



Sun Ranch Owners' Association

Spring 2022 Newsletter

2022 Annual Meeting and Board Voting Info

The annual meeting will be held in person at the headquarters on June 25th, 2022. Lunch begins at 11:30 and the meeting will begin promptly at 12:30pm. Lunch is Potluck with SROA providing pulled pork or meatloaf sandwich's, soda and water. And all members are encouraged to bring sides, salads, and desserts to share.

- Please see the 2022-23 Sun Ranch Owners' Association Board Nominee Statements below.
- Mail-In Ballot and Proxy is on the enclosed postcard.
- Vote for 2021-2022 Board of Directors and the proposed budget on the enclosed postcard.
- Bring your ballot and/or proxy (enclosed postcard) to the annual meeting or mail by June 25th.
- You may also scan and email your ballot/proxy to sunranchmemberstonasket@gmail.com by June 24th
- Votes will be counted on June 25th and the new Board will be announced at the end of the meeting.

Nominee Statements

Andy Jones – I would like to continue to serve and represent the members. I will continue to advocate for all the Sun Ranch owners, with emphasis on empathy and understanding of our unique circumstances and perspectives.

Carol Lynch - I am running for the board for one more year. I took over the books for Sun Ranch 15 months ago. It's been a learning curve for me. My goal has been to get our members up to date on their annual assessments (dues). I will work with any member who wants to set up a payment plan. The dues are important because they pay for essential services for the membership. I want to thank you for your support.

Jan Moyer - I will be running for the board one more time. It has been a pleasure living here in the valley all this time and serving on the board has kept me connected with our community.

Mary Ellen Zell – To collaborate efforts with the board and move forward with ideas from all our members. Keeping in alignment with privacy, honesty, and loyalty for everyone involved. Would like to actively participate each month and be a voice for you all and of course myself. Have served on many boards and been a Safety Committee Chair in years past and understand committees and the importance of them. Always accept constructive feedback.

Tina Dennis – I would like to remain on the board to continue to stay involved in our community and keep changes positive.

Todd Norris – I would like on the board to be an active part of my community.

Trisha Stockinger – My belief is that you have no right to complain if you do not participate. Sun Ranch is our home, our families and our friends. We all need to pitch in.

Next...Important information and reminders...please read all of the information provided.

Volunteers Needed

The SROA is looking for two volunteers (one for Cape LaBelle and one for Lyman Lake) to assist the board in their efforts to address violations of the bylaws and covenants.

Please note this all for the betterment of our community with regard to safety and esthetics.

Tasks for this role include a monthly drive around SROA (noninvasive, not going onto lots) and report any obvious long term or new violations. Also drive by recently approved building structure lots to insure they are in compliance with the bylaws and covenants. Create a monthly report for the Board so they can address violations appropriately.



Speeding

Speeding – all motorized vehicles must be aware speeding has been an ongoing issue. There are more people living here, and this time of year there is an increase in people driving as well as pedestrians (many take walks with children and pets) on our roads, so it must be addressed again

Please for the safety of your neighbors, guests, and friends Slow Down! The speed limit is 15 MPH on all Sun Ranch roads. Note - it is not safe to pass a moving vehicle on any SROA road.

Shooting

No shooting or hunting is allowed in common areas. Target shooting at night is illegal, even on your own property.

Illegal and Suspicious Activity

Report all illegal and/or suspicious activity to the Sheriff's office NOT a board member. We have no authority to stop crime done or in progress. You can email us at sunranchmemberstonasket@gmail.com as an FYI so we can be aware inform other members as needed where crime is happening.



Easements and Common Areas

Please be aware of easements and common areas and do not put personal lot signage, fencing or structures on easement or on common areas. Easement is approx 30 feet from the center of roads. Common areas are marked in most cases, or you can review on the SORA maps, which are available on the website. Please contact a board member if you have any questions in this regard.



Wild Animals



Wild animals cannot be controlled by the board. Do not call a board member because you're having an issue with any species of wild animal. Call the Sheriff for advice but be aware they no longer have an animal control deputy.

SROA Website

The SROA website is filled with information!

Please check out the website www.sunranchtonasket.org !



It is that time of year again....please be a Conscientious Neighbor and Wildfire Ready.

We would like to remind our members that fire season will be upon us soon enough. Our weather in the Okanogan gets drier each year, creating ever-threatening wildfire seasons. Remember last year and how close the fires were to SROA properties, many were on stand-by to evacuate last year. It is important that we all keep our properties tidy and clear of limb piles, garbage, underbrush, derelict cars, etc.

For our members who do not live in the valley and/or rarely visit your property, you still have a responsibility to maintain a fire-safe lot. This includes mowing tall grass, limbing and thinning your trees and disposing of the slash.

When you fall or limb your trees, be sure to do it between November and February, when sap is not flowing or when beetles are dormant. Limb them up high enough so if a fire comes through the tree limbs won't catch fire. Cut into slash piles and burn slash piles during the cold/winter season. Do not burn during the spring through fall—March through October—because fallen logs and slash piles attract beetles. Slash piles should never be placed under or near trees; always place them in an open area, make smallish piles of slash; flames from large piles have been known to scorch the branches all the way up on even super-tall trees, which compromises the health of the trees, which attracts beetles, as well.

If you are unable to do the necessary work yourself there are reliable people in the area who you can hire to do this type of work, including tree limbing, thinning, removal, and burning. Contact a board member at sunranchmemberstonasket@gmail.com or review the contractors listed on the Resources page on our website (www.sunranchtonasket.org). *Note:* These contractors are known in the area or have asked to be listed; SROA is not in any way responsible for them or their work.

Beetles - If you are unsure if there is an infestation of beetles on your property contact the DNR they will come out and assess your trees and contact you with the results. DNR has stewardship foresters within most parts of Washington that can assist landowners to improve the health of their forests www.dnr.wa.gov/sflo. For insect and disease management advice, contact DNR's Forest Health Program at 360-902-1300 or forest_health@dnr.wa.gov.



Email Addresses and SROA Member Database

We are missing a majority of email addresses for our members. We encourage all members to let us know their email addresses as newsletters and other correspondence will be sent via email going forward to save postage costs.

Please send your email info to both sunranchmemberstonasket@gmail.com and SROApresident@yahoo.com so that you do not miss out on important SROA information.

Headquarters and Shower House

Report any damage at the shower house right away. It could be that no one has reported it yet. Don't assume it has been reported. Reminder that a member must accompany their guests to the shower house or they may be turned away from using the facility.

Note - Do not drive in the fields at the shower house!

There continues to be a decrease in the unwanted/illegal activity at the headquarters and shower house so we greatly appreciate members help in this regard.

SROA

PO Box 407

Tonasket, WA 98855

(Mailing label)