



Annual Report

2025

Introduction

Established in 1963, Chiwawa Communities Association a.k.a. Chiwawa River Pines, owns and operates a community water system and maintains 20 acres of land providing water and recreational opportunities to over 300 members.

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Projects and Programs

Mission, Vision, Goals & Strategies

The Chiwawa Communities Association Board of Trustees is committed to regularly reviewing and updating their Mission, Vision, Goals, and Strategies. Updates and changes shall be approved by the board of trustees.

Mission

“Provide essential drinking water and access to community spaces that enhances the quality of life and property values for our members.”

Vision

“Maintain a small rural community that supports recreation, friendship, and volunteerism.”

We will pursue our mission by accomplishing the goals set forth here. Some, although not necessarily all, strategies to attain our goals are listed after each goal. Goals are not ordered in any preference or degree of importance.

Goals and Strategies

- A. Effectively communicate with members
 - a. Regularly post on social media and publish newsletters.
 - b. Seek member input.
 - c. Follow up in a timely manner.
- B. Stay current with technology and regulations
 - a. Attend conferences and trainings.
- C. Staff projects and operations at the right levels
 - a. Place an emphasis on reserve funding.
 - b. Proactively maintain and repair assets.
 - c. Seek apprenticeship and scholarship opportunities.
 - d. Seek proposals in a timely manner.
- D. Seek partners / training agents
 - a. Fund attendance to conferences and trainings.
- E. Promote staff technical assistance
 - a. Budget for projected assistance based on historical needs.
- F. Maintain and improve relationships with federal, state, and county regulatory agencies
 - a. Attend conferences and trainings.
 - b. Regularly meet with stakeholders.
- G. Integrate emergency response procedures with support agencies
 - a. Regularly meet, plan, and train with stakeholders.

Contact Information

Chiwawa Communities Association

2651 Cottonwood Lane

Leavenworth, WA 98826

Office: (509) 763-4309

Email: chiwawa@nwi.net or
admin@chiwawariverpines.org

Web: chiwawariverpines.org

Board of Trustees

Term Ends 2026

Bunk Bunkleman (509) 237-2631

President

Matthew Oaks (509) 883-7371

Mandy Stocker (425) 343-8850

Term Ends 2027

Kris Jones (425) 518-4233

David Lowrie (509) 763-3741

Judy VanEyck (509) 763-2541

Term Ends 2028

Vice President

Lance Jones (360) 825-9062

Sonya Kraski (425) 290-2869

Secretary / Treasurer

Tamara Mckee (206) 619-9670

Water System Administrator

(Water Emergencies)

Dan Shaffer

Phone: (509) 699-0607

Administration / Bookkeeping

DVM Solutions LLC

Office: (509) 763-4309

Email: admin@chiawariverpines.org

Resources

Consumer Confidence Report(s)

Web: www.chiwawariverpines.org

email request:

admin@chiwawariverpines.org

Police

Non-Emergency Sheriff's Dept.

River Com (509) 663-9911

24hr Short-Term Rental (STR) Violations

509-293-4577

Fire

Lake Wenatchee Fire and Rescue

(509) 763-3034

Email: lwfr@nwi.net

Web: <https://www.lwfr.org/>

Electricity

Report an outage:

1-877-783-8123

Chelan County PUD

(509) 663-8121

Web: <https://www.chelanpud.org/>

Garbage

Waste Management

(509) 662-4591

Web: <https://www.wm.com/>

Mosquito Control

Chiwawa Mosquito Control District

(509)-888-3335

Fish Hatchery

Chelan P.U.D

509-663-8121

Chiwawa Communities Association

Profit and Loss

January - December 2024

	TOTAL
Income	
Assessment	362,960.00
Convenience Fees	2,963.10
Parts Sold to Members	3,123.70
Unapplied Cash Payment Income	198.80
Total Income	\$369,245.60
GROSS PROFIT	\$369,245.60
Expenses	
Accountant	9,505.00
Admin Office Operations	
Computer Software	3,077.63
Computer/Printer Hardware	769.61
Depreciation Expense	37,230.36
License, Permits and Fees	623.25
Mail	4,112.03
Meetings	1,314.12
Office Supplies	3,027.02
Reserve Study	1,384.00
Utilities	6,910.41
Total Admin Office Operations	58,448.43
Attorney Fees	49,548.96
Bank Service Charge	888.37
Bookkeeper	8,423.40
General Maintenance & Operations	
Community Space Maintenance	
Fire Wise	6,390.84
Mosquito Abatement	2,337.70
Sanican	601.84
Total Community Space Maintenance	9,330.38
Total General Maintenance & Operations	9,330.38
Insurance	50,209.81
Manager	21,600.00
Water System	
Contracted Repairs	25,152.88
Water System Administrator	57,633.84
Professional Organizations, Memberships, & Conferences	3,614.38
Total Water System Administrator	61,248.22
Total Water System	86,401.10

P & L

Chiwawa Communities Association

Profit and Loss

January - December 2024

	TOTAL
Water System Maintenance, Repair, Operations	
811 (One Call Concept)	38.41
DOH Permits & Licensing	631.60
Fuel	2,119.20
Parts	222.73
Parts, Materials, Supplies	16,127.84
Paving/Gravel/Tree	4,661.20
Propane	201.10
Water Quality Testing	2,970.00
Well Tank Communication	1,690.20
Total Water System Maintenance, Repair, Operations	28,662.28
Total Expenses	\$323,017.73
NET OPERATING INCOME	\$46,227.87
Other Income	
Interest Income	6,759.30
Total Other Income	\$6,759.30
Other Expenses	
Land Property Taxes	7,090.97
Total Other Expenses	\$7,090.97
NET OTHER INCOME	\$ -331.67
NET INCOME	\$45,896.20

Balance Sheet

Chiwawa Communities Association

Balance Sheet

As of December 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Mosquitoes	3,508.25
Operations	23,885.81
Reserve Funds	201,977.29
Total Bank Accounts	\$229,371.35
Accounts Receivable	\$49.34
Other Current Assets	\$0.00
Total Current Assets	\$229,420.69
Fixed Assets	
Building and Improvements	113,477.04
Chiwawa Well	23,289.38
Chiwawa Well Building	52,614.54
Total Building and Improvements	189,380.96
Generator	49,132.27
Land Improvement Fire Wise	48,929.27
Land purchase	199,373.56
Loan Fees	3,459.18
Office Equipment	0.00
Water & Fire Systems	44,515.58
Chiwawa Well Equipment	76,318.99
Fire Hydrants	16,833.60
Flow Meters	287,705.89
Salal Pump, Building, Generator	8,354.81
Tools	2,924.26
Water System 1540	509,443.83
Total Water & Fire Systems	946,096.96
Total Fixed Assets	\$1,436,372.20
Other Assets	
Accumulated Amortization	-1,422.10
Accumulated Depreciation	-948,796.39
Total Other Assets	\$ -950,218.49
TOTAL ASSETS	\$715,574.40
LIABILITIES AND EQUITY	
Liabilities	\$0.00
Equity	\$715,574.40
TOTAL LIABILITIES AND EQUITY	\$715,574.40

Budget

Chiwawa Communities Association Chiwawa River Pines		
2025 Approved Budget		
Lots with water 337	(\$1,250 yr.)	\$ 421,250.00
Lots with out water 31	(\$600 yr.)	\$ 18,600.00
1st half (\$625/\$300) due by Feb 15th, Second half due by September 1st		
Monthly Payment options are available upon request		
Income		
Assessment Income		\$ 439,850.00
Expenses		
Administration		
Accountant		-\$ 2,500.00
Reserve Study		-\$ 1,310.00
Audit/ Agreed Review		-\$ 7,000.00
Computer Hardware / Software		-\$ 2,206.18
Insurance		-\$ 49,816.75
License, Permits, Fees		-\$ 426.66
Mail		-\$ 3,758.89
Meetings		-\$ 1,881.00
Office Supplies		-\$ 2,867.00
Utilities		-\$ 6,891.46
Attorney Fees		-\$ 68,887.84
Manager		-\$ 21,600.00
Bookkeeper		-\$ 13,200.00
Administration Total		-\$ 182,345.78
General Maintenance & Operations		
Fire Wise / Common Area Maintenance		-\$ 5,479.60
Sanican at River		-\$ 650.00
Mosquito Abatement		-\$ 3,130.40
	\$25.10 per lot	-\$ 9,260.00
Water System		
Water System Administrator		-\$ 61,704.00
Professional Organizations Membership and Conferences		-\$ 4,737.70
Contracted Repairs / Equipment rental		-\$ 21,308.40
811 (One Call Concept)		-\$ 52.80
DOH Licensing, fees, permits		-\$ 1,200.00
Fuel		-\$ 2,688.66
Parts, Materials, Supplies		-\$ 14,503.85
Propane		-\$ 347.52
3rd Party Water Quality Testing fee's		-\$ 2,665.00
Well Communication System Mgmt. Annual fee		-\$ 1,690.20
Water System Total		-\$ 110,898.13
Land Property Taxes		-\$ 7,090.97
Operating Expense Total		-\$ 309,594.88
Reserve Funding		
	\$353.95 per lot (\$378.38 less than Reserve Study Recommendation)	-\$ 130,255.12
Net Income		\$ 0.00

Projects

2025

Lower Pine Tree standpipe

Estimated cost: \$10,000

The end of the line standpipe on Lower Pine Tree Rd started leaking in winter 2022. We placed a temporary patch on the leak in 2022 and excavated it in 2023 to permanently repair the pipe. In doing so, we identified that the line is under a driveway requiring asphalt reinstallation. We originally planned to complete the repair and pavement in 2024, but budget constraints prevented us from accomplishing the project, so we postponed repairs until 2025. The temporary patch sprang a leak in March of 2025. We contracted the repair since some of the work may have involved digging in the roadway. The leak was repaired in March 2025. Re-pavement of the affected roadway and driveway is estimated to take place in summer 2025

Variable Frequency Drive (VFD)

Estimated Cost 11,000

In 2024, we had a well motor failure at the Chiwawa wells, requiring replacement, costing \$5,400. The motor was only three years old. Its expected serviceable life span is approximately three times that. We consulted with the Manufacturer, Well Experts, Electricians, and Chelan County PUD to determine that hard starting (immediate full power) is likely the main cause of the premature failure. We determined the best course of action was to install VFDs to remove the shock load of starting the motors. VFDs allow the motors to gradually ramp up electrical draw when starting. Chelan County PUD is researching bringing more stable, three-phase power to further support equipment service life. VFD installation is scheduled for 2025

Ongoing / Upcoming

Water Truck

Estimated Cost: \$80,000

Our 1984 Ford panel van is overdue for replacement. Without 4-wheel drive capability, we are limited in our response capabilities during the winter months and inclement weather. We continue to seek replacement options that fit our needs and budget.

Water Tower Cameras

Estimated Cost: \$3,000

We originally planned to install federally approved camera components as part of a remote monitoring system at the water tower location starting in Spring 2024. Due to budget constraints, we have paused acting until there is an adequate surplus in the maintenance and operation budget. Cameras will allow us to monitor the facility, specifically in times of inclement weather, and proactively increase security oversight.

Projects

Fire Hydrant Extensions

Estimated Cost: \$9,000

We planned to install five extensions on hydrants in 2025. We paused acting, until there is an adequate surplus in the maintenance and operation budget. The hydrants are difficult to access during the winter months when snow depths inhibit their use.

Meter Battery Replacement

Estimated Cost: 30,000

We have approximately 164 meters with dead batteries, preventing them from being read remotely. We've solicited for parts cost quotes and expect to start purchasing and replacing meters in 2025 as the budget allows.

Community Programs

Snowmobile, Motorcycle & ATV Trails

Lake Wenatchee Rec. Club
(509) 763-3858
Web: www.lakewenatcheerecclub.org

Nordic Ski and Snowshoe trails

Plain Valley Ski Trails
509-860-5420
Web: www.skiplain.com

Chiwawa Snow Park
Lake Wenatchee State Park
(509) 763-3101
Web. www.parks.wa.gov/find-parks/state-parks/lake-wenatchee-state-park

Notes



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