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**President's Message by Pat Leigh**

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Sean McCabe - The Edelweiss community is deeply saddened by the loss of a true friend and leader. The following and more was published in the "Methow Valley News." Sean's story is also on the CaringBridge website at:  
<http://www.caringbridge.org/visit/seanmccabe/>

"AN INSPIRATIONAL ARTIST AND TEACHER WILL BE FONDLY REMEMBERED IN THE METHOW VALLEY - Sean McCabe, a 46 year old resident of Mazama, passed away on November 7, 2009, from undifferentiated anaplastic carcinoma of the thyroid. He is survived by his wife, Laura (43), and daughters, Novie (7) and Dashe (3), his mother and eight siblings, Laura's parents and four siblings, in-laws and nieces and nephews. His presence and spirit will continue to be felt well beyond the Cascades." Cards may be sent to POB 982, Winthrop WA 98862.

It was Sean who first inspired us to groom the upper meadow, so remember him with a smile and a prayer while enjoying the beauty of the Methow from our little piece of paradise.

**Upper Meadow Grooming** - Thanks to the generosity of the MVSTA, Jake Valentine, one of their expert groomers has been given the nod to groom the Edelweiss meadow whenever it fits with the demands of his grooming schedule on the Rendezvous. We will collect funds to help cover MVSTA's costs and hope to bring them a generous donation from Edelweiss. If you donate to the MVSTA privately, please be sure and thank them for this wonderful gift to our community. It has been suggested that warm cookies left inside a strategically placed mailbox on the meadow will be a welcome incentive. Last year, our insurance carrier informed us that they would not cover Edelweiss for liability insurance on the cross-country ski trail. Not only that, but they

threatened to cancel our association insurance altogether if the meadow were to be groomed.

**Insurance** - Thanks to a good tip from one of our Board members, recently we switched our association insurance to a company that will handle all our coverage, including liability for the ski trail - - and at a considerably reduced premium.

**Edelweiss Water System** - Your Board of Directors has taken a pro-active stand on the need to provide reliable and safe drinking water to Edelweiss. We have a 20-year comprehensive plan that provides for every aspect of meeting State certification requirements as well as the overall need to upgrade our aging system. We have been diligently working to find sources of funding for this work and have a list of the highest priorities to be completed in the next 10 years. Watch for more news in the Spring as we move forward with our plans.

**Nightly Rentals in Edelweiss** - This is an activity that the Board of Directors has discussed many times. It is a concern because of the wear and tear on Edelweiss property such as roads and the swimming pool and the obvious liability issues. Our General Manager and Administrative Assistant have been instructed that we are not in the business of assisting with the management of nightly rental activities. We sometimes get complaints from neighbors of nightly rentals about noise or drivers speeding through neighborhoods. In the future, such complaints will be referred to Okanogan County. Please read on. The county has some rather confusing practices that can make it seem as though you have met the legal requirements for a nightly rental when you are in fact operating illegally. The confusion often stems from the fact that the Dept. of Health is willing to issue a certificate indicating that you meet their requirements for a rental property. What most people don't realize is that there is language on that certificate stating that the owner is responsible for meeting all other

legal requirements, and there are many. This includes an approval from the Okanogan Planning Department, the entity in charge of zoning issues. To have legal nightly rentals in Edelweiss, we would need to request a re-zone for a planned development specifically designed for nightly rentals. The only exception is for the few who were grandfathered in prior to the requirements that took effect in 1992. You may not know that the OK County Building Department has a requirement for a sprinkler system in any nightly rental. According to Ben Rough, Senior Planner, "Our enforcement process is complaint driven. For more information regarding enforcement procedures, review OCC 17.38 or contact our office at 509-422-7160." The complaint form is available online at: <http://www.okanogancounty.org/planning/index.html>. Click on "Applications" at the top. Scroll down the page to "Additional Forms" and click on "Complaint/Inquiry Form". Complete the form and submit it by mail or fax to: **Okanogan County Office of Planning & Development, 123 - 5th Ave. N. Suite 130, Okanogan, WA 98840 Fax: 509/422-7349.**

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**Trailblazer Winter Wrap**  
**by Jan and Will Fohrell, Trailblazer Chairs.**  
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We have had another busy year improving our neighborhood. This season 20 Edelweiss members contributed to the enhancement of our community trails for the enjoyment of all.

- \* We spruced up all existing trails at the beginning of the year. It did not take much time since our trails were designed to keep the maintenance low.
- \* We created the new Overlook Loop so the breathtaking views can be enjoyed while sitting at a donated picnic table.
- \* We have a brand new connection between the east and west sides of our community. It includes two really cool log crossings and the enjoyment of seasonal streams.
- \* We have a good start on our newest trail which will allow for safe access to the campground by staying off of Goat Creek Road.

**This has been another productive year thanks to all of your efforts.**

When I signed us up for leading this effort, I told Pat Leigh that Will and I would commit to a three year effort. This is the end of year two for us and we are happy to make more headway in 2010. We ask you to start thinking about 2011 and how you may fit into this trail organization role. It is a nice way to get to know your neighbors, see continued improvement to the neighborhood, and help make walking in Edelweiss that much more of an enjoyable experience.

To locate our Edelweiss trails, go to our website and click on the hotlink for "Trail System - Trailblazers". You will see a table called "**Summary of Trail Building Activity to Date**". The right column called, "Diagram" contains a hotlink that leads to a map of each trail.

Our trail activities are done for the year. Thanks for your continued interest and support. Let's all gather up in the spring and make the River Trail a reality.

Jan and Will Fohrell  
wfohrell@comcast.net

**NEW EDELWEISS MAP AVAILABLE! - Ever wish for a high-quality map of Edelweiss? Your wish is about to come true.** Ron Bomba, long time Edelweiss member and gifted graphic artist has created a beautiful map of Edelweiss. Edelweiss property owners may copy and print the map from the website for their personal use. High quality, suitable-for-framing giclee prints can be ordered from Ron Bomba. 11x14 inch prints are \$30 each and 16x20 inch prints are \$45 each. Plus shipping (about \$10.00) if required. It costs the same to ship one print as it does several. So if possible, combine orders and ship to one address. They can also be picked up at Ron's studio in Seattle if convenient. Contact for Ron Bomba: Ph: 206-284-5439 Cell: 206-286-1277 Email: [art@ronbomba.com](mailto:art@ronbomba.com) Website: [www.RonBomba.com](http://www.RonBomba.com) Watch for Ron's new map to be posted soon on our website!

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General Manager's Report by  
Richard P. Volckmann  
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After the long hot summer, we're now making the slow dash into winter. I'm not sure if the three snowfalls that we have already had in October are an indication of the season ahead, but for those of us who are looking forward to great skiing, we can hope the trend continues.

### Summer News

**Dare I mention COWS!** - We had more of them in Edelweiss than ever before. I think we almost qualified as a feed lot. Over and over they just kept getting out of the Forest Service grazing area. We'd repair one section of fence only to have them find another that they could get through. Finally, after walking the fence line far up Grizzly Mountain, we found where the cows can simply walk around the end of the fence and down the hill into Edelweiss. (And down my driveway, in fact.) There is also an area up Fawn Creek which is in need of significant repair. In order to keep them out in the future, we'll need to install about 1000 feet of fence. Luckily, the Forest Service will provide the necessary fencing material. We have contracted with a person who is knowledgeable in all things fence, and who has access to mules to carry the equipment up the mountain. We are expecting that the additional fencing will solve our cow intrusion problem.

We did create one significant deterrent to the cow problem by replacing the old barbed wire gates on Highland and East Fawn Creek roads with new steel stock gates. Check them out. They look great!

**Roads** - The lignin treatment for Highland and Homestead Roads was, by all accounts, a success, and although the dust problem was not entirely mitigated, the difference from previous years was significant. In addition, the road surface remained much smoother than in previous years, with a lower degree of wash-boarding. Our plans are to repeat the treatment for 2010. Each year the roads should get better and better. As always, the slower we drive, the better the roads hold up.

**Firewise** - The Firewise Program went well for those property owners who chose to participate. A total of 23 acres was thinned and pruned, greatly reducing the possibility of the rapid spread of a forest fire in the treated areas.

For those owners who chose to opt out of the program, there is still time to do the work on their own. The deadline is December 31, 2009 to receive reimbursement from the Forest Service. Let us know if you are working on your property, so we can include you in the final payment  
**Upper Meadow Water Line** - As you will recall a new six inch water pipe line was installed across the upper meadow last spring, leaving a long swath of disturbed ground.

We have recently sowed the area along the pipe line with 'blue wheat grass', a variety which, according to the supplier, is the mostly likely to germinate given our soil and weather conditions. With over-seeding in the spring, and with spot spraying, we're should see significant coverage over the bare areas, with minimal noxious weed development. In addition, we're about to put down new seed around the campground building.

Prior to the seeding, we obtained the help of the Liberty Bell High School cross-country team in pulling the weeds along the line. The kids did a great job of clearing the way of the unwanted plants.

**Pool** - As most are aware, earlier this year we had a an issue with the Department of Health regarding circulation of water in our swimming pool. Because the main drain of the pool is non-functional we were required to obtain a variance from the lack of the main drain by showing that water circulation requirements were met. By injecting red dye into the pool and observing the pattern of circulation, our engineer certified the pool to be within the limits of the required circulation criteria. On the basis of his certification we obtained the needed variance from the Department of Health, and to our knowledge we should have no more issues in that regard.

## Winter News

**Snowplowing** – Once again Palm Construction will be plowing the main roads for us this winter. I call them out when the snow depth reaches approximately 4 inches. We hope that there will be enough snow this winter that they will be able to use their snow-blowers which makes for a better (and wider) surface. And we're especially hoping that the constant icing of the roads will not be the factor that it was last year.

If you're interested in having your driveway plowed, please give me a call or email and I'll let you know who will be contracting for driveways. These folks can get extremely busy so it's important to make arrangements well in advance.

**Freeze Preparedness** – The onslaught of cold weather is pretty much upon us. This would be a good time to make sure your water pipes are adequately insulated. If they're in an unheated crawl space, make sure the vent openings are closed for the winter. If there is still a draft in the space, it is a good idea to wrap the pipes with foam. Needless to say, having a pipe freeze and burst in your house is a disaster you don't want to happen.

And for part-time visitors, it is good insurance to leave your thermostat at 50 degrees or higher. A constant temperature any lower is detrimental to the health of the furnishings, appliances, etc. in your home. It is our experience that refrigerators with ice-makers only fail if you are not there. Consider turning off the water and draining the pipes if you are not well insulated.

## Final Words

Speaking for the Edelweiss management team I would like to say that it is a pleasure to be able to serve our community. As always, please remember that your management team is here to help and benefit you, the property owners, and if anyone has a comment, suggestion, etc. we are always glad to respond.

Have a great winter season!  
Dick Volckmann  
509-996-9897  
[emcmanager@centurytel.net](mailto:emcmanager@centurytel.net)

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## **LINDA'S MESSAGE**

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### **Moving On! ☺**

As I sit and watch an early snow fall here in the valley, I am contemplating how fast the seasons seem to go by. They say time flies when you're having fun. Maybe I am just having too much fun? I think the reality is that time goes faster the older you get. So I have decided to hurry up and have more fun. In order to accomplish that, I will be terminating my 5-year Edelweiss "career" in order to spend more time with family, as well as being able to focus more on our artistic endeavors.

I will remain employed until the end of April, after which I may continue to help out (if needed) with various projects such as campground improvements (irrigation system, landscaping), weed control, etc.

It's been a great experience working in this community and seeing the many improvements to our infrastructure that have been (and will continue to be) implemented as we continue to grow. I am grateful for having had the privilege of working with talented managers, board members, and volunteers, all of whom have contributed to the maintenance and improvements that have made Edelweiss such a great place to live.

Of course infrastructure alone does not make a community. It's the people. That is our biggest strength. Which is why it's so devastating to lose one of our own. We will miss Sean McCabe so much. But I know our community will continue to support Sean's family in any way we can. If we didn't know it before, we sure know it now; Edelweiss members and the people in this valley will always be here for each other, and that is a great comfort. I am grateful I live here.

### **I'll close with this thought.**

Yesterday's history,  
Tomorrow's a mystery,  
Today is a gift.  
That's why it's called "the present"

Cheers!  
Linda McWhirter  
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QuickTime™ and a  
decompressor  
are needed to see this picture.

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