

# The Hill Creek Chronicle

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## 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](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 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](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.

## Annexation Update

The HOA Board successfully submitted a petition for annexation into the City of Milton earlier this year. The City accepted the petition and the City Council voted to consider action on the annexation. The board has since been notified by the City that there will be a public hearing 7:00 pm Monday May 7<sup>th</sup> at Milton City Hall. The City then plans to vote on an ordinance for annexation at the next City Council meeting on May 21<sup>st</sup>. If approved, the annexation could take effect this summer following a minimum 45-day waiting period. The process could take longer, pending approval of the King County Boundary Review Board.

The public hearing on May 7<sup>th</sup> is open to anyone who is interested and would like to express their opinion or ask questions about the proposed annexation.

## Neighborhood Mailboxes

When parking your car to retrieve your mail, please be mindful not to block driveways or others access to the mailboxes. Please park on the right side of the road to retrieve mail to avoid possible accidents and confusing other drivers.

## Yard Care and Home Maintenance

The Board would like to remind homeowners about the Rules and Regulations we've all agreed to as homeowners in this neighborhood, specifically Rules 5.1 "External Structures" and 5.2 "Landscaping". Rule 5.1 requires that all structures be maintained in good condition and repair (e.g., properly painted/stained/finished) and exterior lights, siding, gutters, brickwork, etc. all be kept in good repair and functional condition. Rule 5.2 requires that trees, hedges, shrubs, flowers and lawns be maintained and cultivated to not be detrimental to the neighborhood appearance. This includes proper maintenance and watering of slopes that are part of the homeowner's property.

In some instances, the Board has taken the action of issuing fines for egregious violations. The Board will always begin with a friendly verbal reminder or a written notice. The first notice does not carry a penalty, but subsequent notices may, in accordance with Rule 7.4. You may visit our website to review the Rules and Regulations in their entirety or e-mail the Board if you have a specific question.

## REMINDER: Dues & Annual Meeting

Just a friendly reminder, you will soon be seeing statements in the mail regarding payment of annual dues and notification of the annual meeting. Please pay the dues within the allotted grace period to avoid any potential fines.

