

The Hill Creek Chronicle

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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.

Keep the Speed Down

The speed limit in Hill Creek is 25MPH everywhere. Summer means more children outdoors plus more pedestrians and pets. DRIVE SAFELY! It is NEVER ok to exceed 25MPH for any reason.

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). 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 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.

Annual Meeting

The Hill Creek HOA meeting was held on June 18 at the Milton Library. You may view the minutes on the HOA website. At that time we elected Board members, ACC members, and covered a variety of topics, most of which are discussed below.

Board Meeting July 30

The newly constituted Board met on June 25. The minutes are available on the HOA website. Meetings are always open to all members. Check the website for scheduled meeting dates. July 30 is next.

Home Maintenance

The most-discussed topic at both meetings was maintenance of owner's properties. The responsibility falls upon us all to maintain our homes and landscaping to a high standard to ensure that all homeowners and residents may enjoy the benefits of a pleasant neighborhood and favorable property values.

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

Walk-Around Committee

This is a group of volunteers who will periodically walk the neighborhood looking for properties that could use some extra attention. They will be strictly guided by the HOA rules regarding specific requirements, but they will also be looking for ways to help you as homeowners to preserve your investment in your homes. They will be armed with a checklist to ensure equity, and their goal is to be supportive, not punitive. If they notice an issue with your property, they will contact you with helpful suggestions. If you see these folks doing their walk-around, say "hi" and thank them for their efforts!

Park Maintenance

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

- The ragged north and west slopes.
- Attempt to re-negotiate with our contractor to take care of those slopes on a regular basis.
- If needed, open our contract for competitive bids.

Park Play Area

The Board has been considering a replacement park play structure. At the annual meeting, the membership voted to authorize up to \$6K for that purpose and walkway repairs (see next topic).

Park Walkway

The Board also intends to deal with the now-dangerous concrete walkways in the park. During July we should have the broken portions removed. Those areas will be replaced with sod just before the fall rains arrive.

Work Party & Picnic

It's summer! Let's have a picnic! Before the picnic, let's spruce up the neighborhood!

Come on up to the park on Sunday, August 17th at noon and enjoy food and friendship. Those who come early at 10AM will have a chance to pull a few weeds in the common areas and maybe a few other small tasks.

Food and beverages will be provided. Hope to see many of you there!

Annual Dues Increase

At the annual meeting there was a strong consensus and a vote to increase the annual HOA dues from \$225 to \$250. The new rate will take effect with the 2015 dues. As with any other issue, please feel free to contact the Board with your comments, questions, and concerns.