

Notes from Hill Creek HOA Emergency Community Meeting

September 10, 2022, 10:00am at Hill Creek Park

In attendance: Board members Jeff, Morten, Justin, Amy, and Alisha; Administrator Lori, many community members.

Temporary Mail Pickup Location:

- While we wait for repairs, we need to pick up our mail at the **Twin Lakes Post Office at 1815 SW Campus Dr, Federal Way, WA 98023.**

Reporting:

- Anyone affected by the mailbox break-ins is encouraged to file a police report online. Go to <https://southsound911.org/> and click **File a Police Report**. Even if you aren't sure that mail was stolen, having a report on file will help in case you become a victim of identity theft.
- Affected residents are also encouraged to file a work order with the Twin Lakes Post Office.
- The squeaky wheel gets the grease!

Mailbox Action Options:

- Wait for the post office to repair the current boxes and leave as-is.
- Make a change ASAP.
- Let the post office repair while we make other plans.

Physical Mailboxes and Location:

- Upgrade to boxes with metal doors. Cost ~\$2200/unit x 8 units. (16 boxes/unit). Pros: harder to pry open; deterrent according to our neighbors in law enforcement. Cons: the metal might not be very strong; bent metal stays bent.
- Reinforce only the outgoing mail slots where the vulnerability is.
- Find a box with a double lock system so if the first lock is pried open, there's another lock to inside. Does this exist?
- Every owner installs a mailbox in their own yard. Would post office allow this?
- De-centralize by installing 8 individual locking units at the original 8 mail stations. Con: Consider that if all 8 mailboxes are all in one place, we need to increase security only in that one place instead of 8 separate places. Would PO allow?
- Build a little post office in the vacant lot between lots 99 and 100. Can we even do this?
- Relocate the 8-unit mailbox group to a brighter location.

Security:

- Vigilante justice (this suggestion, though quickly dismissed, was good for comic relief)

Notes from Hill Creek HOA Emergency Community Meeting

September 10, 2022, 10:00am at Hill Creek Park

- Take time to drive around the neighborhood and look for suspicious activity (like green muscle car guy).
- Challenge people who stop in front of the mailboxes to make sure they live here.
- Install one or more cameras at the mailboxes. To be useful, we would need casino quality cameras to allow police to zoom in on license plates.
- Install a blue light and a camera (like at Lowes) at the neighborhood entrance. Law enforcement agrees this would be a deterrent.
- Make the mailbox area brighter. PSE says changing to an LED would not help much; would need a new streetlight at HOA expense. (Or we could relocate the 8-unit mailbox group to a brighter location.)
- Become a gated community. Cons: \$75k + gadgets + future road maintenance; anybody can tailgate into the neighborhood. King County would need to approve. Board will ask City of Milton if a gate still obligates us to road maintenance.
- We need more light on the 380th side of the park. There are cars that park there at night and watch movies and do who-knows-what-else.
- The squeaky wheel gets the grease! If you see something, call Milton PD and report.

Communication and Next Steps:

- Join **NextDoor** to see informational posts and meeting announcements. Go to <https://nextdoor.com> and sign up with your address. A link will be added to our Facebook page and our website.
- If you're interested, join the neighborhood **security team** that we are forming. Just email board@hillcreekhoa.com.
- File a **police report** at <https://southsound911.org>.

Questions and Answers:

- Are the metal boxes strong enough? Any mailbox can be broken into. We are looking for the best deterrent.
- Can we change to the Milton PO? No, because lots of neighbors agreed to annexation on the condition that our address would not change. The Milton zip is 98354. Zip codes can't cross county lines.
- Who pays for new boxes? We could do a special assessment where everyone chips in about \$150. Or the HOA could pay for half.
- What about the houses outside the HOA? They would be asked to pay also. One of those homeowners was at the meeting, and said his neighbors were very willing to pay.