

The Hill Creek Chronicle

Summer 2010

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Reminders:

Homeowners Dues

Annual dues were to be paid by July 10th. If you haven't paid your dues yet, please notify the board regarding your plans for payment to minimize any late charges.

HOA Board Members Needed

The board picked up an additional member at the annual meeting, but we're still looking for at least one more volunteer to fill all vacancies. The board is able to fill vacancies by appointment, so if you have an interest in serving, please contact the board.

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). 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 hard copy.

What's Happening

As is always the case with summer, the Fourth of July has passed and summer is finally here. Serious grilling can commence, we can enjoy the outdoors, and perhaps even get a few things to grow in our garden before fall. Now that summer is underway, the HOA brings you another installment of the seasonal newsletter. If you have specific ideas for the newsletter, such as interesting events or activities you think others in the neighborhood might enjoy, feel free to contact the board or association manager. The goal of this newsletter is to keep our neighbors informed. So, without further delay, here's what's happening:

Slow Signs. No

doubt you've noticed by now that the board has had SLOW signs installed along 380th Street in a few locations. Our goal is to keep folks entering and exiting our neighborhood aware of the need to drive slowly. With kids out and about in the neighborhood this summer, it is important that we all monitor our speed to ensure their safety.

Fence Repair. If you've visited the neighborhood park recently, you may have noticed that the fence around the basketball court has been fixed. The board approved an expenditure of \$2,261.18 for repair of the fence. This was based on feedback from homeowners at the last two annual meetings and the feeling of board members that this was also a safety issue. Speaking of the annual meeting.....



Annual Meeting Recap. Our annual homeowners meeting was held on June 15th at the Federal Way Regional Library. Attendance was seemingly lower than ever. In the future, the board will attempt to increase advertisement of this event, because it is important as many as possible attend. We want your feedback. This is YOUR neighborhood. In the future, if you cannot attend, be sure to fill out your proxy and mail it to the property manager or give it to a neighbor attending the meeting.

Recreational Vehicles. Just a reminder. The Rules and Regulations prohibit parking or storage (where visible from the street) of boats, campers, motor homes, trucks in excess of three-quarter (3/4) ton, and trailers. There is a grace period for parking before and following use of the vehicles, but please do not impeded thru traffic.

Yard Care. As described in our Rules and Regulations: "All trees, hedges, shrubs, flowers and lawns shall be maintained and cultivated so that the lot is not detrimental to the neighborhood as a whole." This was a topic of concern at the recent annual meeting. Some felt the appearance of our neighborhood has declined. We can all help by reminding one another of our responsibilities and maintaining our own property. If you feel there is a property in serious neglect, feel free to contact the board. Should it be required, the board cannot initiate due process without such contact.

Sidewalks. Please help our sidewalks last! Avoid parking or driving on the sidewalks. This can cause significant damage, creating cracks and depressions that can be hazards for walkers.

A Word of Thanks to Our Neighbors



- A special thanks to Kurt Furtwangler for his significant effort to clear the blackberries from the slopes along the south and west sides of the park (see picture).
- A special thanks to Jeff Shaver for volunteering to serve on the HOA board.
- A special thanks to Ed Nicolaus for volunteering to regularly empty the trash can at the park.

Folks like you are what make this neighborhood a nice place to live!