

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

JULY 2012 NEWSLETTER

PRESIDENT'S MESSAGE – Janet Lewis

253-639-1515

janetlewis@windermere.com

Thanks to you and your guests for your patience as we made much needed repairs and improvements to our Guard's office at our main entrance. After nearly 25 years of service, 24/7, the renovations were needed.

Our wet winter and spring have yielded more than our fair share of weeds and extensive growth, and our common grounds staff and Board members have been working hard to clean, prune, and weed our community. Like many of our neighbors, our community suffered a lot of damage to mature trees and vegetation, resulting in continual and in some situations long-term re-plantings.

In June, Meridian Elementary school had their annual walk-run event on our perimeter road, a good time was had by all.

With the days longer, please be mindful of walkers and joggers on our roads. Pedestrians do have the right-of-way; our speed limit is 25 mph.

ARCHITECTURAL COMMITTEE – Barb Farley / Dick Metz

253-638-0931

barbgoodpaster@comcast.net

253-639-8862

rmetz1968@gmail.com

It's been a very busy few months with all the clean up from the winter ice storm. We've approved several roof product requests as well as exterior paint colors. In March we sent out letters to request yard maintenance. These letters are not pleasant for us to send. If you should have a special situation that is preventing or delaying yard maintenance please let either Barb Farley or Dick Metz know. We'd like to be of help if possible.

Roof replacements – There are four pre-approved roofing product samples in the hallway just outside the MVMA office. We will review all other product requests on a case-by-case basis. Please remember that we do meet the first Wednesday of each month to review these products.

Visible garbage cans are a growing problem, partly due to the new three-can system. If you'd like suggestions please call Barbara Farley or Dick Metz for help.

Landscape – Any landscape remodel needs to be pre-approved by the Architectural Board.

Wanted – Recommendations of someone who can do occasional yard work for homeowners. This could even be a student. Contact Barbara or Dick if you have someone.

MVMA WEBSITE – Robert Steiner
253-630-2619 rlsteiner@comcast.net

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 the MVMA Office, mvma@qwestoffice.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 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@qwestoffice.net or rlsteiner@comcast.net. E-mail addresses are not shared.

SECURITY – Dale Mjelde
253-630-2281 dalemjelde@yahoo.com

Keep up the good work!! All has been very quiet in our community. That is indeed good news. Thank you all.

Think about the stop signs and the 25 mph speed limit. Enough said!!!!

FACILITIES – Jack Ottini
253-631-2487 ottini@comcast.net

In the month of June we did a rehab of our 25 year old gatehouse. We installed a new floor, sink, toilet, wall heater, water heater, light fixtures, and more shelves. A complete scrub down and a coat of new paint finished the project.

Lind Asphalt Company repaired ten areas of our road system. In May they started a crack sealing project on our roads. The bad weather (rain) has delayed the work. The cracks must be dry so the tar will properly adhere to the blacktop.

TREASURER – Mike Rucker
253-631-0717 Mike_rucker@comcast.net

This year's expenses are tracking to budget except for landscaping work which is continuing as a result of the winter ice storm and repairs to the gatehouse. As of June 13th we have spent \$6,644 for landscape maintenance related to removal of damaged trees and bushes and \$2,176 for plants to fill in some of the damaged areas. These expenses were not anticipated in this year's budget. We have also spent \$2,300 for gatehouse maintenance and repairs against a budget of \$1,500. The increase is due to the decision to replace the sink and hot water heater and add additional shelves all of which were not included in last year's budget. In total, we are overspent in those two areas by \$8,820. However, we had budgeted \$10,000 this year for storm drain inspection to be conducted by the city of Kent. That work has been postponed until next year so those funds will be used to offset the overruns previously mentioned.

COMMON GROUNDS – Jack Ottini / Barb Farley
253-631-2487 ottini@comcast.net

All areas are being maintained and upgraded. The program to upgrade includes removing old, overgrown plants, storm damaged plants, and trees. New plants and trees will be added, weed killer applied, and bark added to all areas. We will stay within the overall MVMA budget and finish the work in the next two years.

MERIDIAN VALLEY COUNTRY CLUB: Greg Manley, Manager
253-631-3131 greg@meridianvalleycc.com

GATE OPERATING HOURS:

MAIN GATE: accessible 24 hours

NORTH & SOUTH GATES: accessible with remotes

Sunday thru Thursday 4:00 am to 10:00 pm

Friday and Saturday 4:00 am to 11:00 pm

Meridian Valley Maintenance Association
24830 136th Ave. S.E.
Kent, WA 98042

PRSRT STD
U.S. POSTAGE
PAID
Permit No. 188
Kent, WA

ADDRESS SERVICE REQUESTED