

# The Hill Creek Chronicle

August 2016

Volume 6, Issue 3

## Your Homeowners Association Board

Your current Board Members are: Jeff Shaver (President), Larry Boitano (Vice President), Morten Haastrup (Treasurer), and Tom Giese (Secretary). You can contact the Board any time. See below.

## Want to Contact the HOA Board?

Visit our website at [www.hillcreekhoa.com](http://www.hillcreekhoa.com) or contact the association manager Lori Nicolaus at 253-202-2673

## Get ACC Approval for Projects

Please remember to get approval from the Architecture Control Committee (ACC) for your projects (this includes exterior painting and roof replacement). Download or copy the application form and submit it to the ACC as directed. If you are unsure whether or not you need approval, e-mail the ACC at [acc@hillcreekhoa.com](mailto:acc@hillcreekhoa.com) or call the association manager.

## Review the Regulations and Covenants

If you are unfamiliar with our rules and regulations and have questions, you can download them from our website or contact the association manager to request a paper copy.

## The Neighborhood is Looking Up

As a follow-up to our neighborhood walk-around in the spring, the Board conducted a second walk-around to see how things were progressing and we noticed some positive results. 63 lots had no noticeable concerns, which is up from 57 last time. However, there is still much room for improvement.

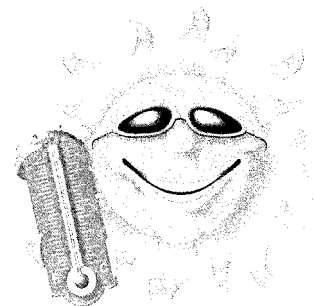
- 31 lots were noted to need some yard work (35 last time) including:
  - 5 lots needing mowing or edging (6 last time)
  - 12 lots with weedy lawn or flowerbeds (10 last time, but some different lots)
  - 6 lots that could benefit from some basic yard maintenance (7 last time)
  - 3 lots with dead trees or shrubs (10 last time)
  - 10 lots with overgrown trees or shrubs obstructing sidewalks or streetlights (10 last time, but some different lots)
- 2 lots with excessive weeds or debris on sidewalks or driveways (5 last time).
- 1 lot with a falling fence (1 last time).

- 7 lots with mossy or damaged roofs (10 last time).
- 2 lots with exposed piles of refuse (2 last time, but 1 different one).
- 1 lot with commercial vehicle parked in front (1 last time).
- 5 lots needing painting (5 last time, but some different lots).
- 1 lot with refuse bins left out (3 last time).
- 16 lots with visible refuse bins (18 last time).

Please keep up the good work. Things appear to be moving in the right direction. With all the nice weather, there are plenty of opportunities to give our residences some needed TLC.

In the meantime, the Board is initially focusing our efforts on communicating our concerns to rental property owners, which disproportionately populate this list, and informing property owners who have shrubs or trees blocking sidewalks or streetlights.

Additionally, the Board will be focusing on maintaining our common areas. The dead shrubs along 380<sup>th</sup> Street have been removed. The Board will be looking at options for replacing the shrubs that have been removed. The Board may also be scheduling a summer work party to attend to the weedy mess near the mailboxes and clearing overgrown walkways.



**(More on the Back)**

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## ACC Approval Reminder

While it is great to see many property owners painting their homes and replacing their roofs, it is important that you submit a project form for ACC approval **BEFORE** your project is underway. It is a very simple process. The form can be accessed online and e-mailed to the ACC by visiting the HOA website ([www.hillcreekhoa.com](http://www.hillcreekhoa.com)). The form generally only takes a few minutes to complete and an ACC member typically responds in just a few days. The purpose of this approval process is to ensure that we are maintaining a reasonable quality and aesthetic appeal within our neighborhood. At this time, the Board has not taken any action against projects that have not been approved by the ACC, but may consider action if the project is not in compliance with the rules and regulations.

## 4th of July Celebration

The Board would like to thank our neighbors for observing the rules about fireworks in the park. It is nice not to have the park littered with spent fireworks when our kids go up there to play and not have accidental fires (like last year) damaging the park.

## Annual Membership Meeting

Our annual membership meeting was held on June 15 at the Milton Library in Surprise Lake Square. You can view the minutes from the meeting by visiting the HOA website at [www.hillcreekhoa.com](http://www.hillcreekhoa.com).

## New HOA Board and ACC Members

At the annual membership meeting, one new board member and one new ACC member were nominated and approved. Tom Giese, who served on the board a few years ago, was voted to serve on the board and Belinda Stewart was voted to serve as a member of the ACC. All other members of the Board and ACC graciously agreed to serve for another year. We appreciate the work of all our Board and ACC members.

## Park Maintenance

Following comments at the recent annual members meeting, a few additional cubic yards of pea gravel were added to the play area to keep it looking nice and provide a safe play surface for the kids. Additionally, the Board has renegotiated with the landscaper to maintain the slopes better and is working with an adjacent property owner to have them get rid of their blackberry thicket bordering the park.

## Reminder on Parking Protocol

There was a discussion of parking protocol at the annual membership meeting. There was particular concern about parking on blind corners. While not technically against the rules, it is ill advised, as there are many other places to park. Still, this serves as a good opportunity to remind everyone of the parking rules that we and our guests need to follow:

1. No parking on sidewalks.
2. No double-parking.
3. No parking in cul-de-sacs.
4. Do not block driveways.
5. No commercial vehicles parked overnight. (See our rules for the few exceptions.)
6. No long-term parking of RVs, trailers, boats, etc. A day or two is OK.
7. All parked vehicles must have current registration and be in operating condition.

## Nextdoor.com

Go to [www.nextdoor.com](http://www.nextdoor.com) to join our virtual neighborhood. Over 40 of your neighbors are already members. Not only is the Board using it to post alerts about happenings in our neighborhood, but it is also a great venue for sharing about our community, recommendations for services, etc. with your neighbors.