



# *Crystal Falls Ranch HOA*

## October 2017 Newsletter



### President's Message

Another Summer Season has come and gone. Many families enjoyed the wonderful amenities we have here in Crystal Falls. There were 94 happy riders at the barn. Many thanks to Breanna, Natalie & the Volunteers for their great work and care of our animals.

A good time was had by many at our Annual Meeting, Dance & BBQ. The band and food were terrific. Special thanks to the volunteers that dedicated their time and hard work to make this event a success.

I would like to remind all homeowners that my goal has always been and will continue to be the maintenance and improvements to our amenities in this Association. They bring enjoyment to our friends and families and increase the value of our properties.

Last, I appreciate all of the positive comments and feedback received this summer. If you have any suggestions or comments please call me at the clubhouse.

Happy Trails, Rich Painter, President Board of Directors

Saturday, October 28, 2017 at 4:00-6:00 pm

**Happy Halloween**

**Halloween Party** at the Barn!  
(at the clubhouse if bad weather)



Wear your favorite costume have a chili dog, popcorn, candy and play games .

“Krinkles the Clown” will be here to provide face painting! Come and join your neighbors and celebrate!

We are hoping volunteers will help make this event festive and fun. If you have decorations, games or want to help decorate and set up please call the office 533-4877 or just come to the barn prior to 4:00pm to help.

(\*children under 12 need to be accompanied by a parent or other responsible adult).



### We are Raffling 1 Turkey After our Regular Board Meeting

Join us at our Regular Board Meeting on  
Thursday, November 16, 2017 6:00pm.  
The Turkey raffle is immediately after the meeting.



Christmas with Santa  
Refreshments will be served  
Saturday, December 16, 2017 at 4:30pm



**Notice to Crystal Falls members that have a spot  
at the Community Garden.**

When cleaning up your garden, please take  
Garden waste with you. New garden rules are available on our  
Website or in the office.



**GYM MEMBERS**

We have received requests from members that frequently use the Gym to ask that  
other members using the Gym, please put equipment back as you found it.

**Lots on Lien**

<u>Lot</u>	<u>Lien Date</u>	<u>Amount owed</u>	<u>Lot</u>	<u>Lien Date</u>	<u>Amount owed</u>
'039	04/29/2008	\$ 3183.90	'515	01/04/2016	\$ 1539.69
'071	09/29/2016	731.48	'516	01/04/2016	1708.42
'087	01/04/2016	1025.63	'559	In Process	345.55
'131	In Process	345.34	'560	In Process	338.75
'164	07/20/2015	1517.10	'595	12/20/2016	640.67
'199	07/20/2015	1176.10	'644	09/29/2016	739.47
'250	02/01/2008	778.74	'656	10/02/2015	1557.93
'253	06/20/2017	427.33	'674	07/20/2015	1762.88
'285	04/25/2011	3273.22	'702	07/20/2015	392.85
'400	03/24/2017	712.24	'812	In Process	439.93
'417	In Process	229.15	'817	In Process	433.13
'422	03/29/2016	229.25			

**BEHIND ON YOUR DUES???**

**The Association does not  
wish to send lots to lien.  
We will make every  
attempt to work with you to  
help you get caught up.**

**Please contact the CFA  
office to make a payment  
plan. Call 533-4877**

## The Association can now process Recurring Payments

The Board of Directors at the Regular Board Meeting held September 21, 2017 approved the form for Members to sign up for recurring payments.

If you would like to set up recurring payments, which will automatically process for what ever amount, and when ever you specify and end when you specify.

A \$3 convenience fee will apply to each payment made.

Please either go to our website, or come in the office to pick up the form to sign up.



### Motions Passed June, July & August

**June 15, 2017 Regular Meeting:** Bryan Tyra made a motion to accept the minutes of May 18, 2017 as prepared, seconded by Joel Lawrence, all in favor.

Bryan Tyra made a motion to accept the Treasurer's Report as presented, seconded by Joel Lawrence, all in favor.

Joel Lawrence made a motion to file a lien on Lot 253, seconded by Bryan Tyra, all in favor.

Bryan Tyra made a motion to charge \$25 annually to garden participants going forward to ensure they clean up their mess when they are done using facilities for the season, existing participants are exempt, seconded by Joel Lawrence, all in favor except Michael Dalby, who abstained; as he had a spot at the garden

Michael Dalby made a motion to raise the clubhouse use fee from \$50 to \$75, seconded by Bryan Tyra, all in favor.

Joel Lawrence made a motion to approve purchase of 10 tons of additional sand for the lower lake at approximately \$335, seconded by Bryan Tyra, all in favor.

Bryan Tyra made a motion to appoint Tim Pearl to the Board of Directors to serve the remainder of John Welch's term until December 31, 2017, seconded by Joel Lawrence, all in favor except Michael Dalby who had left the meeting by this time.

**July 20, 2017 Regular Meeting:** Bryan Tyra made a motion to accept the minutes of June 15, 2017 as prepared, seconded by Tim Pearl, all in favor.

Joel Lawrence made a motion to accept the Treasurer's Report as presented, seconded by Bryan Tyra, all in favor.

Joel Lawrence made a motion to approve a variance for up to 6 chickens, and no roosters for Lot 350, seconded by Tim Pearl, all in favor.

Michael Dalby made a motion to approved up to \$1000 for the Tennis Court Drain System, seconded by Bryan Tyra, all in favor.

Joel Lawrence made a motion to purchase the fountains for the lower lake at a maximum cost of \$1500, seconded by Tim Pearl, all in favor.

**August 5, 2017 Annual Meeting:** Bryan Tyra made a motion to accept the Treasurer's Report, seconded by Tim Pearl, all in favor. Tim Pearl made a motion to accept last year's annual meeting minutes as prepared, seconded by Bryan Tyra, all in favor.

### Something to think about...

\*Make sure Fire or Emergency personnel can find your house by having a clearly visible address sign. You can purchase the Green Address signs which are available for \$20 for one side or \$25 for both sides at the Sheriff's Office in the Junction Shopping Center call 536-9828.

\*You may be able to get a discount on you health insurance as a resident of Crystal Falls, you have a Gym available too you. Some insurance carriers offer a discount for gym membership.

Our Annual Meeting held August 5th was a roaring success. We enjoyed good food and friends, and had a wonderful band that entertained all.



### **WE ARE HAVING AN ELECTION**

(If we have more than 3 members Interested In being on the Board of Directors)  
Ballots will be mailed November 15, 2017  
We have 3 Board Positions Open

If you are a member in good standing and would like to serve on the Board of Directors for the 2018-2019 term, please submit a statement of interest (200 words or less) to the office no later than October 19, 2017 at 6pm. Your statement of interest will be given to the Board of Directors and presented to the members of the Association at the Regular Meeting held October 19, 2017 at 6pm.

### **Join Us for Crystal Falls Association Meetings**

The regular meetings are held the third Thursday of each month at 6:00 p.m. at the clubhouse. Next meetings will be held October 19<sup>th</sup>, November 16<sup>th</sup> & December 21<sup>st</sup> 2017.

Agenda Meetings are held the Thursday previous to each meeting at noon, to select upcoming agenda items.

Rich Painter, President

John Welch, Vice-President

Joel Lawrence, Secretary

Michael Dalby, Treasurer

Tim Pearl, Director

**Barn News** A special "Thank you" to Wranglers, Breanna Shoemaker and Natalie Gill for their hard work in making our riding season fun and safe.

The following documents are available anytime at our website: [crystalfallsranch.com](http://crystalfallsranch.com)

By-Laws  
Articles of Incorporation  
Budget  
12 Months of Newsletters

CC&R's  
12 Months of Approved Minutes  
Summary of Insurance  
Policies and Various other Forms

If any member does not have access to the Internet and wants to have any of the above mentioned documents mailed. Please contact our office and we will be happy to assist you.