

# MERIDIAN VALLEY MAINTENANCE ASSOCIATION

## DECEMBER 2012 NEWSLETTER

### **PRESIDENT'S MESSAGE – Janet Lewis**

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Thank you to our residents who have worked hard to clean up the fall leaves again this year. As we own our roads and storm drains, keeping the debris out of the drains saves all of us money, when we systematically have the system inspected and cleaned.

As we begin the holiday season, the Board thanks you in advance for communicating with security when you have events, so that inbound traffic can traverse our main entry quickly and smoothly.

Several of the short-sale and foreclosed properties in our community have been sold or in the process of being sold, a reflection of the slight improvement in the real estate community here in King County.

Dale and I have worked with our security vendor to have two additional back-up security officers trained for our community, for a total of four. Site supervisor, Kim Sharrah, continues to provide excellent community and customer service, along with her security team.

### **SECURITY – Dale Mjelde**

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This will be my last newsletter. It has been a true pleasure serving our community. This has been by far the quietest year for Security. No really big problems.

As daylight grows shorter each day, please remember that the speed limit is 25 MPH. When driving on our roads PLEASE watch for those people who are walking, running, or riding their bikes. If you obey the speed limit and the stop signs, you will not lose more than two minutes of your time. A small price to pay to live in this community.

### **FACILITIES – Jack Ottini**

253-631-2487      ottini@comcast.net

Winter is here and with it comes rain, wind, and leaves blocking storm drains. We check all storm drains on a regular basis, but if the drain in front of your home is blocked, please clean it off. We will sweep the roads after all the leaves are down.

The following guidelines have been adopted by the Board of Directors for use by the Architectural Committee and the Facilities Committee when dealing with vegetation along the Meridian Valley roads:

*All vegetation along streets which interferes with vehicles traffic (i.e.: garbage trucks, Post Office vehicles, large delivery trucks, etc.) or obstructs the line of sight or view of drivers or walkers, creating a safety issue must be cut back from the street/gutter and maintained inside the curb; tree limbs hanging over the street must be 13 feet above street level and shrubs/plantings around mailboxes must be trimmed back, so as to not interfere with Post Office delivery vehicles and personnel.*

*Residents who are asked by either committee to trim street side vegetation shall either:*

- 1. Ask the MVMMA to remove the branches, etc. and the resident shall be billed the work, or*
- 2. Hire their own arborist/lawn/tree service to remove the vegetation and debris.*

We have 27 homes with vegetation growing over the roads. We will be contacting those home owners and work with them to correct the problem.

**COMMON GROUNDS** – Jack Ottini / Barb Farley

253-631-2487      ottini@comcast.net

All areas are being pruned, weeded, and leaves picked up. The sprinkler systems have been winterized. Some areas have new bark. One Hundred Sixty-Five new emeralds green arborvitae have been planted along 144<sup>th</sup> Avenue SE along the boundary fence to form a hedge. More will be added in early spring. Some Leyland Cypress trees will also be added. We will be removing some large trees at the main gate and add some new landscaping plants around the entry signs after the first of the year.

**MVMA WEBSITE** – Robert Steiner

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Work on the updated MVMA website continues. The web-based resident database has been integrated into the website. Residents are able to personally update information which is currently on hardcopy at the security gatehouse and/MVMA Office without a trip to the MVMA Office or gatehouse to complete hardcopy paper forms (guest list, automobile information, alternate address, etc.) The information is password protected and available only to the resident and those who currently have access to the hardcopy of information (Security, MVMA office staff and Board). In order to utilize the MVMA website, the resident(s) must have a functional e-mail account. **Please send an e-mail to webmaster: Robert Steiner [rlsteiner@comcast.net](mailto:rlsteiner@comcast.net) requesting that your password be sent to you. When that request is received, you will be sent your password (which can be changed) and instructions on how to update the personal information in the database.** If you choose not to take advantage of this on-line capability, you will still be able to submit changes to your personal information, guest list and planned absences using the existing forms.

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@qwestoffice.net](mailto:mvma@qwestoffice.net) or [rlsteiner@comcast.net](mailto: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@qwestoffice.net](mailto:mvma@qwestoffice.net) or [rlsteiner@comcast.net](mailto:rlsteiner@comcast.net). E-mail addresses are not shared.

**TREASURER** – Mike Rucker

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Since 2007, annual dues have increased by \$25 or 4%. During that same period, our expenses have increased 11% from \$321,333 to about 356,500 and the cost of living index has increased by 10%. This year we were able to maintain dues at \$725 because of the excess of cash on hand from 2011, even though planned expenses exceeded planned income by \$16,199. We started the fiscal year on December 1, 2011 with \$40,761 in the bank, a budgeted income of \$328,113 and combined expenses of \$344,312. If we had planned to operate 2012 with a balanced budget, dues would have been \$765 to generate enough income to balance the planned expenses.

This became an important consideration as we prepared the budget for 2013. At this point it appears certain that a dues increase will be required; please see the following page for the proposed budget. As always, the Board will work to make sure that all planned expenses are necessary and in the best interests of maintaining a secure and attractive community.

**\*\*\* Our Annual General Membership meeting will be Tuesday,  
December 11<sup>th</sup> at 7:30 pm in the Meridian Valley Clubhouse.  
Please attend.**

**ARCHITECTURAL COMMITTEE – Barb Farley / Dick Metz**

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The Architectural Committee has had a very busy summer. Over these past months we've reviewed 66 projects, of which tree removal has been the great majority of the requests along with roof replacements and exterior paint color approvals. Two of the larger exterior projects have been the landscape, roof color change, and exterior paint color change at the Roes residence (formerly the Hanford residence) and the Stuckey residence. Both of these projects have resulted in an attractive residence. Another of my personal favorites has been the Terry Lavery exterior color change. I absolutely loved the previous color but have to admit I like the new colors even more.

Over this past year we're beginning to see more requests being transmitted electronically. This seems to be working well, but I ask that the request be submitted on the request form which is available on the MVMA website and in the office, rather than a simple e-mail with a text request. If you are submitting a request for a color change we will need to see an actual color chip, rather than an electronically scanned color chip.

**When on vacation or south for the winter; please let the MVMA office and the security guard know when you will be gone and where you can be reached.**

**Meridian Valley Maintenance Association  
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Kent, WA 98042**

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