**July 2019**

**Kahler Glen Community Association Board email box:** **board@kahlercommunity.com**

**The Kahler Glen Community– How we are organized and governed**

The Kahler Glen community was developed over a period of 20+ years in phases. Today we are a collection of individually incorporated organizations each with its own governing body. Each entity insures its own assets. We are not a PUD (Planned Unit Development) and we do not hold a master insurance policy.

We collaborate on an ongoing basis to meet our common goals, create and maintain a cohesive community, and cooperate and engage with the surrounding communities of Plain, Lake Wenatchee, and Leavenworth to provide a welcoming environment to the public and visitors as well as to our owners and guests.

**What are the elements of Kahler Glen?**

**Kahler Glen Community Association**

KGCA is a 501c3 organization and operates under the non-profit rules of the IRS and the State of Washington.

The Association’s membership includes each property owner within the Kahler Glen community; i.e. private homes, Natapoc Village condominiums, Kahler Glen condominiums, Forest View, and the Athletic Club. We currently have 147 members. Some members own more than one property. For voting purposes, each property is entitled to one vote. Undeveloped lots owned by the Association do not have votes; however, the Athletic Club, as a property owner, does have one vote. Each property owner pays monthly dues and periodic assessments to support the financial requirements of protecting and maintaining our common areas, assets, and systems (e.g. roads, septic, water).

The KGCA is governed by a volunteer Board of seven members who must be property owners and who serve 2 year terms. Approximately half of the Board rotates each year; Board members may serve multiple terms. KGCA has its own CCR’s, Bylaws, Rules and Regulations which govern the common areas of the community. These documents are readily available on our website, Kahler Glen Community Association. The Board establishes committees to carry out specific activities and/or projects. Committee chairs are appointed by the KGCA President and committee membership always includes Kahler Glen owners and may include neighbors from the surrounding community with a shared interest with Kahler Glen’s owners.

While KGCA is not legally a Planned Unit Development (PUD), we do own the land on which the golf course is located, the road system, water system, septic system, golf course ponds, the Clubhouse building which houses the golf course clubhouse and the restaurant, and several buildings which support the community. We have an excellent water supply and excellent water quality.

We have a small paid staff. Our Property Manager is a full time employee and we have 3 full time employed staff and may employ temporary summer staff as needed.

We maintain a robust working relationship with the State Park which is nearby and together we maintain an excellent complex of cross country and snow shoeing trails in the winter. We are surrounded by hiking trails in the Forest Service areas and Chelan County owned forest properties and work closely with them and neighbors to provide robust summer outdoor activities, reduce risks of fire danger, and safely engage in rafting and other water sports in the area. We are certified as a Firewise community.

The Board maintains a Board email box, board@kahlercommunity.com, where inquiries can be directed about our governing or operations activities.

The website is Kahler Glen Community Association.

Board President: Rex Lund

Property Manager: Gary Marks

**Kahler Glen Golf & Ski Resort**

KGCA owns the common land and buildings that make up the golf course and leases that property to the Resort for the purpose of running a golf course.

The resort is an LLC which leases the land, hires its own manager and groundskeeping staff who run the course and manage the business. The KGCA website has a link to the golf course/resort. The Resort also manages several rental properties at Kahler Glen. The link provides further information on how to rent, set up tee times, plan special events at Kahler Glen, etc. The golf course is open to the public and relies on and welcomes Kahler Glen residents, guests, tournament participants, and visitors to maintain a thriving business.

Resort Manager: Karen Bauder [www.kahlerglen.com](http://www.kahlerglen.com)

**Wildflour Restaurant**

The building is owned by KGCA but leased to private restauranteurs. There is also a link on the website that provides menus, reservation information, hours, etc. The restaurant is open to the public and relies on support/patronage from both Kahler Glen and the surrounding communities to maintain its thriving business.

Contact: Spencer Meline [www.wildflourleavenworth.com](http://www.wildflourleavenworth.com)

**Kahler Glen Athletic Club**

The Athletic Club is a separate 501c3 non-profit organization. It was founded and initially capitalized by a group of Kahler Glen owners desiring to provide a desirable community amenity. The KGAC has its own volunteer board and operates as a private club. Various memberships are available to Kahler Glen owners and neighbors in the Plain/Lake Wenatchee area. Membership information can be found on the KGAC’s website which is linked to the KGCA website.

Manager: Keith Hendershot

**Kahler Glen Condominium Association**

The KG Condo Association is separately incorporated as a non-profit organization, has its own board elected by the condo owners. The condo association has 48 units in 6 buildings, two sets of stand-alone garages which are owned by Kahler Glen residents, surrounding landscaped grounds, hot tubs, and parking areas within the boundaries of the Condo Association’s property. The Association holds its own insurance policy to protect the exteriors of its buildings. Each condo owner carries an individual homeowners insurance policy that protects the interior spaces and personal belongings within the unit.

President: Duane Taylor

Manager: Lisa Hanson

**Natapoc Village Condominium Owners Association**

Natapoc Village Condominium Owners Association is separately incorporated as a non-profit organization, has its own Board elected by the condo owners. The association has 16 units in two buildings, a set of 10 garages that are owned by individual condo owners within Natapoc Village, the surrounding landscaped grounds, and parking area within the Natapoc Village boundaries. The Association holds its own insurance policy to protect the exteriors of its buildings. Each condo owner carries an individual homeowners insurance policy that protects the interior spaces and personal belongings within the unit.

President: Steve Schmidt

Manager: Lisa Hanson

**Forest View**

Forest View Homeowners Association was separately incorporated in 1994 and has its own Board of Directors. Forest View Condominiums are located on Kahler Drive. There are six three bedroom units, built in three duplexes located at 20880 Kahler Drive.

2019-2020 President: Kim Ronbeck

The association has 6 townhouses (3 duplexes).