

The Hill Creek Chronicle

March 2019

Volume 9, Issue 1

Reminders:

Your Homeowners Association Board

Your current Board Members are: Jeff Shaver (President), Morten Haastrup (Vice President), Glenn McEachron (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.

Annexation Update

There is a King County Boundary Review Board Meeting Scheduled for March 14th at 7:00 pm at Bellevue Fire Station #9 to discuss our neighborhoods annexation into the City of Milton. The meeting is open to the public.

380th Street Fence Removal

You may have noticed the white rail fence owned by the homeowners association has been falling apart. Last year, the Board received quotes to repair or replace the fence. The least expensive quote to repair the fence was about \$5,000. Since then, the fence has taken additional damage due to limbs falling from the recent snowstorm. The Board has decided to remove the fence, as it is beyond repair and not economical to replace. The removal will be done with volunteer labor. The only expense will be renting a large U-Haul truck to transport the debris and the cost of disposing of the debris at a local transfer station. The Board will be asking for volunteers later this year to help with this work.

Doggie Doo is a Doggie Don't

The Board has been receiving complaints about dogs using their yard as a restroom. Under our

Rules and Regulations (Article 6.4), neighbor's properties are off limits to pets. Because we know you can't always control your dog and they don't know the rules, if your dog does use your neighbors yard, be courteous and clean up after your dog.

HOA Rules 101

Because there are always new people moving into the neighborhood and those that have been here a while may forget, we wanted to revisit some of the rules that are frequent topics of discussion among the Board:

- Parked vehicles must be in operating condition with current licensing (Article 4.4).
- Parking on sidewalks or blocking driveways is not allowed (Article 4.4).
- Recreational vehicles are not allowed to be parked on the street or stored in driveways, other than for temporary loading and unloading (Article 4.5).
- Parking one work vehicle is allowed if it is the primary method of transportation to and from work. Otherwise, it is not allowed without an approved waiver (Article 4.6).
- Quiet hours are 10 pm to 7 am (Article 4.11).
- Garbage, recycling and yard waste containers should be stowed away and kept out of sight from adjacent properties (Article 4.13).
- HOA dues received after July 10th are assessed a late fee and dues not received by August 1st will accrue interest (Article 4.15).
- All structures shall be maintained in good condition and repair and be properly painted (Article 5.1).
- Trees, hedges, shrubs, flowers, lawns and slopes on lots shall be maintained so that they are not detrimental to the neighborhood (Article 5.2).
- Lot owners are responsible for damage to curbs, gutters and sidewalks in front of their lot (Article 5.3).