

The Hill Creek Chronicle

February 2017

Volume 7, Issue 1

Reminders:

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 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 mail or deliver 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.

Update on Potential Annexation

As discussed in the last newsletter, the HOA board has been exploring annexation with the City of Milton. The topic of annexation to the City of Milton has been a recurring topic for the HOA over the past decade. The current HOA board has made it a point to thoroughly explore this possibility, as there are significant perceived benefits (in particular regarding policing). However, this is not for the board to decide. The HOA board is merely helping to facilitate the process.

The HOA board conducted an initial exploratory meeting with the police chief/city administrator in early September and then arranged and advertised an informational meeting for our neighborhood in late October that also included the mayor, city engineer, and the City's annexation consultant. The HOA board shared the information gathered during those meetings in the last newsletter and asked for feedback and questions regarding the potential annexation. The HOA board is now planning to visit/contact every homeowner to discuss the annexation. Those who are in favor of annexation will be asked to sign a petition.

Signatures must first be gathered from homeowners representing at least 10% of the assessed property value of the proposed annexation area for the Milton City Council to consider action on a petition for annexation. If approved, petition signatures must next be gathered from at least 60% of the homeowners in the proposed annexation area for the City Council to conduct a vote to accept or deny the petition. The HOA board intends to gather signatures for both City Council votes in a single effort, or determine that there is not sufficient support to proceed with annexation. Prior to the final City Council vote, a public hearing will be held which will allow a final opportunity for homeowners to speak for or against annexation.

If you have questions about the annexation process or what will or will not change with annexation, please refer to the information in the previous newsletter (also posted to the HOA website) or contact the HOA board to provide your feedback or pose your question. You can use one of our social media platforms (Facebook or Nextdoor) that will allow others to view the discussion, or e-mail the HOA board directly.

Winter Yard Care

One of the great benefits of winter is that the grass doesn't grow, the leaves have all fallen and we can take a much needed break from the demands of the yard. Now that we've all had a bit of a break, you may want to think about taking this opportunity to get ahead of things for spring. Winter is a great time to prune trees and bushes, since all the branches are exposed and much more accessible. You can more easily view the structure of the tree or bush to remove the overlapping and oddly shaped branches. Then, come spring your yard will already be in great shape, literally and figuratively.

(More on Back)

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Pet Policy Reminder

Please review the HOA policy on pets in Article 6 of the Rules and Regulations. The Rules and Regulations can be found on the HOA website. Here are a few important reminders:

- Pet owners are responsible for keeping pet barking/noise to a minimum so that it does not impact other homeowners.
- Pets must be kept on a leash, in accordance with the leash law for unincorporated areas of King County.
- When outdoors, pets must be controlled by their owners. No wandering around in neighbors yards digging up their petunias.
- Pet owners must clean up their pets waste, including properly disposing of the collected waste in a refuse container. Do not leave the waste lying around (bagged or unbagged) for curious toddlers to examine, which has indeed been a reported problem. Consider that the next time you stroll Fido around the neighborhood.
- Please have your pets do their business in your own yard. There have been complaints about pets urinating in yards around the neighborhood.
- Pet owners may be liable for damage caused by their pets.

We all love our pets, so let's keep them an enjoyable companion by following these rules.

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 mailed or delivered to the ACC. The form generally only takes a few minutes to complete and an ACC member typically responds in just a few days. Please

factor time for this approval process and do not wait until the last minute to submit the form for approval. The purpose of this approval process is to ensure that we are maintaining a reasonable quality and aesthetic appeal within our neighborhood.

Refuse Containers

This is a reminder that garbage cans, recycle bins, and yard waste containers are required to be stored out of sight, except on collection days. Please move the containers out of sight after they have been emptied. If your containers are easily visible, please find a screened or more discrete location for storage.

Nextdoor.com

Go to www.nextdoor.com to join our virtual neighborhood. Over 50 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.

