

CROA HOA Newsletter 2024

See you at our annual meeting on September 21, 2024, 5:00-7:00 at Magic's Pizza in Selah

- A vote was taken at the September 16, 2023 CROA's Annual Meeting to keep dues at \$400.
- As a homeowner, or a parcel owner, in CROA, we are members of a recognized Washington State HOA that collects yearly dues. When yearly dues are not paid in full, parcel owner information is given to Yakima Adjustment Services. At that point, CROA loses 25% of the amount owed. CROA HOA does not add this financial loss as a fee to the non-paying neighbor at this time. The percentage rate withheld by YAS goes up if court proceedings are pursued by YAS to collect outstanding debt from a CROA homeowner and/or parcel owner.

- If you need to make four, \$100 payments (due by July 1st), please contact us within 30 days (April 1, 2024) of the 2024 invoice date. CROA is hoping for 100% HOA payment for 2024. Please contact Ed to make payment arrangements at res@fairpoint.net.

- CROA dues are used towards general operating costs. Dues pay for road maintenance, snow removal, website domain, Secretary of State fees, liability insurance, PO Box, mailings, and office supplies. Our roads take the most money, as you know.

- CROA has contracted with Victory Accounting & Tax Service, LLC. They provide professional accounting and consulting oversight for CROA. They assist with reports, and provide quarterly reviews of our finances and operations. Our contract with Victory Accounting & Tax Service, LLC is on an "as needed" basis in order to be fiscally responsible with our budget.

- We have updated to QuickBooks Cloud Based Subscription through Victory Accounting & Tax Service, LLC. This will be used for creating and tracking the yearly invoice process. This allows Victory to oversee our operations and guide us where needed. **Sorry, we only accept checks as payment.**

- A computer has been purchased to keep CROA activity centralized and secure. The computer belongs to CROA and will be provided to the Treasurer & Webmaster for their use. Currently, Shelley Byington is acting Treasurer. **If you are interested in being Treasurer, please contact Ed Shoebach at res@fairpoint.net.**

- **CROA Road Committee members are:** Troy Huck, Mike Buttrely, Mike Rivard, Eric Breese, Emily Visant, Derrick Way and Vicki Davis

- The purpose of the committee is to research and obtain quotes for road maintenance and snow plowing.
- Potholes and washboarding are the priority to come up with better, longer lasting solutions.
- The use of mag chloride & reconstruction on the most problematic areas are being discussed.
- The Road Committee will bring their findings to the September meeting, hope you can make it!

- **CROA Board Members are:** Ed Shoebach, *President*, Mary Buttrely, *Vice President*, Shelley Byington, *Secretary/Treasurer*, Mike Rivard, *5th Position*, and Mike Buttrely, *Webmaster*

Year	# of Paid Parcels	# of Parcels In Collections
2020	123	8
2021	118	13
2022	115	16
2023	115	16