

MERIDIAN VALLEY MAINTENANCE ASSOCIATION DECEMBER 2011 NEWSLETTER

PRESIDENT'S MESSAGE – Bill McLaughlin

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As I near the end of my term on the MVMA Board, I am reminded how much I have learned about our community and the people that live here. Our community is really an oasis within the City of Kent; this is because our Board has always been very active in making sure we adhere to our By-Laws and Declaration of Restrictions. Please remember that any remodels, new roofs, exterior painting or landscaping changes must first be approved by our Architectural Committee. This truly is a great neighborhood and I am glad that I had the opportunity to serve on the Board.

All of our Board members deserve a big “Thank You” for their time and effort in serving on the Board: Jan Lewis - Vice-President/Facilities, Mike Rucker – Treasurer, Dale Mjelde – Security, Frank Wisdom – Architectural, and Barbara Farley – Common Properties. I would also like to thank Brian Applebury – MVCC Representative, Bob Steiner – MVMA Webmaster, and lastly our extremely competent Office Manager – Cheryl Havener.

Happy Holidays and have a great new year!

SECURITY – Dale Mjelde

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Unfortunately in 2011 we did have a couple of home break-ins. In two instances there was evidence that these were perpetrated with inside knowledge. Also on October 18th one of these fore mentioned homes was burglarized for the second time. A rear door was found unlocked. Police records show that in many instances the same home will be victimized several times, after items stolen have been replaced. Moral of this story is to be sure that ALL windows and doors are securely locked.

Another break-in was the result of the posting of an obituary. On the date and time of the funeral, thieves entered the vacated home and helped themselves. Criminals do read the newspapers, so sadly it appears it would be best to leave someone at the resident or post security on the day of the service.

The Board is now working on a new policy in regard to skateboards in MVCC. While the use of skateboards on our private roads is against our DOR's, the Board is working on being pro-active due to our concerns for safety and law suits. There has already been one instance of a broken arm due to a fall on our roadway.

In closing I would like to remind everyone of our posted speed limits and very limited stop signs. These signs are here for the safety of all; and at the most only add mere seconds to your commute. Try it! It works for most of us, unfortunately not all.

TREASURER'S REPORT – Mike Rucker

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This report provides a summary of MVMA financial performance from December 2010 through the end of October 2011.

As a result of better than expected home sales and some positive results on our continuing collection efforts, income for this fiscal year has exceeded the budget by a little over \$8,300. We have collected dues from all but two properties rather than the six that were forecast, along with late fees and finance charges from twelve properties. In addition, we have collected dues, fees and charges from past years for three properties. Liens have been filed against the two delinquent properties.

Expenses to date are about \$9,000 under budget primarily from three areas. We have spent less on irrigation water, plants, and bark for landscape maintenance. We did not have the snow and ice this past winter that would require sanding and sweeping the roads. And money that was budgeted to relocate a section of the perimeter fence was not spent. That was planned in the event of a resolution of an ongoing property line dispute. That dispute remains unresolved and so that money was not used. However, at the end of October we completed some major repair work on the main entrance, north and south gates, so there will be additional expenses when those bills are paid.

Legal and accounting expenses exceeded the budget by \$6,500 while we were attempting to defend our tax exempt status with the IRS. In the end, we agreed to their revocation of our tax exemption while they agreed to accept our 2007, 2008 and 2009 returns as filed. Since we did not have to pay tax on those returns, the \$6,700 budgeted for that purpose was used to offset the additional legal and accounting expense.

The budget allocated \$2,800 to replace the 2-way radios used by the guards. The radios were well past their useful life with poor battery performance. Bids received to replace the radios ranged from \$4,000 to \$6,000 with an additional \$1,000 or more for required FCC licenses. The Board decided to lease the equipment from our security contractor at \$44 per month which includes maintenance and repair and they provide the required FCC licenses.

And at the end of November, we will contribute \$10,000 to the reserve fund as planned. Final figures through the end of November, including working capital and the reserve fund, will be presented in the Treasurer's report at the annual meeting in December along with the proposed budget for fiscal year 2012.

COMMON GROUNDS – Barb Farley

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After a summer which was slow coming, we are now enjoying the beautiful colors of our trees. With those colors come the falling leaves which are such a chore to remove. As we enter this season of winter storms and falling leaf build-up we need to remind homeowners that we own the storm drainage system and it is the MVMA's responsibility to keep it in proper working order. It is important to have helped to keep debris from entering the drain basins, which will reduce our cleaning expense and control the surface water.

Trent Allen of Meridian Turf and Landscape, our landscape contractor, is completing his first year with us. It's been a year of getting his feet on the ground. Along with the regularly scheduled maintenance, he's recently applied new bark to the entrance areas and repainted the speed bumps in our community so they can be bright and safe during our winter months.

During the winter Trent will be working with us to identify common areas which would benefit from improvements and additional plant materials.

ARCHITECTURAL COMMITTEE – Frank Wisdom

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I would like to thank all the committee members who served this year on the Architectural Committee by attending our monthly meeting and performing a respectful and thoughtful review of each request submitted. The committee members are Sarah Davidson, Jan Lewis, Sheila Mayden, Pat Mjelde, Joanne Ottini, Mike Rucker, and Bruce Yahr. The committee meets the first Wednesday of each month at 7 pm in the boardroom of the Clubhouse. All residents are welcome to attend. Request forms can be found on the MVMA website or outside the MVMA office (next to the fitness center above the golf shop).

The Architectural Committee had another active year responding to requests from residents for improvements, remodels, and enhancements to their homes and landscaping. We all need to keep in mind that our DOR's require that each resident maintains their home and landscaping. Also, dogs must be on a leash whenever they are off your property and their deposits need to be removed and properly disposed of.

I want to thank all residents who help make this the great neighborhood it is.

MVMA WEBSITE – Robert Steiner

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If you have checked the MVMA website recently you will have noticed an upgrade in the format of our website. We are striving for a website in which information is private, yet residents will be able to upgrade address information, visitors' lists, vehicle lists, etc. We hope to have changes made before the end of the year. A special thanks to Gordon Fasbender for his efforts to improve the functionality of our website. **If the new website does not load properly, click the Refresh function on your browser.**

The MVMA website and e-mail distribution list remain the most expedient means to efficiently contact MVCC residents. We use the e-mail distribution list for items of security and for general information which the Board feels will be useful to residents. On occasion residents have objected to e-mails. You have the option to remove your name from the distribution list if you do not wish to receive e-mails. Send your request to be removed from the distribution list to mvma@questoffice.net or rlsteiner@comcast.net.

If you are not currently on the distribution list and would like to be added or wish to update your e-mail address, please send your e-mail address to the mvma@questoffice.net or rlsteiner@comcast.net. E-mail addresses are not shared.

The MVMA website provides residents with contact information, past minutes and newsletters, forms, policies and other information that MVCC residents could find helpful. If you have not yet checked out the site, I encourage you to do so at: www.meridianvalleycc.com/mvma. Monthly Board Minutes, Newsletters, the **December 2010 MVMA Annual Meeting minutes**, 2011 Budget and 2010 MVMA Tax Return are also on the website.

FACILITIES – Janet Lewis
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Efforts continued throughout the year to maintain our facilities, including all gates, fences, and streets.

Repairs/maintenance included: redirecting water runoff from the retention pond at the west/northwest property line, repair to the north and south gates, along with the visitor and outbound gate at the entrance to our community.

As we own our own drainage/catch basins, several were repaired. Mapping has been done to identify catch basins that will need to be monitored for repair/maintenance in the future.

Several properties in our community have mature landscaping that is surrounding the PSE light fixtures, including fixtures on common property, which need trimming this winter, due to reduced illumination due to overgrowth.

**** Please attend the Annual Membership meeting for all homeowners on December 13, 2011 at 7:30 in the Meridian Valley Country Club.**

GATE OPERATING HOURS: GUARDHOUSE phone # 253-631-2225

MAIN GATE: accessible 24 hours

NORTH & SOUTH GATES: accessible 4:00 am until 10:00 pm