

The Hill Creek Chronicle

June 2017

Volume 7, Issue 3

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.

Annual Meeting

The annual Hill Creek Home Owners Association (HOA) meeting is scheduled for Monday June 19th at 7:00 pm in the Milton/Edgewood Library. The address is 900 Meridian Avenue East, Milton, WA 98354. The library is located in the Surprise Lake Square near the Rite Aid. Please plan to attend and bring your questions and comments for the good of the community!

HOA Elections

One of the main items of business at the annual HOA meeting is to elect members of the HOA to the HOA board and architectural control committee (ACC). There have traditionally been 4 HOA board positions and 4 ACC positions. If you would like to help shape the community in which you live, please consider volunteering for either the HOA board or ACC. All are welcome and encouraged to participate if interested.

Update on Potential Annexation

The HOA board continues to explore annexation with the City of Milton. The board has received the necessary information from the City to take the next step of circulating 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. Additionally, petition signatures must 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 earlier newsletters (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.

Rule Enforcement

The HOA board has received feedback and comments from homeowners that they would like to see greater enforcement of our rules. In response, the board has been conducting enforcement walks around the neighborhood and contacting homeowners both in person and via letters to issue warnings and subsequently fines involving, among others, the following rules:

- Parked vehicles must be in operating condition and display current licensing (Paragraph 4.4).
- Recreational vehicles are not to be parked or stored so as to be visible from the street or neighboring lots (Paragraph 4.5).

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- Structures shall be maintained in good condition and repair (Paragraph 5.1).
- All trees, shrubs, flowers and lawns shall be maintained so the lot is not detrimental to the neighborhood (Paragraph 5.2).
- Slopes upon any lot shall be properly maintained by the owner (Paragraph 5.2).
- Pet owners are responsible for their pets. Owners are responsible to keep pet barking/noise to a minimum so as not to impact the rights and comfort of other homeowners (Paragraph 6.1).

Yard Care

With the improvement in the weather, the grass and weeds grow faster than ever. While it can be time consuming to keep up with the demands of owning a house with a yard, it is important to practice regular maintenance for the benefit of your own property and that of your neighbors as well. We all like it when our neighborhood looks nice. Please regularly mow your lawn and pull weeds from flowerbeds. Also, please keep shrubs and trees from encroaching into sidewalks.

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.

Security

We thank those who have reported and kept an eye out for suspicious activity. While the HOA board has not been made aware of any recent suspicious activity, it is important we all keep a watchful eye out for one another.

