



Fall 2012 Quarterly Update

Hi Neighbors,

Your 2012 Board of Directors have been working diligently throughout the year on various issues here in the neighborhood. We've been working behind-the-scenes and hoping some of the things we've focused on have been helping to keep the beauty of the neighborhood. Yes, there have been folks in non-compliance and we've addressed each issue individually. This isn't easy for the Board to do as we are all neighbors and volunteers. We hope that everyone continues to work together to keep our neighborhood beautiful.

Thank you! *Your Board of Directors: Lynn, Kelly, Debbie, Judy and Sherrie*

The Board has been tackling a variety of different issues that have come up during the year. Some of the things we've addressed:

- Reviewing and updating CC&R's and Design Guidelines
- Discussing various capital planning projects
- Painting the cement guard rail along Licorice Way to cover up graffiti
- Cleaning the mailbox kiosks throughout the neighborhood
- Roaming dogs
- Speeding in the neighborhood
- Garbage cans visible from the street
- Yard upkeep/maintenance

Neighborhood Survey

Budget planning is fast approaching, and we would like to take this time to reiterate how important your input is regarding the budget and capital expenditures. The recent survey we sent out via Survey Monkey has produced some interesting results for the current Board and the 2013 Board. Of the 80 lots/homeowners, we received 49 responses (a sampling of our neighborhood). A wide range of opinions were expressed on the four areas of capital improvement (in order of popularity) projects; mailbox kiosks, security systems jersey barriers and speed bumps. Those who responded were very favorable with 25 households willing to pay up to an additional \$250 for improvement. We will continue researching each suggested project thoroughly before deciding if the item will be presented to the Association for vote. Thank you for your participation!

Mailbox Kiosk Updates

This year, the Board decided to look at some of our aging association assets and bring them up to the standards of our beautiful neighborhood. Over the years, we've used band aids on the mailbox kiosks and even had them cleaned this summer. After taking a good hard look at them, it's apparent that we need a more permanent fix and move this up on our list of items to address. We currently have asked several companies to give us a scope of work on them to tell us what they think we should do.

****Please note that if the Board votes to pursue a capital project, requiring an assessment, it will be presented to the entire Association for approval. Will require 2/3 homeowner "yes" vote.**

Speeding

Recently there have been several complaints about speeding up the hill and throughout the neighborhood. We realize you drive a long way down or up and are anxious to arrive at your destination, but everyone needs to **slow down!** There are many walkers and cyclists using our hill getting their exercise and it can be a very unsafe place if you come around a corner and don't see them along the road. We've actually had some close calls. Remember, we have deer and other wild animals along the way, as well as kids and deaf dogs that won't hear you coming and we could have a tragedy. This might be a good time to remind teenagers to also watch their speed.

Roaming Dogs

This continues to be an issue in the neighborhood and we're hopeful that everyone with pets will consider their neighbors before they let them out to roam. We all know what dogs do, so remember that someone else may need to clean up after your pet. While out and about, for the safety of others and your pets, please remember to keep them under your control. So, be a good neighbor!!

Landscaping

From erosion or kids playing on the hillsides, rocks have fallen onto some of our sidewalks and common grass areas that are maintained by the Association's landscape company. If you are out walking or live by any of the areas where rocks have fallen, it would be greatly appreciated if you could take the time to clear some of them from the sidewalks and the common areas that are mowed.

BACK TO SCHOOL 2012!

The 2012 school year is now well under way, so please be careful when you are driving! We have several new neighbors that may not know that the school bus turns around in our neighborhood, below is more specific info on how it works.....

The bus turns around at the intersection of Licorice Way and 172nd Ave SE. If you are behind the school bus at this point, stop and wait until the bus has either let you pass or backs into 172nd. The bus driver is very aware you are there and most likely will let you pass. Please ensure that all the kids have safely gotten on or off the bus or on the sidewalks before resuming your drive. Do not attempt to pass the bus when their red lights flash and be aware if the yellow lights are flashing, the bus is about to stop and the lights will change to red to let the kids on or off the bus. Children should be reminded of the dangers of the road.

Tidbits

- As our bad weather approaches, please move all portable play equipment, including portable basketball hoops, to the areas on your lot that are not visible from the street. These areas are noted in our neighborhood's CC&R's.
- If you know of any new renters or homeowners moving in, please share their email addresses with the Board so we may update the Directory.
- Temporary RV/Boat parking is limited to 48 consecutive hours in your driveway or in front of your home, unless stored or screened from view of roadway or neighbors by a minimum of a 6 ft fence or landscaping approved by the ACC.