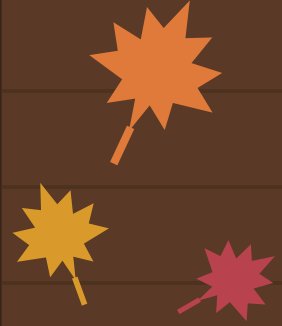


SUN RANCH OWNERS' ASSOCIATION • OKANOGAN COUNTY, WA

Sun Ranch News

Fall 2026 — A BOARD UPDATE FOR MEMBERS



COMING UP • COMMUNITY EVENT

Harvest Market

ARTS & CRAFTS / YARD SALE

October 9th and 10th

11AM to 4PM

1183 Aeneas Valley Rd

Sun Ranch Headquarters

Come check out local arts and crafts, and find something new & old at the yard sale.

Halloween, Thanksgiving and Christmas crafts, local art, handmade items and vintage finds.

All donations will go to the AV Fire Department and the emergency road plow this winter.

Bring friends & family!



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MARK YOUR CALENDAR

Harvest Market

October 9th and 10th
11:00 AM – 4:00 PM
Sun Ranch Headquarters

October Board Meeting

October 24th, 2026
9:30 AM
Sun Ranch Headquarters

01 · SAFETY

Fire Safety: Our Biggest Threat

Sun Ranch sits in wildfire country, and every lot that hasn't had fuels reduced or ladder fuels limbed up is a risk to the lots around it, not just its own. Please take time this fall season to:

FALL FIRE-READY CHECKLIST

- Clear dead brush, dry grass, and debris within **30 feet** of structures
- Remove low-hanging branches to a height of **6–8 feet** off the ground
- Thin dense stands of trees
- Ensure your driveway and easements that run through your property are limbed up to a height of **13 feet** for large fire apparatus
- Ensure your address is visible, not just for wildfires
- Keep gutters and roofs clear of needles and leaves
- Store firewood and propane away from structures

A maintained lot protects your neighbors as much as it protects you. While fire will still burn on a maintained lot, it potentially will have a lot less intensity and may be able to be contained vs. burn uncontrollably with all the fuel available. And to be

clear: this responsibility doesn't pause when you're not here. If you own a lot in Sun Ranch, you're responsible for maintaining it — full-time resident, weekend visitor, or absentee owner.

“Fire doesn't check the title on a property before it spreads.”

If you need guidance on what to prioritize, reach out to the board — we're happy to help point you in the right direction.

More information: dnr.wa.gov/wildfire-resources/community-wildfire-resilience-and-preparedness

02 • COMMUNITY

Being a Good Neighbor

A quick refresher on life out here, since it seems to need repeating:

Okanogan County is free-range for cattle. It is **not free-range for dogs or other animals.**

If your animal is roaming the streets unsupervised, that's not “letting them enjoy the outdoors” — that's a loose animal that can get hurt, chase wildlife (which is illegal), hurt someone else, or end up as the subject of the next board complaint with your name attached to it. Keep track of your pets, please.

Yes — dogs bark. That's not news, and nobody's asking for silence. But there's a difference between a dog barking and a dog barking nonstop for hours while the owner is nowhere to be found, and the second one is what's generating the issues. Sound travels great distances out here, so while you may think it isn't an issue, your neighbors can hear it. Part of what people love about Sun Ranch is the quiet. Please be mindful of your dog's habits and let your neighbors actually enjoy the woods they moved out here for.

And since we're on the subject: being a good neighbor out here isn't complicated, and most of it doesn't require a policy.

Wave.

The official language of Sun Ranch.

Talk.

A real chat over a fence post.

Turn it down.

Keep your music on your property.

Slow down.

Patience goes a long way out here.

Wave. It costs nothing, takes half a second, and is basically the official language of Sun Ranch. Stop and talk once in a while, too — a text is fine, but nobody's ever regretted an actual conversation over a fence post. Keep your music where it belongs, which is on your own property, at a volume that doesn't require the neighbor a quarter mile away to develop an opinion about your playlist. And slow down! A little patience and a little friendliness go further out here than any By-Law ever will.

03 • A NEIGHBORLY REMINDER

Consider the Source

Out here, news travels faster than the mail and with considerably less accuracy. A board decision made on Saturday can be a full-blown scandal by Monday's trip to the mailbox, complete with details the board never discussed, motives nobody had, and a villain nobody cast.

We love our community, and we love a good story. But there's a difference between a story and the facts, and the Association's business deserves the facts.

Hearsay is not a source.

“I heard from someone who heard from someone's cousin” is not a citation. It's a game of telephone, and by the time it reaches you, the original message has usually been replaced with something juicier and wrong. If the thing you heard can't be traced back to a document, a meeting, or a person who was actually there, treat it like a rumor about a bigfoot sighting: interesting, but hold off on telling the neighbors.

Consider who's talking.

Every community has one: the neighbor who narrates the Association's business like it's a season finale. Every board meeting is a “bombshell.” Every dues notice is a “betrayal.” Every conversation at the mailbox ends with “and I'm not supposed to say anything, *but...*” If someone's version of events always includes a villain, a cover-up, and a dramatic reveal, you're probably not getting the news. You're getting a reunion special.

Ask yourself a few questions. Is this person negative about everything, or just the stuff they haven't read? Do their stories improve with each retelling? Do they somehow always have “inside information” that never shows up in the minutes, the bylaws, or the actual meeting? Are they always the one with the tea, and never the one with the receipts? Real Housewives runs on drama, and this is a homeowners' association. We're aiming for less “who said what at the reunion” and more “what does Section 4 actually say.”

Loud is not the same as right, and confident is not the same as correct.

The neighbor who can't quote a single source but has *strong feelings* about everything deserves the same weight as a Yelp review from someone who never ate at the restaurant.

Go to the source.

Bylaws, CC&Rs, and meeting minutes exist, and they're not secret. Read them. If someone tells you the Association can or can't do something, look it up. It's usually a short read, and it's remarkable how often it doesn't say what you were told it says.

Then ask.

If something still doesn't sit right, ask the board or the person involved. A direct question gets a direct answer far more often than a whisper campaign ever will. “Can you help me understand how this works?” costs nothing and solves most problems before they start.

Nobody is asking you to stay quiet or to agree with every decision. Disagreement is healthy, and everyone is free to say what they think. We're only asking that what gets said is true, and that the people saying it have checked. Passing along a rumor as fact hurts real people, your neighbors, and it wears down the trust that makes a small community work.

We all share the roads, the water, and the fence lines. Let's share accurate information too.

04 • COMMUNITY STANDARDS

Lot Cleanliness: The Country Isn't a Storage Unit

Most of us are here because this area is beautiful, and our CC&Rs exist in part to keep it that way. So let's talk about the junk cars, abandoned trailers, derelict RVs, and miscellaneous unpermitted structures that have been accumulating on some lots.

Moving to the country doesn't come with a complimentary waiver to start a scrapyard. A dead truck up on blocks isn't “rustic charm,” it's just a dead truck. If it doesn't run, isn't licensed, or hasn't moved since the last presidential election, it's time to deal with it:

Sell it

Fix it

Haul it off

The same goes for the RV that's been “temporarily” parked since 2022 and the trailer that's slowly becoming part of the landscape.

Your lot is yours, but the view isn't only yours — your neighbors, and every one of us who drives past it, sees it too. Let's keep Sun Ranch looking like the place we all chose to move to, not the place we're all trying to leave behind.

Committees: Putting Pride Back Into the Association

Over the past several months, members have stepped up to form committees, and it shows. These volunteers are giving their own time to make Sun Ranch better, and the results speak for themselves.

Roads Committee

Hard at work

Special Projects Committee

Hard at work

Social Committee

Hard at work

Community Standards Committee

On hold — plan coming in the months ahead

A huge thank you to every committee member for the time and effort you've put in so far!

On the fence about getting involved? This is your sign.

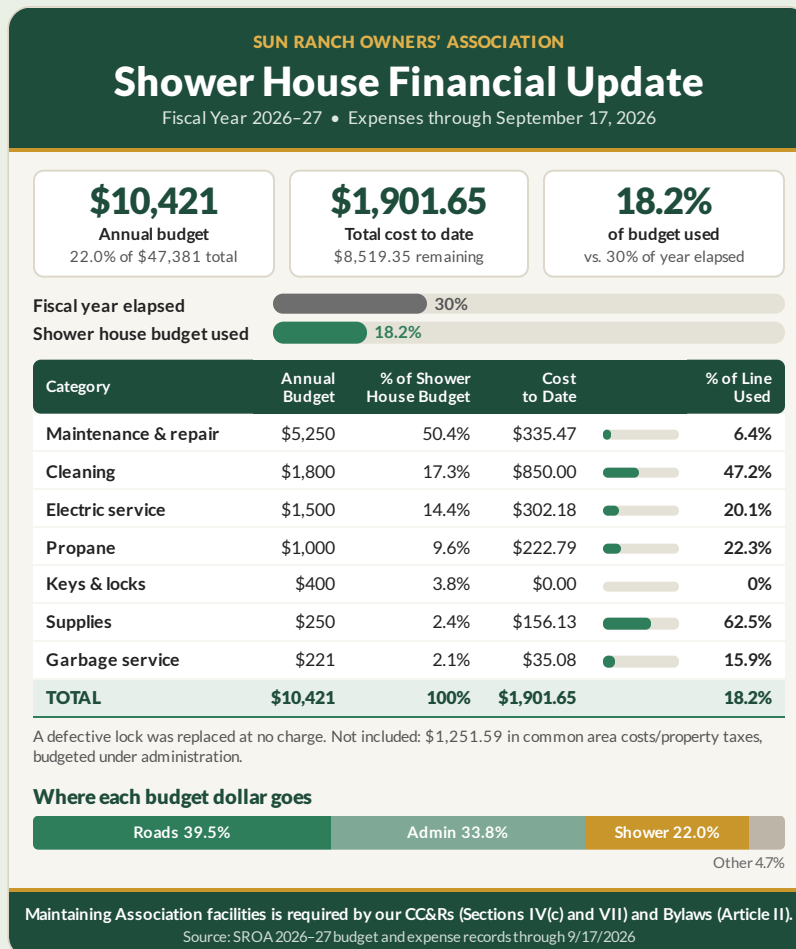
Committees only work with more hands, not fewer. If you're interested in joining one, or starting one around something you care about, contact the board — we'd love to have you, regardless of whether you live here or not.

Shower House: Real Progress Since July

The new board took over management of the shower house in July. Accomplishments to date include:

- ✓ The pony wall was cut down to give the security cameras a clear line of sight
- ✓ The broken lock that had left one side unsecured for months was finally replaced — both sides are now open to members and properly secured
- ✓ A handful of individuals who were causing ongoing problems at the facility have been no-trespassed
- ✓ A new camera and light were installed at the Cape LaBelle garbage area to discourage illegal dumping

None of the day-to-day upkeep happens without our cleaning crew, and they've been doing a genuinely great job keeping the facility presentable week after week. **Thank you** for the work you don't always get to see us notice.



BY THE NUMBERS

Budget Check-In

SHOWER HOUSE • THRU 9/17

Three months into the fiscal year, the shower house has used **18.2%** of its \$10,421 budget, with 30% of the year behind us.

Ahead of pace: cleaning and supplies.

Under: maintenance, utilities, and garbage.

About 22¢ of every budget dollar.

The School House: A Homeschool Meeting Space

This season, the Association's school house will be used as a meeting place for local homeschool families. Here is a quick recap of the operational details the board has confirmed. We understand the schedule will vary, so treat these as a baseline, not exact figures.

SEASON

October – April

HOURS

8:00 AM – 2:30 PM

DAYS

3 to 5 days a week

CAPACITY

Up to 7 kids, ages 8–14

Please note: This is a meeting place to homeschool, not an actual school.

The board also wants to be clear about the legal and structural plan moving forward:

The plan, step by step

NOW

Agreement in place. The Association has an agreement with Merilee Remmem, a Sun Ranch member in good standing, that runs until January. A **hold harmless agreement** is already fully in place to protect the Association from liability.

JANUARY

Winter extension. The board will extend the occupancy agreement with Merilee Remmem through May 1st, and the hold harmless agreement will be extended with it.

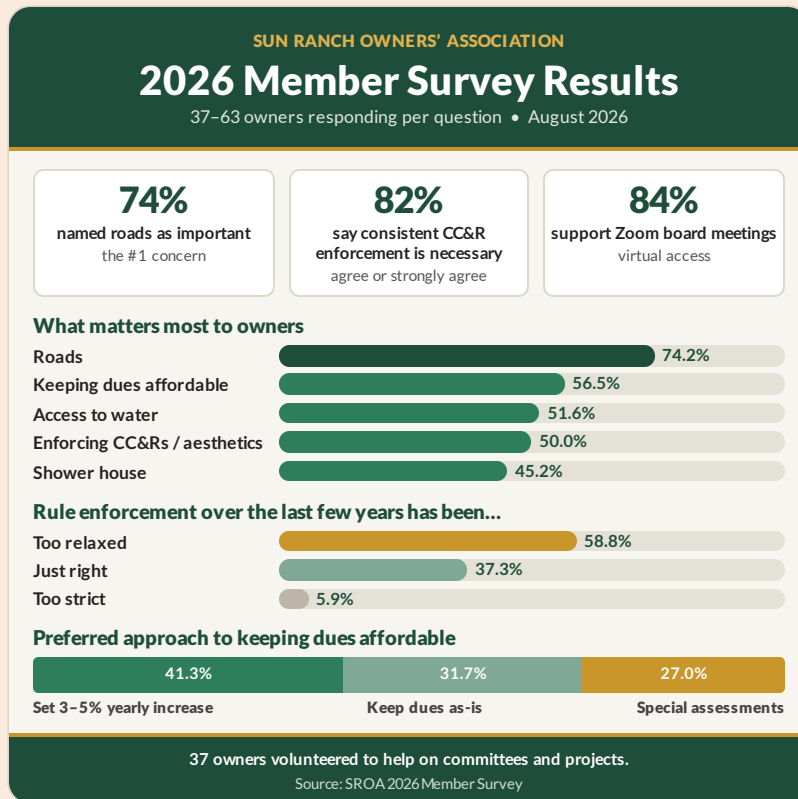
ANNUAL MEETING

Membership vote. The board will present the topic at the annual meeting and ask the membership for an official vote.

If you have questions about how the space is being used, please bring them to the board directly. We're happy to walk through the details.

We Heard You

Thank you to everyone who took the time to fill out the member survey. The board reviewed the results as a group, presented the data at a recent meeting and via email, and has been actively factoring your input into board decisions and priorities going forward. This is your Association — the more you tell us, the better we can represent what the membership actually wants.



SURVEY HIGHLIGHTS

What You Told Us

2026 MEMBER SURVEY

Roads came out on top twice: the biggest concern for owners, and the #1 place you want the board to focus first.

Enforcement matters: 82% say consistent CC&R enforcement protects property values, and 59% say it has been too relaxed.

Thank you for weighing in!

Welcome to the 21st Century

80%+

of survey respondents said they'd actually attend monthly board meetings if they could join over **Zoom** instead of driving great distances.

Your survey answers didn't just get read and filed — they became policy. The board listened, wrote it up properly, and has now formally adopted a **Remote Participation Policy and Procedure** for monthly meetings. Twenty-six years into the 21st century, Sun Ranch is proud to announce we've figured out video calls. Somebody's cousin's nephew set it up.

The policy is passed, but passing a policy and actually pulling off a functioning Zoom meeting are two different skill sets, and the board would like to practice the second one before it's live in front of the membership. So give us a month or two to get the technology, the notices, and ourselves organized before regular remote meetings start. We've managed roads, dues, and shower house locks — we can figure out a mute button.

Please note: The annual meeting will be in person only. Zoom is for monthly board meetings only.

10 • ROADS

Roads: Slow, Steady, and Done Right

The Roads/Easements Committee did the unthinkable: they drove every single foot of every Association road — a full **100% survey**, not a sample — and turned what they found into a priority list of what each stretch actually needs, whether that's gravel only or full grading and gravel. **You can see the full list yourself on the website, under the Roads tab.**

STEP 1

Secure a contractor

STEP 2

Work down the priority list, in order

STEP 3

Let the weather set the timing

Here's where things stand: we don't have a start date yet, and we're not going to invent one just to sound reassuring. What we do have is a plan — secure a contractor, work down the committee's priority list in order, and let the weather decide the timing, not a calendar we made up in a board meeting. What we won't be doing is dumping a load of gravel on the nearest pothole and calling it a road.

As of now, we are being told that the best time to do road work is in the **spring**, when the ground is soft, the dirt and rock can be worked, and it has time to pack and establish itself before winter. If we do work now, we run the risk of the rock being taken off during snow plowing, which is a waste of money and effort. This doesn't mean we are going to forget about it. We have a plan; timing is the key to this whole effort. We haven't done all this work to just forget about it. This does mean that you may have to endure another year of mud in some areas of Sun Ranch until we can make progress on the roads.

Doing it right instead of doing it fast means this is a **multi-year project**, not a one-spring fix. Road maintenance costs more than it used to, same as everything else, and doing it properly costs more than doing it twice. Our goal is simple: do something. If that turns out to be 100 feet of road, that's 100 feet more than complaining ever built.

Slow and permanent beats fast and temporary.

And here's a way to make that investment last longer for free: **slow down**. Gravel roads and speed have never gotten along — every driver who treats Cape LaBelle like a rally stage is grinding our new gravel into washboard and dust a little faster than the last one. Every driver that treats Lost Creek Way as a hill climb race is creating those annoying washboards as well. And while we're handing out free advice: if you've got 4-wheel drive, the hills are not the place to save it for a rainy day. Spinning tires on a grade doesn't just look exciting, it digs ruts that the next good rain turns into a small canyon — which then goes right back on next year's repair list. We're about to spend real money fixing these roads properly; the least we can all do is stop un-fixing them in the meantime.

So: patience, please. But also know this isn't sitting on a shelf — the survey is done, the priority list exists, and the board is moving forward.

Snow Plowing: Yes, It's Coming

Good news first: **we've secured a snow plowing contractor for this season, and it's the same one from last year.** Paperwork is still being finalized, and once it is, we'll publish the details.

WHO CALLS THE PLOW

Only a few designated points of contact. Please don't call the plow driver yourself.

WHAT GETS PLOWED

Main roads only — not personal driveways. Driveways are between you and the contractor.

Here's how it'll run: there will be only a few designated points of contact who will call the contractor to send the plow out. Those contacts are the only ones authorized to make that call, and the contractor has been instructed to take direction from them and them alone — not from forty individual members phoning in forty individual opinions about whose road matters most. Calling the plow driver yourself isn't showing initiative, it's a no-no, so please don't.

Also worth repeating: the Association plows **main roads only — not personal driveways**. If you want your own driveway cleared, that's between you and the contractor to arrange and pay for directly.

And a gentle reality check: we live in the mountains, not the city. There is no fleet of city plows idling at the county line waiting for the first flake so your road can be clear before your coffee is done. Plowing a private mountain road network takes time, and it will take some time here too. Living out here comes with an obligation to be ready for the season — stock up, plan ahead, don't schedule anything that depends on a freshly plowed road the morning after a storm, and have chains for your vehicles.

A TIME-HONORED MOUNTAIN TRADITION

Identify the neighbor with a tractor and a plow blade, and befriend them shamelessly. Cookies, firewood, sincere compliments about their driveway clearing technique — whatever it takes. A well-buttered neighbor with a tractor has gotten more Sun Ranch residents out of their driveway than any policy the board could write.

12 • DUES

Dues: The \$23,664 Question

\$23,664

in delinquent dues as of the
September board meeting

\$47,381

approved annual budget for
this fiscal year

~50%

of the year's budget is
currently unpaid

As of the September board meeting, the Association has **\$23,664.00 in delinquent dues**. That's not a rounding error — that's real money that funds the roads you drive on, the shower house you use, and the insurance that protects all of us.

Put another way, that \$23,664 is about **50% of the Association's approved annual budget** of \$47,381 for this fiscal year. Roughly half of what it costs to run Sun Ranch for the year — the roads, the shower house, the insurance, everything — is currently unpaid.

There's a persistent misunderstanding making the rounds, and we'd like to clear it up. Many members believe dues aren't officially “late” until October 15th. The By-Laws

say otherwise. Here's the actual language, straight from Article VIII:

BY-LAWS · ARTICLE VIII

Section 3. Notice. The Secretary shall mail to each member, at such member's record address, written notice of each annual assessment on or before June 1st of each year, and such annual assessment shall then become due and payable on June 15th of said year.

Section 3a. Delinquency. Assessments remaining unpaid on October 15th (approximately 120 days after becoming due and payable) will be referred by the Treasurer for immediate action by the Board of Directors in filing liens on any property with an assessment unpaid.

In plain terms, dues are due June 15th. October 15th isn't a grace period or a second due date. It's simply the point at which the Treasurer is required to start the lien process on whatever is still unpaid. If you've been paying in October and assuming you were on time, you haven't been. Unfortunately this October 15th date is embedded in our governing documents. It takes a small miracle to change, so we will keep this date for now.

Past boards have allowed this October 15th grace period without penalty and let folks pay at the annual meeting. **In 2027 this will come to an end.** Dues will be due June 15th. June 16th they are late. We also will not allow them to be paid at the annual meeting anymore. We know that's a change, and we know it may upset some of you. But with a large amount of dues currently unpaid, we need a hard date, and the By-Laws already give us one.

Let's also be honest: nobody is being ambushed. Christmas lands on December 25th every single year. It has never once been rescheduled, and somehow we all manage to buy the gifts, bake the ham, and untangle the lights on time. Dues work the same way: same date every year, with a notice in the mail well ahead of it. If Christmas doesn't surprise you, June 15th shouldn't either.

It's also a matter of fairness. Most of you pay on time, every year, without a reminder, a lien notice, or a strongly worded newsletter. **Thank you.** When a large chunk of dues goes unpaid for months, the roads and everything else those dues cover don't stop needing money. The neighbors who paid on time end up carrying the load for the

ones who didn't. Nobody should be subsidizing a neighbor's procrastination, and being responsible shouldn't be the thing that costs you.

We also want to make paying as painless as possible, so the Board is looking at options like online payments and other electronic platforms. Soon, “I couldn't find my checkbook” may not be much of an excuse.

What this means going forward

Due June 15

Anything unpaid after that date is late.

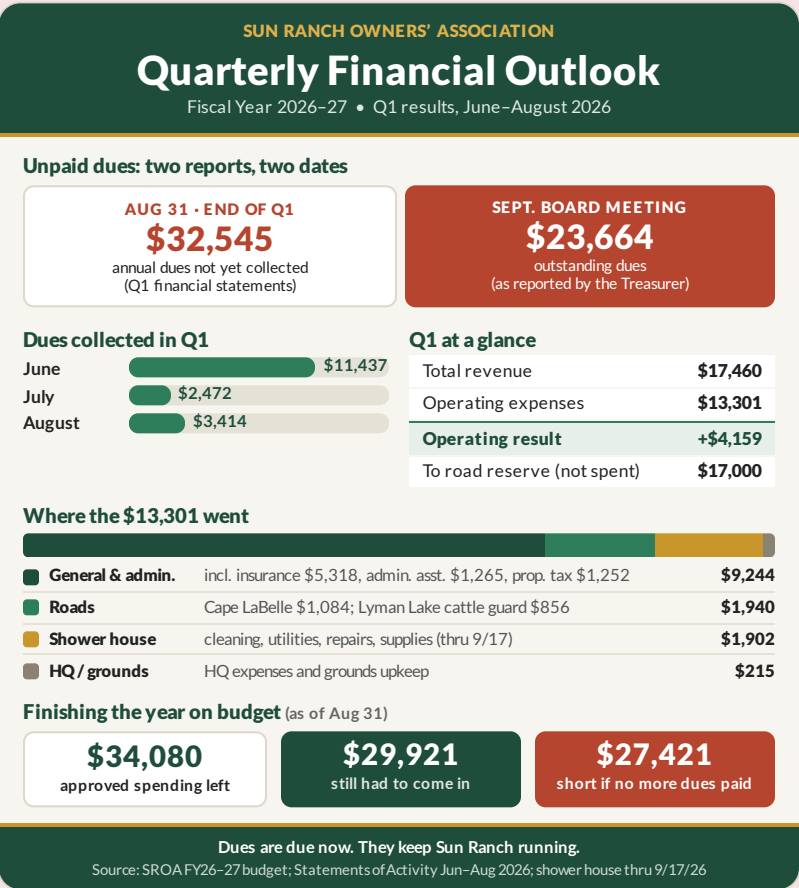
Late fees apply

For the months leading up to October 15th.

No payment at the annual meeting

Payments there will no longer be accepted.

All of this is pending the Board's passage of the dues collection policy at the October meeting.



Q1 FINANCIAL OUTLOOK

Where the Money Stands

JUNE–AUGUST 2026

Why two numbers? They come from different dates and sources. \$32,545 is the year's dues minus what was collected by August 31, per the Q1 statements. \$23,664 is what the Treasurer reported outstanding at the September board meeting.

\$23,664 outstanding at the September meeting is about half of this year's budget.

Dues are due now. If you haven't paid yet, please pay today.

And just so the \$137 doesn't feel abstract, here's what it breaks down to per lot:

\$137

PER YEAR

\$11.42

PER MONTH

\$2.63

PER WEEK

\$0.38

PER DAY

It's not a small ask, but it's also not the burden some conversations make it out to be.

13 • FROM THE BOARD

A Final Word: Earning Trust Through Action

Trust isn't granted because a board sends out a well-written newsletter. It's built the slow way — one finished project, one honest answer, one plowed road, one properly filed policy at a time. That's the approach we're taking, and we're asking for the same patience we'd ask of anyone doing a big job the right way instead of the fast way.

You don't have to agree with every decision this board makes — genuinely, you don't, and we don't expect it. What we'd ask instead: if you disagree, **bring us a solution, not just a complaint.** A better idea, brought in good faith, gets heard. A complaint with no direction attached just gets added to the pile.

For the record: we're not a cabal of evil board people scheming in a cabin somewhere. We're your neighbors, volunteering unpaid hours — plenty of them, mostly invisible — toward an Association we all chose to be part of. We ran for these seats, so the workload comes with the territory and we're not complaining about it. What we don't have is a personal agenda. The member survey gave us a foundation to build on, and everything in this newsletter is us building on it.

We can't rewrite the Association's past, or undo whatever opinions past boards earned along the way. What we can do is change how the story ends from here — by earning your trust through action, together, as good neighbors.

That's a Wrap

If you made it this far, congratulations: you're now better informed than the mailbox rumor mill. Your coffee is cold, and if you took us up on the stiff drink, you're probably on your second or third. That's what the dues section does to people. Thank you for reading, for paying on time, and for showing up when there's work to do. See you at the October meeting. Please unmute.

— *Your Sun Ranch Board of Directors*

