

Brush Pickup  
Sept 19<sup>th</sup>

Winter Meeting:  
Saturday, December 10, 2022  
(Time TBD)

Keep those ditches  
clear to keep water  
flowing and prevent  
property damage!

July 18, 2022  
Issue #10

## Summer Newsletter

Alpental Community Club



### As discussed during the Spring Meeting...

The Board had been reviewing and seeking to update various legal aspects of the HOA including the Covenants, Cascade Snow Removal Contract, and Accounting. The Board obtained a quote for a Professional Bookkeeper to handle all the HOA Dues & Financial Reports. That quote exceeded what the members were willing to pay for outside service. The members voted to keep the accounting "as is" with Heather Harja and to have annual audits by an outside accountant.

In continuing our effort to provide inexpensive bookkeeping with transparency in our accounting, we will be sending quarterly financial reports to the Board for review. These reports will not be posted directly on our website to prevent potential hacking of sensitive information. If you would like to have a copy of any financial report, please call a Board member, or email your request to [board@alpentalcc.org](mailto:board@alpentalcc.org). In addition, if you wish to review/audit our QuickBooks Online accounting program or Bank of America account, please contact us directly at [treasurer@alpentalcc.org](mailto:treasurer@alpentalcc.org) or [board@alpentalcc.org](mailto:board@alpentalcc.org) to schedule a time for viewing.

### Dues Increase...

Members voted & approved dues increase to meet the increased cost of snow removal.  
\$25/quarter/lot

Increases will begin with 3<sup>rd</sup> quarter billing!

### Sahalie Tree Clearing Project 2022

To be in compliance with Washington State Firewise Guidelines, Sahalie is hoping to proceed with much needed tree thinning of their lower property from the ACC/Sahalie border to their lodge to reduce fire risk and allow the remaining trees to have more light, water, and nutrients for the health of the forest. Chief Wiseman supports this plan.

Here's the facts:

- Would be done by professional foresters.
- Application submitted to Washington State Dept of Natural Resources.
- If approved work planned to begin late August or September.
- None of this work will be near the slope to the east of Upper Ober Strasse!!
- The intent is to leave a physical "buffer" on the Sahalie side rather than cut up to the actual boundary line.
- Dave Galvin (Sahalie) will be on-site to supervise.
- Dave Galvin (Sahalie) would like to talk to owners on the boundary to answer questions and take requests for modifications to the trees thinned by their properties.

Dave Galvin, Sahalie Ski Club  
Phone: 206-718-5397  
Email: galvind53@gmail.com

### SPRING MEETING IN A MINUTE...

We had \$260K in the bank at the time of the meeting. Of that, \$168K is road money, \$92K is operating capital, \$24K was owing for dues.

We have \$18K owed by one member that we cannot locate. Legal proceedings were put on hold due to COVID-19; however, we are addressing this issue with our new lawyer to move this toward resolution.

So far, we are \$32K in the positive.

### Homeowner Dues:

Billed Quarterly & Due Net 30

January 15  
April 15  
July 15  
October 15

**Late Fees @ 60 Days!**

### Payments...

We are unable to accept payments by credit card, Venmo, etc.

Many members use their bank's  
"Auto Pay" feature and it works well.

### Did you know?

Certified Public  
Accountant

**Cupit, Milligan, Ogden  
& Williams**

They manage our ACC  
Income Taxes, Property  
Taxes, and audits of our  
QuickBooks Online and  
BOA accounts. Copies of  
all returns are kept on  
file by the Treasurer.

### Our New Attorney!

**Jennifer L. Aspaas JD,  
LLM @ Strichartz  
Aspaas LLC**

### Drop Box...

Save a stamp and a trip!  
Drop your check into the  
black locking mailbox to  
the right side of our  
garage!

**(3 Ober Strasse)**

Brought to you by Heather Harja  
Assistant Treasurer