

# The Hill Creek Chronicle

January 2015

Volume 5, Issue 1

## 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 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.

## Important Lot Maintenance Information

We all want to maintain the value and desirability of our homes and HillCreek. To do so, we need to keep our homes and yards maintained to a marketable level.

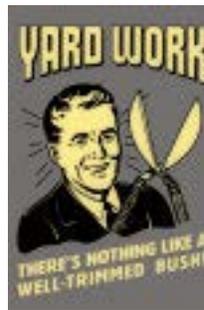
Section 5.2 of the Homeowner Rules addresses yard maintenance:

[ 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, as determined by the Board of Directors. Slope banks upon any lot shall be properly watered and maintained by the owner thereof. ]

1) The front, back, and side yards of your home must be well-maintained. The condition of your yard affects the street

appeal of your home and adjacent homes.

2) Shrubs and trees near road - Plants and trees near the road or sidewalk must not extend into sidewalk, nor obscure streetlights. Plants or trees that obscure any streetlight from illuminating the sidewalk and road must be cut back to eliminate any impediment, as deemed by the Board. In some circumstances, older trees and plants have overgrown the area and need to be removed.



3) The curb and sidewalk in front of your home is your responsibility to keep clean and clear of weeds and trash. Be a good and respectful neighbor by keeping your home and yard clean and well maintained.

## Interested in a Good Deal?

It is possible that we might be able to negotiate a low rate for yard maintenance if enough home-owners would sign up. Are you interested in such a deal? Contact us!

## Home Maintenance

Section 5.1 addresses building maintenance:

[ All structures upon a lot shall at all times be maintained in good condition and repair and be properly painted, stained or otherwise finished. Exterior lights, brickwork, siding, gutter work, etc. are to be kept good repair and functional condition. ]

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With this winter's rains, we have seen several homes in need of rain-gutter cleaning. When the rainwater pours over the sides, it can quickly cause damage to the roof due to water build-up, and to garage doors, when the water splashes onto them. Simply removing debris before this happens can prevent costly repairs.

## Hill Creek on Facebook

Be sure to "like" us on Facebook to get the latest news and to get connected to more of your neighbors. You can also post notices, such as lost pet, yard sale, etc.

[www.facebook.com/HillCreek.FedWay](http://www.facebook.com/HillCreek.FedWay)

## Architectural Control Committee (ACC)

As a reminder, your ACC is responsible for ensuring that all visible home improvement projects meet the same high standards as the original construction. Therefore, it is absolutely required that before starting any significant project, you must follow the approval process described in Section 2 of the HOA Rules.

While the most common applications are for re-roofing and exterior paint, those are NOT the only situations that require advance approval. If you are planning any home improvement project and you are unsure if it requires approval, please contact the ACC.

## “Woof, Woof?”

Every now and then we hear a complaint about a constantly barking dog in the neighborhood. Per our Rule 6.1, which requires that we keep our pet noise to a

minimum, we urge you to monitor your dog's noise, especially when outdoors.

## Trash Patrol

You have surely noticed that in general, the streets and sidewalks of Hill Creek are free of trash and debris. That does not happen by accident. We have spotted the quiet efforts of some of our neighbors who simply pick up what doesn't belong as they walk about the neighborhood. If you see these good folk doing their thing, please thank them! Then consider joining them! Together we all help to make Hill Creek a pleasant place to live.

## Goodbye, Santa

The end of January also means the end to holiday decorations. If you still have lights or other displays on the outside of your home, now is the time to put them away until next December.

## HOA Projects

Late spring / early summer 2015 the HOA will repair, clean, and paint the wood fence along the front entry. Volunteers will be needed to prep and paint. More information to come on this project.

## HOA Meeting June 2015

The date is not yet set, but please plan to attend the Hillcreek Homeowner meeting in June. Your participation, positive ideas and suggestions are welcome.