



To: Crystal View Estates Property Owner

From: Fire Safety and Weed Abatement Committee and CVE Board

The summer season is just around the corner, and with it comes increased fire danger throughout the valley. Research and recent local incidents have demonstrated the effectiveness of implementing wildfire mitigation concepts in developments such as ours. The Fire Safety and Weed Abatement Committee, together with the Homeowner's Association Board of Directors, have created a set of standards and a timeline to keep our neighborhood safe from the potential of dangerous wildfires. The purpose of these standards and the timeline is to protect your investment and provide a common framework for all property owners in Crystal View Estates.

Members of the Committee have met with and completed drive throughs with Fire Wise consultants, the fire department and county noxious weed control personnel. Their recommendations are listed below, and those with the checked boxes pertain to your property. **The guidelines listed below apply only to the non-landscaped portions of your property, those without plantings or irrigation**

- ✓ A vacant lot needs a 5' to 30' buffer zone around the entire perimeter of the property. Grasses and weeds within the buffer zone should not exceed 4 inches tall.
- ✓ A 5' to 30' buffer zone is needed beyond the landscaped portion of your property. If your property is landscaped to a wall, but the property extends beyond the wall, a 5' to 30' buffer zone is needed beyond the wall and around the perimeter of your non-landscaped property. The buffer zone needs to be maintained between your property and adjacent houses. Grasses and weeds within the buffer zone should not exceed 4 inches tall.
- ✓ Noxious weeds need to be **removed** from your property, not just mowed down. Please refer to www.nwcb.wa.gov to identify the noxious weeds on your property. The Chelan County Noxious weed Control Board can be contacted for further information. All knapweeds are noxious weeds which must be removed because they will eventually become tumbleweeds that blow through the neighborhood. You may also receive an infraction letter from the Chelan County Noxious Weed Control Board.

The first weed clearance deadline for the actions noted above is **May 1st**. Please note that mowing should only be done in early spring as a spark from a blade hitting a rock could cause a fire later in the season. Weed whacking or pulling weeds is preferable. Large weeds should be removed so that they do not blow onto neighboring properties. Spraying is another alternative but needs to happen early in the spring to be effective.

The HOA CC&Rs and Association rules which govern this Fire Safety and Weed Abatement process can be found on the Association website

<https://crystalviewestates.org/ccrs/> sections 8.1, 8.3, 10.11, 10.17, 10.19

<https://crystalviewestates.org/association-rules/> General Rules #5

Additional weed clearance deadlines are June 15th and August 1st. A single action taken during the summer season is not sufficient to eliminate the fire danger.

If a property does not meet the compliance guidelines described above by each of the three dates listed, the HOA may hire a contractor to complete the work and levy a special assessment. If that assessment is not paid, access to the common areas may be removed. Please contact the Board if you have questions

cvehoaboard@gmail.com