



# RIMROCK RATTLER

Rimrock Meadows  
Douglas County, Washington

January  
2019

## Happy New Year!

After having an unusually dry November, the rains came around Thanksgiving. Since then it has been warmer than normal with only about 2 inches of snow that is now gone. Long range forecast is for warmer and drier. Snow is in the immediate forecast. Time will tell.

The Annual Meeting packet should be in the mail by February 1 and the meeting is scheduled for March 9, details to follow with the packet. We have two open director's positions and one incumbent 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!**

We expect to have a limited lot buy-back program again for 2019. We will be paying \$1500 for undeveloped lots and will be done on a case by case basis. Notify the office if you are interested .

Our new firehouse and general shop building is complete. We came very close to budget and chose to increase the R value of the overhead doors and to texture and paint. We are well underway with organizing the space. We will not be planning any additional capital expenditures until we build up our cash above and beyond our reserve funds. If you recall, those reserve funds are for routine major maintenance like roofs, paint, well repair etc. We are planning to replace the hot water heaters in the shower this spring so expect a couple days of downtime in April.



## Dates to Remember

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- Feb. 1** - Annual Meeting Packet Mailing
  - March 9** - Annual Meeting
  - March 31** - Dues Payment Deadline
  - April 1** - Showers Open, Weather Permitting
  - April 1** - Winter RV Storage in the Campground Ends
  - May 25**- Pool Opening
  - May 25** - Association Potluck and BBQ - 2pm
  - Aug. 31** - Association Potluck and BBQ - 2 pm
  - Sept. 8** - Pool Closes
  - Oct. 1** - Winter RV Storage in the Campground Begins
  - Oct. 24** - Campground Water is Shut Down.
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## Things to Remember

1. We almost went through the season with no fires until October 1 when a controlled burn got away on a member's lot. The problem was that it was still too dry to burn despite the county lifting the ban that day. We were very fortunate that the wind was in our favor and kept it from spreading. The terrain was extremely rough. Thank you to all the volunteers who fought the fire!
2. We seem to be in a pattern of wet springs that encourage weed growth that in turn dies in the summer heat. If you clear the native vegetation on your lot, you must be prepared to control the weeds that follow. Using a pre-emergent chemical in the fall or late winter is the best practice. Contact the office for advice or Pat at Bishop Spray Service, 509 760 4958.
3. **Important!** All Building applications must be accompanied with a \$25 permit fee. That application with instructions can be found on our home page under "Planning Committee". Any structure must have PC approval.
4. We had 4 break-ins in 2018, 3 at the same location. It was a very odd situation that makes one think that the thief had inside knowledge. Again, we recommend hidden game camera(s) on your lot.
5. Lot sales will resume when winter begins to leave. 2018 was an excellent year. Pricing will be determined by the Board in January.
6. On your 2019 ballot will be a proposal to modify the long-standing 180 day rule. It will be more liberal than the existing policy and focus more on off-season stays and safety and sanitation. More about that in the Manager's Message.

## *Manager's Message*

As mentioned in "Things to Remember", we will be preparing a CC&R amendment for the membership to vote on. It will involve a change in the 180 day in a 365 day period regarding the stay limit in anything but a county code approved residential dwelling. This is to make extended stays during April 1- October 31 easy and focus on off-season stays where weather can create hazards and when the campground facilities are closed making waste disposal difficult. Sub-freezing temperatures and unplowed roads can create dangers, especially for those off the grid in an RV. Just 2 years ago we had a snowfall followed by high winds creating 2-4 foot drifts. Two days later it was minus 17. That could have been a deadly combination. Staff and the Board urge you to vote for this common sense policy. Please read the detailed explanation when your meeting packet arrives around Feb. 1.

Recently, in one of our trade journals, I saw an article regarding a proposed rule by the US Dept. of Housing and Urban Development (HUD). HUD plans to specify that RV's including park models are not certified as a manufactured home and are designed for only recreational use and not as a primary residence or for permanent occupancy. The article stated that the RV industry supports this ruling as there was fear that RV's would have to be built to manufactured home standards. I am not sure how this will affect states where permanent occupancy in an RV is permitted. Of course, our CC&R's do not allow it.

**RIMROCK MEADOWS ASSOC.  
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## *Manager's Message.....continued*

I am pleased to say that my oldest son, Stuart, is now married, buying a home in Pasco, and just started to work for Amazon. No more travelling to Ukraine! I also have a grand-dog, Nike, a beautiful white Samoyed from Ukraine. On a sad note, we just lost our awesome cattle dog, Madison, to lung cancer at the young age of 7. Surgery was an expensive option with no guarantee of survival beyond one year. That is the inevitable sorrow of owning a pet.

Kevin Danby  
GM



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