

# The Hill Creek Chronicle

Spring 2023

Volume 13, Issue 1

## Reminders:

### Your Homeowners Association Board

Your current Board Members are: Morten Haastrup (Secretary), Alisha Wilkerson (VP), Amy Caraballo (Treasurer), Karlie Chetnik, and Jeff Shaver (Pres).

### 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 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.

## Help Us Contact You

The Board decided at its August 24, 2021 meeting to ask all Hill Creek residents to submit an e-contact. The purpose is to be able to notify everyone of any time-sensitive information. This includes safety, crime, utilities notices, etc. Please send e-mail to [manager@hillcreekhoa.com](mailto:manager@hillcreekhoa.com) and specify one of the following:

1. Phone number capable of receiving text messages.
2. Contact info on a social media platform for which you receive alerts.
3. E-mail address for which you receive alerts.

Please note that this is separate from the Newsletter notification above. This notification system will be used only for time-sensitive information. Your contact information will be kept private and will not be abused.

## Recent Happenings

- The decorative fence along S 380<sup>th</sup> St has been replaced on both sides of the street.
- A Rental Restriction amendment to our Rules document was overwhelmingly approved.
- A new playground structure will soon be installed at the Park.

## Board Meeting May 11

Every HOA Board meeting is open to you, our neighbors. The next scheduled meeting will be on May 11. Watch Facebook and Nextdoor for details.

## What Do My Dues Do?

Your annual membership dues fund the various things we do to keep Hill Creek an attractive, safe, and quality neighborhood. Your dues pay for these:

1. Electric cost of street lights.
2. Common area landscape maintenance.
3. Periodic replacement of common area items such as a play structure, fencing, and signs.
4. Park garbage collection.
5. Administrative costs.
6. Insurance premium.

Reminder: Our statements for our annual dues will arrive in mailboxes during May. Payment is due by July 1. The amount will be \$250.

---

# The Hill Creek Chronicle

---

Spring 2023

Volume 13, Issue 1

---

## Home Exterior Maintenance

One of the chief benefits of an HOA is that we agree together to maintain our homes and properties properly. When we and our guests walk or drive the neighborhood, we expect to see nice lawns and landscaping, well-maintained houses, and the absence of, well, junk.

Here is a brief checklist of spring to-dos:

1. Mow regularly.
2. Keep weeds out of lawns and landscaped areas.
3. Remove growth from sidewalk and driveway cracks.
4. Remove roof moss.
5. Remove gutter debris.
6. Keep trash receptacles out of sight.
7. Trim hedges and shrubbery.
8. Keep fences in good repair.

Thank you for helping to keep Hill Creek a nice place to live.

## Community Garage Sale

Some neighbors keep asking for a community garage sale. Hmmm. First, please tell us if you want one! Leave a comment on Nextdoor or Facebook, or email the Board by May 15. If there is enough interest, we'll do it! Also, please mention which summer month you want this event to happen. Let's do this! Clean out our junk and put a few dimes in our pockets.

## Board Vacancy

The Hill Creek HOA Board of Directors consists of 3 to 5 members elected at the Annual Members Meeting. Currently we have 5 Directors, but one is resigning. Please consider offering a small amount of your time to serve on the Board.

## Annual Meeting

The Annual Meeting of the Membership of Hill Creek HOA will be... um, we're not sure just yet. Local libraries have limited the availability of their meeting rooms, so the Board is looking for a venue.

One way or another, we will meet during the last week of June to do our usual business which is:

1. Elect Directors to the Board.
2. Elect Members to the ACC.
3. Report on Board activity.
4. Discuss the budget for the coming year.
5. Hear from you, the members about your concerns.

When we have a location, date, and time set, we will post notices in all of the usual places.