



RIMROCK RATTLER

**Rimrock Meadows
Douglas County, Washington**

**October
2017**



Autumn Greetings!

On October 1 there was a significant fire 5 miles to the east of us. As a consequence, we will leave the burn ban in place until we have a major change in the weather. So far, we have been very fortunate regarding fires on Rimrock property this year and we want to keep it that way!

The summer was dominated by smoke and an unusual lack of wind. Temps were not extremely high but without the normal breeze it seemed hotter. The long range forecast for the winter is weather similar to last winter and that was brutal!

Starting next year, the Rimrock Planning Committee (PC) will be charging a \$25 fee for every building application. Remember, any and all structures must have PC approval **first!** Also starting next year, any structure that is built or

delivered without PC approval **first** will be charged a \$250 administrative fee.

We received a written complaint about a generator running all night often this summer. Please remember that the Covenants, Article II, Paragraph 9, cover nuisance issues. Turn your generator off at night or build an insulated box to muffle the sound. Keep in mind that sound carries a long distance in this open topography. The PC is in charge of enforcing most of the Covenants.

Dates to Remember

- * Oct 1 - Campground Winter Storage Begins.
- * October 26 - Campground Water and Showers are Turned Off
- * October 28 - Ephrata Wine and Art Walk, ask Kevin for more details.
- * January 7 - Approx. Date Dues Statements are Mailed Out

Things to Remember

1. If you have not winterized your trailer, do it now! It was 28 degrees Oct. 2.
2. The Annual Meeting will be in March and be located in Ephrata. Your meeting packet will be mailed out in late January. Please vote!!
3. Any behavior that threatens another member or staff can result in a campground ban. If that happens, there is an appeal process with the Board that you must follow.
4. We hope to construct the proposed building that was on the ballot earlier this year sometime in 2018. Phase one would involve a structure to house the fire trucks and other equipment.
5. Remember, we only plow to full time residents in county code approved homes.





Manager's Message

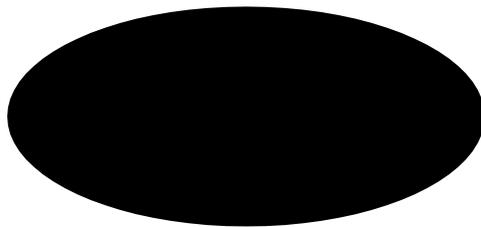


Holiday weekends were less busy this year probably due to great weather over the whole state. Overall we had a great summer and lot sales were outstanding. Financially we had an excellent year. We are planning to raise lot prices another \$500 for 2018.

My oldest son Stuart is still in Ukraine keeping our country safe! Tyler is still working in the national laboratory at Hanford. Dad is pretty proud of them. They are 28 and 31 now. They were 10 and 13 when I took this position. As we always say, time flies!

One of our members, Rick Phelps, allowed my wife and I to stay at their cabin on Lopez Island for vacation in September. First vacation for the two of us together in 4 years. Thank you Rick! Have a great holiday season and wish us a dry and warm winter! Kevin

***RIMROCK MEADOWS PO BOX 1195
EPHRATA, WA 98823***



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Rimrock Meadows
Douglas County, Washington

January
2018

Happy New Year!

After having a wonderful November with record high temperatures, December ushered in winter. We have had several minor snowfalls with temperatures as low as minus 9. We had freezing rain after Christmas. The number of days above freezing could be counted on one hand and have fingers left. We expect that when the ground thaw comes, the it will be best to avoid Rimrock. When? Best guess is late February. The NOAA long range forecast through February calls for above average precipitation and below average temperature.

The Annual Meeting packet should be in the mail by February 1 and the meeting is scheduled for March 3. Details to follow with the packet. We have two open director's position and three incumbents to vote on. Anyone interested in serving on the Board must notify the office of their intentions by **December 15**. Other issues to be voted on will be decided at the January Board meeting. We always ask that you vote. We need a quorum to ratify any election. What happens when we do not get a quorum? The Board stays the same and we default back to the previous year's budget. We then repeat the meeting process and the mailing all over again. Definitely a waste of time and money. **Please Vote!**

Things to Remember

1. Congratulations on no fires at Rimrock in 2017! A couple of fires came within 10 miles but we were spared. Remember, a burn ban will take effect no later than June
Propane fire pits are okay all year and very much encouraged.
2. We seem to be falling into a wet winter and spring weather pattern that creates massive weed growth that dies in the summer heat. We recommend a pre-emergent chemical be applied in the fall or early spring to keep the weeds out of your gravel. Call or email Kevin for more detailed recommendations. Pat with Bishop Spray Service can treat for weeds and bugs as well. Reach him at 509 760 4958.

As announced a year ago, we expect to have a limited lot buyback program again for 2018. We will be paying \$1500 for undeveloped lots and developed lots will be done on a case by case basis. Notify the office if you are interested.

Before spring we are planning to put in a large dog run between the tent area and the RV storage. It will be fenced and gated and have a dog poop station and wood chips for ground cover. This should allow Fido a place to play fetch and to run without the risk of getting away or endangering the dog. Please use the bags provided to pick up any messes!

We are also planning on building a partition wall in the Clubhouse to create a play room and a separate TV room. This should help keep the noise down for those watching TV.



Dates to Remember

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- Dec. 27**- Dues statements were mailed out
Feb. 1 - Annual Meeting Packet Mailing
March 3 - Annual Meeting
March 31 - Dues Payment Deadline
April 1 - Showers Open, Weather Permitting
April 1 - Winter RV Storage in the Campground Ends
May 26 - Pool Opening
May 26 - Association Potluck and BBQ - 2pm
Sept. 1 - Association Potluck and BBQ - 2pm
Sept. 9 - Pool Closes
Oct. 24 - Campground Water is Shut Down.
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3. **Important!** All building applications to the Rimrock Planning Committee must be accompanied with a \$25 fee in 2018. This is to help offset their meeting costs throughout the year. If you start to build without PC permission, a \$250 admin fee will be assessed.
4. We still strongly support the use of game cameras on your lot. The trick is to conceal them enough to avoid detection and to minimize windblown foliage in their field of view.
5. Lot sales will resume when weather and ground conditions allow. Opening prices in 2018 will be \$5495. Discounts will be available for existing members and for multiple lot purchases.



6. The Board is contemplating a rule change regarding the care and feeding of animals at Rimrock. The concern is having animals and livestock here when a member is not present. Either you bring them with you and take them when you leave or you must be a permanent resident in a residential dwelling to keep animals on Rimrock property. Stay tuned.

Message from the Planning Committee

2017 has drawn to a close and 2018 is here. In 2017 the Planning Committee processed one of the highest number of building applications on record. As the result of PC efforts our members are seeing better built buildings that are more esthetically pleasing. The goal of the PC is to protect each and every one of its members from having to suffer the nuisance from improperly built structures and messy lots. Any property at Rimrock is not to be used as a dumping ground for refuse and vehicles. We need all members help in the ongoing effort to keep Rimrock a desirable place as intended according to our Covenants. The PC is and has been working diligently on this matter.

On the flip side of development, one of the most challenging issues is the job the PC is charged with is; dealing with property owners building or bringing in pre-fab structures without submitting an application. As with record applications we have had record numbers of property owners building without submitting applications. This has prompted the Planning Committee to petition the Board to allow the PC to assess a \$250.00 administration fee to anyone building any structure without an approved building application as well as a \$25.00 filing fee to file for each building application. Anyone wishing to build a structure at Rimrock needs to be aware of all of our governing documents. These documents are available online to all members; you may contact the PC or the office if you have any questions. Please look for our updated building application coming soon!

**RIMROCKMEADOWS ASSOC.
PO BOX 1195
EPHRATA, WA 98823**

Message from the Planning Committee.....continued

With input from Members we are striving to address concerns regarding derelict RV's, lots that are a visual nuisance and RV's being used for things other than what they are intended for IE; camping. The PC can't do our jobs without our membership and by all means "if you see something say something". We appreciate all feedback and take every- thing into consideration.

It takes much effort from all of the volunteer PC and Board Members to continue to hold true to preserving Rimrock's natural beauty yet allowing for development. We appreciate the hard work and effort of Members.

Have safe and prosperous New Year,

Your Rimrock Meadows Planning Committee



Visit us online at
rimrockmeadows.com