

**RETURN REQUESTED:**

Hank LuBean; 1700 N Aurora Ave.; East Wenatchee, Washington 98802 509.679-4259; [hlubean@gmail.com](mailto:hlubean@gmail.com) [lubean.com/cvtia/](http://lubean.com/cvtia/)

To: All Lot Owners and Users in the Columbia View Terraces Irrigation Association (CVTIA) Neighborhood

Date: March 14, 2025

From: Hank LuBean, CVTIA Co-Administrator

**Re: Annual Meeting and Assessed Irrigation Dues for 2025 (due April 12, 2025)**

Our 5th annual in-person neighborhood meeting (Zoom option available) will be held **Saturday, April 5, at 6:00 p.m.** in Hank LuBean’s front yard/driveway or porch at 1700 North Aurora. This meeting will provide opportunity for you to ask questions and receive any up-to-date information about CVTIA’s activities and issues. This meeting will be less than an hour and will satisfy our goal of having an annual meeting.

The Zoom link is: <https://us02web.zoom.us/j/83654916364?pwd=RHIWTIBTdmZidjFpRVJ4WVEzcVJWdz09> (Meeting ID: 836 5491 6364, Passcode: 340033)

Water is usually released into the canal the first week in April by the Wenatchee Reclamation District. This year it is April 7, 2025. After allowing the water to settle for a day or two, we will open our headgate April 12, 2025.

On Saturday April 12 around 10:00 a.m., **we will be walking through the neighborhood looking for leaks or water problems and may need to enter your property to turn off your main valve if necessary. For those who did NOT return their annual irrigation dues in 2024, we will turn off your main valve until payment is received.**

Please have all required, past and present, **irrigation dues in by April 12, 2025** to ensure that your irrigation water supply will be available. Those who did not pay in 2024 or before will receive an additional notice of payment due.

In July 2020, annual irrigation dues of **\$20 per lot** was implemented and approved to start in 2021. This amount will be annually assessed to the **owner, renter or whomever pays for utilities for the lot and uses the irrigation.** Each property in CVTIA’s Platt or subdivision has either 1, 1.5, 2, or 2.5 lots. **Most owners have only 1 lot**, if you have more than one lot, you should already know that you do.

Should you have any questions don’t hesitate to call or refer to the CVTIA website <https://lubean.com/cvtia> for up-to-date information.

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**Please update your information so we can contact you for irrigation water emergencies (info kept private).**

Printed Full Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone# \_\_\_\_\_ EMAIL: \_\_\_\_\_

Notes: \_\_\_\_\_

**ENCLOSED DUES (Rate is \$20 per lot): Most folks owe \$20; those who owe for more than one lot should know; call Hank if unsure.**



**Send payment no later than April 12, 2025 to the address shown at the top or bottom.** Payment can be mailed, placed in ‘Black correspondence’ mailbox on Hank’s front porch, or hand delivered to Hank’s house. **You may also use Hank’s VENMO (@Hank-LuBean) or PAYPAL account using Hank’s email: [hlubean@gmail.com](mailto:hlubean@gmail.com)** (Venmo preferred; no receipt will be provided by Hank, use your Venmo or PayPal receipt for proof of payment).

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