

RETURN REQUESTED:

Hank LuBean; 1700 N Aurora Ave.; East Wenatchee, Washington 98802 509.679-4259; hlubean@gmail.com lubean.org/cvtia/

To: All Lot Owners and Users in the Columbia View Terraces Irrigation Association (CVTIA) Neighborhood Date: March 19, 2026

From: Hank LuBean, CVTIA Co-Administrator

Re: Annual Meeting and Assessed Irrigation Dues for 2026 (due by April 30, 2026)

Our 6th annual in-person neighborhood meeting (Zoom option available) will be held **Saturday, April 4, at 6:00pm** 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=RHIWTIBTdmZidjFpRVJ4WVVEzcVJWdz09> (Meeting ID: 836 5491 6364, Passcode: 340033)

Water is typically released into the canal the first week in April by the Wenatchee Reclamation District and this year it will be on Monday, April 6, 2025. After allowing the water to settle for a couple days, we will open our headgate on Wednesday, April 8, at 6pm or Saturday, April 11, at 10am depending on availability of owners to assist.

At that time, on April 8 at 6pm or the April 11 at 10am, **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 have **NOT return their annual irrigation dues in 2025**, we will turn off your main valve until payment is received.

Please have all required, past and present, **irrigation dues in by April 30, 2026** to ensure that your irrigation water supply will be available. Those who did not pay in 2025 or before will receive an additional notice of payment due.

In 2025, an increase to irrigation annual dues was agreed upon of **\$30 per lot**; it was \$20 per lot since 2021. This amount will be annually assessed to the **owner, renter or whomever pays for utilities for the lot.** Each property in CVTIA's subdivision has either 1, 1.5, 2, or 2.5 lots. **Most have 1 lot**, and those with more than one lot are aware of this fact and should pay accordingly.

Should you have any questions, please call or refer to the CVTIA website <https://lubean.org/cvtia> for info.

Please update your information: Information is confidential and only used for irrigation emergencies.

Printed Full Name: _____ Address: _____
Phone# _____ EMAIL: _____
Notes: _____

ENCLOSED DUES (Rate is \$30 per lot): Most folks owe \$30; those who owe for more than one please pay accordingly; call or email Hank if unsure.



Send payment no later than April 30, 2026 to the address shown at the top. Payment can be mailed, placed in 'Black correspondence' box 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** (Venmo preferred; no receipt will be provided by Hank, use your Venmo or PayPal receipt for proof of payment).