

# The Hill Creek Chronicle

September 2014

Volume 4, Issue 2

## Reminders:

### Your Homeowners Association Board

Your current Board Members are: Bethany Kostin (secretary), Morten Haastrup (treasurer), Larry Boitano (VP), and Jeff Shaver (Pres). You can contact the Board any time; see below.

### Sidewalks are for Feet

PLEASE resist the urge to park vehicles partially on our sidewalks. Those are for walking, not for cars, trucks, or SUV's! Inform your guests as well of this important rule. Our streets are wide enough for the vehicles that don't fit into garages and driveways. THANKS!

### 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). 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](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.

## Sod Party Coming Soon!!

We need shovels and people to operate them as we complete the restoration work on our Park walkways! In **October**, we will be spreading topsoil and rolling out grass sod to replace the broken concrete walkways that were removed in August. The actual dates are weather-dependent, and will be either **Oct 11-12** or **Oct 18-19**. If you can lend a hand, even for a short time, please contact us so we can put you on the labor list.

## Home Maintenance

Everyone wants to live in a nice neighborhood. At Hill Creek, we think that we have one, but to keep it that way, we must all work to maintain our properties in tip-top condition. A good rule of thumb is to keep your home in "marketable condition."

The two most important steps we can take are: (1) to submit ACC approval forms when required (see the side-bar at left), and (2) to spend the time needed to make our homes "street-pretty". To help with number 2, we have established a:

## Walk-Around Committee

This is a group of volunteers who have been walking the neighborhood looking for properties that need some extra attention. They are strictly guided by the HOA rules regarding specific requirements, but they are also looking for ways to help you as homeowners to preserve your investment in your homes. They are armed with a checklist to ensure equity, and their goal is to be supportive, not punitive. They have listed several properties with issues, and are checking to see if they are being addressed. If they notice an issue with your property that is not being corrected, we will contact you with helpful suggestions. Serious violations of our HOA rules will result in letters, and ultimately monetary fines. If you see these folks doing their walk-around, say "hi" and thank them for their efforts!

## Back Yards Too?

Yes, the HOA also cares about the maintenance of your back yard! Most of those back yards are clearly visible from your neighbors' homes, and must be kept neat and tidy. Don't let yours become a haven for weeds, blackberry bushes or varmints!

## Last Word on Home Maintenance

Some residents use commercial lawn-care services. Your Board is looking into the possibility of negotiating a special rate for HOA members if we can get a large number of customers to sign up with one company. If this interests you, contact the Board.

## Park Maintenance

Maintenance of our common park area is always a bit of a struggle. The Board is dealing with a few issues:

- Identifying the boundary lines between the park and adjacent properties.
- Arranging for maintenance of the ragged north and west slopes.
- Re-negotiating with our contractor to take care of those slopes on a regular basis.
- Considering, opening our contract for competitive bids.

## Park Play Area

The play structure in the Park has been replaced with a terrific new play set! Huge thanks to Cory and Marnie Patton, who did the research and coordination!

However, we must report that within one week, the play set was vandalized. Someone viciously destroyed one of the toys attached to the set and left it in the grass along 21<sup>st</sup> St. beyond repair. In response to this disgusting act, the Board calls upon all residents to:

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- Report any suspicious behavior in or near the Hill Creek Park.
- Help enforce our “residents only” rule regarding the park.
- Talk to your older children about the vandalism – how to prevent it from happening again, and any information about the perpetrator(s).

## Entrance Fence

During August the white fence along 380<sup>th</sup> near 28<sup>th</sup> was damaged, apparently by blackberry pickers. The broken section will be repaired soon.

## Block Watch

The Board has heard about a number of fairly recent car break-ins and home burglaries. In response, we are checking into the Neighborhood Block Watch program sponsored by King County Sherriff. Watch for more news about this in the near future. In the meantime, keep your home and vehicles safe by following these suggestions:

1. Keep doors and windows locked at all times.
2. Keep garage doors closed, especially at night
3. Keep entrances well lit
4. Trim shrubbery away from entrances and windows
5. Do not leave ladders outdoors
6. Vehicles should be in garages, or locked with no valuables visible.

Many more timely security tips can be found at

<http://www.kingcounty.gov/safety/sheriff/Safety.aspx>

## HOA on Facebook? Yes!

Everyone else has a Facebook page, so why not our HOA? Just mosey over to

<https://www.facebook.com/HillCreekFedWay> and “like” the page. We are starting small, but plan to use this method to get the word out in addition to this newsletter.

## Next Board Meeting

HOA members are always welcome at Board meetings. The next meeting on our schedule is October 29. Check the website for exact details and location.

# Remember: Sod Party on October 11!!

**Contact us to let us know you  
will be there to help.**

[board@hillcreekhoa.com](mailto:board@hillcreekhoa.com)

**Watch for further details.**

