

September 21, 2017

Fall Greetings to all Kahler Glen owners!

You are receiving the Note again this month by email since we are still working on bringing our new website to life. We are making steady progress and all Notes from past several months will be posted when we go live.

**Call to Action:**

**We need your help with assuring that furniture, old appliances, old BBQ;s, hazardous materials are not deposited into our garbage and recycling bins. We have continuing problems with either Kahler Glen community members and/or others who live nearby dumping such items into our garbage. These items must be taken by the owner to the Transfer Station in Cashmere.**

**Recently, the staff found an old generator filled with gas in the dumpster. They safely removed it, but this could have caused an explosion or fire on our property. In any case, such materials contaminate the entire load and our charges increase for waste management.**

**We are once again pursuing improved signage, directions on where to take such items, and additional security and enforcement methods. Brook Fritz will lead this work on behalf of the Board. However, we need everyone in the community to participate, be vigilant, and if you observe scofflaws get their names, addresses, and/or licence plate numbers and report to the Board.**

**Firewise Work Party on Sunday, Sept. 24, 9 a.m.** near the green on the 2nd fairway. Our focus will be the overgrown area next to the 3rd fairway and the garages. We plan to thin that area. If you can attend please contact Bill Miller at [425.444.9598](tel:425.444.9598).

**Golf Course/Pro Shop: Message from Karen Bauder**

Hello Kahler Glenners!

***The pro shop is hosting a food drive & our cross country charity golf tournament benefiting Upper Valley Mend on Oct 8th.*** We are looking for hole sponsors, auction items & food donations Please contact the pro shop to find out how to help. Let's show the surrounding community how Kahler Glen cares! We are hoping that the newspapers & radio stations will highlight this great community that we are all a part of!

Your friends at:

*Kahler Glen Golf & Ski Resort*  
[509-763-4025](tel:509-763-4025)

**Irrigation System shutdown for the season will occur on October 23 and 24.** Homeowners who need assistance in clearing out their system on these two days should contact Mike Britt directly at [509-670-0482](tel:509-670-0482). CAST is contracted to perform this service for the Kahler Condos and Dan Forbes does so for Natapoc.

**September 2017 Board Meeting Highlights**

The KGCA Board met on Sept 17 at the Maintenance Office. Drafted minutes will be distributed by email when available. In the interim, here are the highlights:

1. **Financial Report:** A very brief financial report was presented to the Board as our Treasurer was unable to attend this meeting. A summary and variance report will be in the Board minutes when distributed.

2. **Property Manager Report:**

Pond 18: The leak detected 2 weeks ago is undergoing repairs. See further info in Infrastructure report below.

Project List: The Board had requested that Gary Marks prepare an updated Project List. The draft was sent to the Board for information. The Infrastructure Committee will review, edit, and update the list and bring recommendations to the Board regarding which projects are short term, which are longer term and should be entered into a new reserve study, and which are

"nice to have" but out of the reach of any foreseeable funding sources.

Clearing of avalanched lot: The owners of the property have not responded to requests to clear the property and legally pursuing them to do so is very expensive. The Board directed Gary Marks to secure bids for cleaning up this property. Gary has contacted a firm that does this work and will report back following an onsite inspection and bid for the work. Once completed, the Board will pursue reimbursement from the owners.

Water Project: Well 5 connection has been approved by the Dept. of Health. Additional work to satisfy all requirements for final permitting requires coordinating work by the engineering firm, Torrence, Cary Eller, and CAST. Gary serving as project manager/coordinator to assure that all pieces of work are completed this fall so that the next phase of work can commence in the spring.

### 3. DNR - Weyerhaeuser Timber Harvest Update -

A group of local Lake Wenatchee community members are working with the Chelan-Douglas Land Trust (CDLT) and the Trust for Public Lands (TPL) in an effort to purchase and conserve the Nason Ridge property. TPL and the CDLT will continue to update the local community as that pathway develops. At this time, it is most important for the local community to be engaged, continue to build a list of supporters, and have its voice heard. Over 2,500 people have signed the petition. If you have not signed the petition to Save Nason Ridge, please do so [link to petition](#). Adding a comment as to why you are signing has even more impact. Please share the petition with friends, family and via social media.

If any questions contact your fellow Community members working on this: Paula Robinson, Bill Miller, Tim and Mary Gallagher or Curt Soper, Executive Director, Chelan-Douglas Land Trust, [\(509\) 667-9708](tel:5096679708) Office, [\(509\) 433-8955](tel:5094338955) Cell or [www.cdlandtrust.org](http://www.cdlandtrust.org)

4. **KGCA Website Update:** We are making very steady progress and hope to launch the new site soon. Our new hosting company has been excellent to date. Brook Fritz took a new set of photos for us to incorporate into the site and many members of the community are editing and updating various parts of the content of the website. While the general layout will look very familiar to you, information will be up to date, and it will be very simple to edit, upload, and update going forward. Stay tuned for a launch in late Oct./early November.

5. **Donation for Security Camera:** Mark Demeritt had donated \$250 toward a surveillance camera solution to enhance security around our garbage and recycle area. Brook Fritz will work with Mark on proposed solutions.

### 6. **Committee Updates:**

\***Architectural Control Committee:** No update this month.

\***Restaurant:** Neil Taylor, chair, reported that he had secured several members for his committee including people who live in the Lake Wenatchee area and are very interested in seeing a successful restaurant at KG. Neil has begun conversations with 2 interested parties and will be meeting soon with two additional parties who have expressed an interest. Neil will lead negotiations with all interested parties and will be reporting to the Board regularly on progress toward securing a new tenant. Community members wishing to provide input to Neil and the committee about what is desired in our community restaurant should write to the Board at [board@kahlerglencommunity.org](mailto:board@kahlerglencommunity.org) or talk to Neil directly about your ideas.

\***Firewise:** The work party noted above was announced -note date change from prior email from Bill Miller.

\***Infrastructure:** Lynn Withrow, chair, reported that the Committee has four areas of focus and she has recruited people with expertise and/or experience to be on the committee and take the lead on the various areas. Ponds: Rex Lund; Septic: John Greiner, Roads: Carol Billesbach; Water Project: John Christenson. Curtis Lynn has also volunteered to serve on the committee.

We have a significant leak in Pond #18 which requires immediate repair so that we do not have leakage into Nason Creek. The pond has been drained and repairs have commenced immediately. The Board allocated funds to assure immediate fixes are done to prevent leakage into Nason Creek and to assure that the spring snow melt does not create further problems. Additional longer range recommendations for fixing the ponds will be on the agenda of the Infrastructure Committee going forward.

The Water Project work is continuing with an expectation that the project will be fully permitted and completed in 2018. Regular reporting must be done to stay in compliance with Dept. of Health and Dept. of Ecology requirements. Our Property Manager will be responsible for the data gathering and routine reporting.

Roads: Repairs have been completed in front of Natapoc, two areas on Miracle Mile where we had sink holes, and near Fairways 2 and 3 to prevent further damage during the winter season. A full assessment of needed road repairs will be done by the Infrastructure Committee and coordinated with the upcoming reserve study. The assessment will determine both short term and long term recommendations.

Septic: Our septic system is in relatively good condition given its age. Last month, we published a reminder about how each of us can help keep our septic system in good working condition. Please review this reminder and follow the recommended practices.

**\*Winter Sports/Recreation:** Bill Miller has headed up this committee for the past several years. Bill will be asked to join the Board next month for an update on planned activities for the coming winter. It was noted that parking near the sledding hill is an issue that we will need to address this year to improve safety and assure that it is more clear about where to park for sledding activities. More to come on cross country skiing, snow shoeing, ice skating, etc.

**New committees proposed:**

**Governance** - Sue Hennessy will chair and will bring a proposed purpose, scope, goals, and workplan to the next Board meeting for review and approval.

**Finance** - committee formation deferred at this time

**Security** - Brook Fritz will chair this committee and will bring a proposed purpose, scope, goals, and focus areas to the next Board meeting for review and approval. Brook agreed to immediately work on ways to help keep people from putting things into our garbage that should not go there, consider types of security cameras to install in the area, and how we might better enforce the rules/regs around waste management.

**Social** - deferred until Board has completed higher priority work

**Golf** - purpose of committee would be to identify and implement ways to improve the golf experience at Kahler Glen - both near term and longer term. Deferred until Board has completed higher priority work.

Comments by Community Members: Jim Farmer, Natapoc Treasurer, asked if there is a trigger point at which the KGCA files liens on properties where the owner is in arrears. Yes: The treasurer works with the party at the 90 day mark to determine if a payment plan can be agreed upon. If not, a lien may be placed on the property. Jim also asked if there is a point at which those in arrears lose their vote. Yes, the governing documents state that those in arrears 60+ days cannot vote at our annual meeting.

**Correction to Athletic Club officers from August Note to Community.**

Jim Burrage - President  
Ann Reynolds - Vice President  
Tim Gallagher - Treasurer  
Moana Hopkins - Secretary  
Mary Gallagher - At Large  
Lou Greenlee - At Large  
Richard Robinson - Facility Manager  
Jim Hopkins - Bookkeeper

**Upcoming Board meetings: please note extended times.**

The Board has extended the October and November meetings in order for the Board to have adequate time for understanding

and planning the work ahead of us, set priorities, assure we have the right committees in place, that they are chartered and structured to accomplish our goals, and that we are making the progress necessary to support the community. Members of the community are welcome to attend. There is time on each agenda of the Board for community members to comment at the beginning of the meeting and at the end. During the Board meeting itself, community members may observe but not participate unless called upon by the chair to do so.

October 15 - 9 a.m. - 2 pm, Maintenance Office

November 19 - 9 a.m. - 2 pm, Maintenance Office

Sue Hennessy, Board Communications, on behalf of the KGCA Board.

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