

COWPET BAY WEST NEWSLETTER



CBW Newsletters are written by the Board

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President: Kevin Gregory

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Secretary: Judi Kromenhoek

Treasurer: George Hefferon

Members at large:

Marilyn Blackhall

Bill Brewer

Mike Harrell

[Sherri Levin](#)

Jim Tometich

Update Wastewater Treatment Project

Significant progress has been made to modernize the Wastewater Treatment Plant (WWTP). The board temporarily hired a contractor, Mr. Blyden, at the cost of \$3,000/month to oversee the operation. The system will operate solely on fresh water until the cisterns are rebuilt and sealed. Mirko will rebuild two tanks for \$80,000, with an additional \$70,000 expected for electrical, plumbing, and safety improvements. The total projected cost is \$230,000. Unfortunately, wastewater treatment plant repairs are currently on hold due to permitting issues.

Security Lighting:

Did you know that the Association pays the costs to keep our front porch lights on?

The board is asking all owners to leave the front porch lights on.

Board members raised concerns about the absence of lighting on some front porches. These front porch lights were hard-wired approximately 20 years ago. Over the years, some owners have replaced the switches on these lights to control when their porch lights are on/off. The lack of lighting on some porches has created very dark areas, raising safety concerns. Adequate lighting is a cost-effective and practical security measure.

Owner in Arrears

This month, three owners have past due condo fee balances. The total outstanding balance is \$21,081.

Roof Repairs

Roof repairs for Windward 1–8 cost \$3,985. Windward 9-16 are projected at \$5,478 due to more extensive work. Repairs across the complex will cost approximately \$0.66 per square foot, approximately \$70/hour, and are being completed in phases to spread out expenses.

Owners' Portal for Condo Repairs

Please be sure to add your name and unit number when requesting repairs on the CBW Owner's Portal.

Association Records:

The office manager will update the *Accounting Procedures Manual* by the September 30 for a year-end vote.

Two motions passed; motion summaries:

- 1) The Board will receive detailed accounting reports and financial statements before each meeting to support informed financial decisions.
- 2) The Association will transition to QuickBooks Online (QBO) on January 1, 2026, with the help of a QB advisor.

Annual Audit

The auditing firm engaged by the Board began the 2024 audit at the beginning of June. The auditor's goal is to complete the audit by the end of July.

Reverse Osmosis Plant

The RO plant is operational but requires weekly filter changes and cannot fully meet our water demands, necessitating additional water purchases. A grant application has been submitted to DPNR and is under initial review. We expect feedback in July, likely with requests for clarification or adjustments based on funding availability. We hope to share further updates in the August newsletter.

Due to the high cost of water and ongoing improvements at the wastewater treatment plant, irrigation may be paused during the dry months. While some vegetation loss is possible over the next 9–12 months, replanting will be more cost-effective than purchasing water for irrigation.

Note: Two items totaling \$50,000 were excluded from the grant application due to incomplete vendor quotes.

Rodent Control

Currently, we have 25 rodent bait boxes on the property.

The facilities team severely pruned the largest trees on the property, disrupting rodent habitats. Doing so has curtailed rodent activity in some units.

The facilities team will also close off all pipe chases under the buildings as a more permanent deterrent to rodents gaining access inside our homes.

Additionally, debris has been removed, lighting has been installed, and steel wool has been inserted into holes to deter rodents from entering our homes.

Owners of top-floor units, are encouraged to inspect their attics for signs of rodents and report any evidence of rodent activity to the Board.

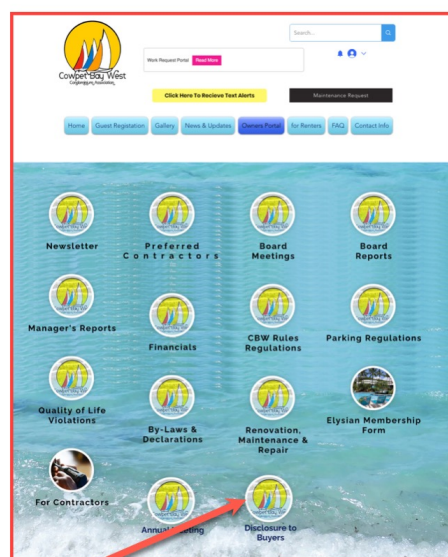
Security Gate and Guards.

We are pleased to report that the security guards have been working diligently from 6:00 PM to 6:00 AM, ensuring the gate remains closed when no vehicles are passing through and keeping a detailed log of all cars entering and exiting the property.

A security camera inside the guard building allows them to monitor activity when they are not physically outside managing vehicle access.

If you have any security concerns or questions, please don't hesitate to contact Board Member Marilyn Blackhall, who is overseeing all aspects of security. She will address any issues and ensure they are resolved appropriately.

As a reminder, owners must submit a renovation package of signed documents to CBW in advance for renovations, construction, etc. to receive written approval from the Board. Inspections of your project may occur throughout the project to ensure safety, aesthetics, and compliance with CBW rules. It is important to note, the Bylaws state renovations may occur from April 1 through Nov. 30. The Owners Portal contains all documents needed to assure a safe renovation project.



Note: The Board added "Disclosures to Buyers"