community members to assist: Rex Lund - ponds, John Greiner - septic, Carol Billesbach - roads, John Christiansen - water.

Short term projects in each area will be identified and prioritized for the Board's consideration.

Long term needs/projects will be included in a new long term reserve study recommended by our auditor. The reserve study will be done in the coming months.

## Board Members and Officers of Kahler Glen Associations - FYI

Kahler Glen Community Association: President - Paula Robinson, Vice-President - Neil Taylor, Secretary - Nancy Miller, Treasurer - Dwight Miller. Members: Brook Fritz, Lynn Withrow, Sue Hennessy. Property Manager: Gary Marks

Kahler Glen Condo Association: President - Duane Taylor, Vice President - Curtis Lynn, Secretary - Bill Hess, Treasurer - Linda Colasurdo. Members: Deanna Schuler-McCulloch, Camille Stemm. Property Manager: Lisa Hanson.

Natapoc Village Condo Association: President - Marcus Wood, Vice President - Dan Forbes, Secretary - Mary Anne Thorbeck, Treasurer - Jim Farmer. Property Manager: Lisa Hanson

Kahler Glen Athletic Club: President - Jim Burrage, Vice President - open, Secretary - Moana Hopkins, Treasurer - Tim Gallagher. Members: Jim Hopkins, Mary Gallagher, Richard Robinson, Ann Reynolds, Lou Greenlee

Next Board Meeting: September 17, 9 a.m. at the KG Maintenance Center Office.

Sue Hennessy, Board Communications on behalf of the KGCA Board