

The Hill Creek Chronicle

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Reminders:

Homeowners Dues

Annual dues were to be paid by July 10th. If you haven't paid your dues yet, please notify the board regarding your plans for payment to minimize any late charges.

HOA Board Members Up To Four!

The board is pleased to announce that Cherise Hutchinson volunteered to join, and was accepted as our newest board member. Your board members are now Thomas, Morten, Cherise, and Jeff. We look forward to serving you in the coming year.

Want to Contact the HOA Board?

Visit our website at 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). 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 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 HOA Answer Guy

Question: I have a party coming up, and am wondering where I can tell my guests to park. Any ideas? **Signed:** Good Time Charlie

Dear Charlie: Terrific question! It is tempting to just tell folks to park wherever they can find space. But there are many places where parking is not permitted. For example, parking is never ok on sidewalks or where any part of a driveway is blocked. You might add that to your party invitations! There are many residents, including children, who walk our neighborhood sidewalks, and it is very inconvenient –even unsafe - to have them blocked by cars.

Question: When I walk our neighborhood when it is dark, I find that many of the streetlights are blocked by tree branches, making me feel a bit unsafe. What can I do about it? **Signed:** Night Walker

Dear Walker: Let us take care of that for you. Tell us where there are streetlights blocked by trees or shrubs, and we'll contact the owner to trim or remove them. Or you may feel free to contact the owner yourself to point out the problem.

Question: I am a renter, and all of this HOA business is totally strange to me. Do I have to obey all of these rules? And do I have to pay homeowners dues? **Signed:** Not my

House

Dear Not: No, you don't have to pay the dues; that is the responsibility of the homeowner, even for rental homes. Also, violations of HOA rules accrue to the owner. Your responsibilities as a renter are spelled out in your lease agreement. But to be a good neighbor (and to stay on good terms with your landlord), please observe our neighborhood rules, and do a good job of keeping your home in tip-top shape. Do those few things, and your neighbors will thank you.

Question: When I visit the park, I see some things that I think need to be done to make it more attractive. May I just go ahead and fix things up? **Green Thumbs**

Dear Thumbs: Unfortunately, no. Any work done on the park grounds must be done with the written approval of the HOA board. This protects us all from well-meaning folks doing things that some people would like, but others would not. If you have ideas for the park, send them to the HOA board or come to a board meeting. If your ideas are judged to be good for everyone, we will make them happen. But feel free to pick up trash or pull weeds anytime!

Financial Highlights - Sept 21, 2010

Current Assets: \$30,569.13

Outstanding Due, Fines, & Late Fees: \$9,482.61

Number of properties in arrears: 15

Typical Monthly Expenses: \$1,700

In response to calls for more communication, this newsletter will be coming out more frequently. Enjoy!