

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

NOVEMBER 2013 NEWSLETTER

PRESIDENT'S MESSAGE – Mike Rucker

253-631-0717 mike_rucker@comcast.net

As we're nearing the close of 2013, I'd like to take this opportunity to thank this year's Board of Trustees for their service to our community; Brian Applebury, Barbara Farley, Dick Metz, Jack Ottini, Frank Wisdom and Eric Zerr. It is through their efforts that we are all able to enjoy the benefits of living in a private, gated community surrounding one of the premier golf courses in the Northwest. I'd also like to acknowledge Bob Steiner who volunteers his time to handle web and email communications and Cheryl Havener who keeps everything running smoothly in the office. And a special thanks to the residents who have been willing to devote their time and energy to the Architecture Committee to uphold the high standards of appearance that we expect for the homes and properties in Meridian Valley.

I'd also like to thank you, the residents of Meridian Valley for your cooperation in respecting the regulations contained in our Declaration of Restrictions and your continuing support of the Board and Architecture Committee as they carry out the responsibilities defined in the DORs.

If you're not currently a member of the Meridian Valley Country Club, I encourage you to take a look at the membership opportunities they have to offer for golf, dining and fitness.

If you haven't already done so, mark Tuesday December 10th on your calendar for the Annual Meeting. You'll have the opportunity to review and approve the operating budget for next year, to meet the incoming Board members and to personally thank the people who have served the Association for the past year.

I wish you and your families a happy holiday season and a healthy and prosperous 2014.

SECURITY – Eric Zerr

206-779-4620 etzerr@comcast.net

Fall is upon us and the holidays are just around the corner. When it comes to crime in the community things have been fairly quiet and we'd love to keep it on this trajectory. Looking out for each other is paramount, especially this time of year. Delivery trucks will be leaving thousands of dollars of merchandise on porches and doorsteps throughout the Club. There will also be a time where they have been wrapped and placed with care under trees. All along this process they are ripe for being taken by prowlers who canvass our neighborhood looking for easy marks. If we are aware of our surroundings while we drive to/from our homes and walk the loop, these catastrophic events will not happen inside our gates. Be friendly towards work crews, write down license plates of vehicles you are unsure of (give them to Security), and talk to your neighbors so you can exchange information.

You might be saying, "I don't want to be this nosy", but I assure you it makes a difference and will deter crime. I love it when people are looking out for my family and property. I'm thankful when neighbors talk to me about their concerns, notify me about something they saw concerning my property, or have stories about what they saw my kids doing (mostly funny and affirming vignettes!).

Meridian Valley is a great community in which we live because we do look out for each other and want to be helpful. I appreciate being able to raise my family here and still feel, after 15 years, the people make our neighborhood wonderful and people move here because of this sense of community.

ARCHITECTURAL COMMITTEE – Frank Wisdom

253-639-9435 franklin.wisdom@comast.net

Please join me in thanking all the committee members who have served this year on the Architectural Committee by attending our monthly meetings and performing a respectful and thoughtful review of each request submitted to the committee. They are as follows: Sarah Davidson, Mark Hehnen, Jack Houser, John Hubbard, Jan Lewis, Shelia Mayden, Pat Mjelde, Peter Nikaitani, Joanne Ottini and Bruce Yahr.

The Architectural Committee had another active year responding to requests from residents for improvements, remodels, and enhancements to their homes and landscaping. The committee meets the first Wednesday of each month at 7 pm in the boardroom of the Club House and you are welcome to attend. Request forms can either be found on the MVMA Website or outside the MVMA office (next to the fitness center above the golf shop). We all need to keep in mind that our DOR's require that landscaping be maintained, grass mowed and edged, weeds eliminated, trees and shrubs pruned, dogs must be on a leash when off of your property, their deposits removed and properly deposited in trash receptacles, lastly recycling and trash receptacles must be stored out of sight from the street and golf course.

In closing, I want to thank all residents of Meridian Valley who help make this the great neighborhood that it is. A special thank you goes to those residents who have submitted detailed and complete requests against each of their exterior revisions and improvements. You help make the committee's job easier by submitting your detailed requests and obtaining approval ahead of starting work on your projects.

MVMA WEBSITE – Robert Steiner

253-630-2619 rlsteiner@comcast.net

The MVMA web-based resident database allows residents to personally update information (guest list, automobile information, alternate address, etc) which is currently on hardcopy at the security gatehouse and/or MVMA Office without a trip to the MVMA Office or gatehouse to complete hardcopy paper forms. 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 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 can submit changes to your personal information, guest list and planned absences, etc., using the existing forms.

The MVMA website and e-mail distribution list remain the most expedient means to efficiently contact MVCC residents. The e-mail distribution list is used almost exclusively 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 added or removed from the distribution list to mvma@qwestoffice.net or rlsteiner@comcast.net

COMMON GROUNDS – Jack Ottini

253-631-2487 ottini@comcast.net

During the month of October, trees, bushes, and hedges were pruned. All areas have been sprayed for weeds. The up-grading of the main gate area, west of 11th green, and along the fence on the east side of 144th Avenue S.E. continues.

MERIDIAN VALLEY COUNTRY CLUB

253-631-3131 memberships@meridianvalleycc.com

Membership at Meridian Valley Country Club has its perks! We offer a beautifully equipped Fitness Center with state of the art equipment and the most picturesque view in all of South King County. Join a Yoga class, sign-up for Personal Training Sessions and Group Classes and have access to Chiropractic and Physical Therapy consultations. We also offer full Banquet, Catering and Corporate Meeting options for personal parties, company business and corporate training, and seminars. We provide unmatched personal service and are competitively priced. MVCC is more than a golf facility; it's *your* home Club.

Limited Membership Opportunity

The following membership type is available until June 1, 2014

~ One Year Preview Golf Membership ~

No Initiation Fee

Join for the 12 month period from June 1, 2014 to May 31, 2015

Pay Monthly Proprietary I (age 21-39) or II (age 40+) Membership Dues
(\$334.75/\$515) & Monthly Range Fee (\$21.90)

Start before June 1st - pay only \$100/month in Dues until June!

(Regardless of start date, commitment is for the full 12 month period outlined above)

Exclusive Opportunity for MVMA Homeowners

Join as a Social Member for only \$50 Initiation Fee,

\$20/month for first 6 months and \$55/month thereafter!

This provides full access to the Clubhouse, Dining, and Lounge, Fitness Center,

Shoe Care, Golf Shop, Social Golf Events, and Club Activities

All Memberships are family memberships and are subject to a Quarterly Food Minimum of \$150

If you are not a Member yet, you should be! Join the fun at MVCC!

Please visit our website at www.meridianvalleycc.com or contact us for more information.

FACILITIES – Jack Ottini

253-631-2487 ottini@comcast.net

The storm drain inspection by the City of Kent is completed. A contractor is cleaning out fifty-nine catch basins, re-grouting nine, and repairing one. The work will be completed by the end of November.

Fall is here and the leaves are coming down. I ask all home owners to keep the storm drain in front of their home clean so rainwater will not back up. Our maintenance man checks the road system after rain storms.

The gas line replacement project is going well. The blacktop patches will be completed by the end of November.

As the years go by trees growing at the edge of our road system get bigger and branches are lower. All branches should be removed that are lower than thirteen feet.

The gate system is working OK. However, the present system is over fifteen years old. We are looking into computer and mechanical up-grades for next year.

TREASURER – Dick Metz

253-639-8862 rmetz1968@gmail.com

The MVMA Audit Committee met and reviewed the financial records on October 15th. All accounts were found to be accurate and reasonably stated. There was good performance to the 2013 budget. The Audit Committee recommended that we keep dues at \$775 for 2014. Enclosed in this newsletter is a copy of the recent budgets and the [proposed 2014 budget](#). (click on the link to see the proposed 2014 budget)

Important notice:

- ❖ Earlier this year, the Washington State Legislature passed a law allowing state, local or county law enforcement personnel to enforce speeding violations on private roads owned by homeowner's associations, with the agreement of the associations. The Board of Trustees is working with the City of Kent to enable Kent Police to issue citations for violation of the speed limits within Meridian Valley. We hope to have an agreement in place with the City by the end of the year.

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

ADDRESS SERVICE REQUESTED

November 15, 2013

NOTICE

TO ALL PROPERTY OWNERS (LOT, AND/OR CONDOMINIUM) AT MERIDIAN VALLEY COUNTRY CLUB

Notice is hereby given that the Annual Meeting of all property owners will be held at the Meridian Valley Country Club Clubhouse, on TUESDAY, December 10, 2013, at 7:30 pm, in accordance with the By-Laws and Resolutions of the Board of Trustees.

The purpose of said meeting is to review the 2013 MVMA activities, to present the 2014 Maintenance and Operational Budget, and to introduce the new Board members. A draft of the proposed Budget for 2014 is enclosed for your information.

On the reverse side of this notice, you will find information about the two new Board candidates as well as the proxy for you to sign and return in the event that you are unable to attend the Annual Meeting.

ONE WEEK AFTER THE ANNUAL MEETING, THE YEARLY INVOICE WILL BE SENT TO EACH HOMEOWNER. IF YOU DO NOT RECEIVE ONE, IT IS THE HOMEOWNER'S RESPONSIBILITY TO CONTACT THE MVMA OFFICE OR A BOARD MEMBER. THE PAYMENT IS DUE BY JANUARY 15, 2014. LATE FEE AND INTEREST WILL BEGIN AFTER THAT DATE.

IF SAID FEES ARE NOT RECEIVED PRIOR TO FEBRUARY 1, 2014 GATE REMOTES MAY BE DEACTIVATED. A LIEN MAY BE PLACED ON THE HOMEOWNER'S PROPERTY.

YOUR CANDIDATES

Each of the candidates listed below has agreed to serve on the Board of Trustees of the Meridian Valley Maintenance Association as a service to our community.

Due to only two candidates running for office, no vote is needed.

BRIAN GOODELL: I have been part of the MVCC community for 10 years. The MVMA needs members of this community to take on the tasks required to maintain and enhance this environment. It is my turn. I would be pleased to serve on the homeowner association board. My background is as a physician faculty member and as a general manager of healthcare organizations. I am currently a consultant doing business planning and interim management for hospitals and academic medical centers.

ROGER WALL: My wife Helen and I have lived in MVCC since January 2010. We enjoy the benefits of a planned community, the attractiveness of the homes and its grounds plus the security of a gated community. We are active in the community and country club. We want to do our part to ensure the fine community we have continues to exist.

I worked in the Air Traffic Control Profession as a Controller and Manager for 38 years with the U.S. Government. After retirement, I worked for 10 years with the FedEx in Air Traffic Management around the world, interfacing with Air Navigation Service Providers in numerous countries. I have managed small and large organizations with budgets ranging from thousands to millions of dollars. I would be honored to service on the MVMA Board.

The Board strongly encourages residents to attend the General Meeting, but if for some reason you are unable to attend, would you please sign, date, and return the following proxy as soon as possible to the office of the MVCC.

Meridian Valley Maintenance Association

Proxy

I authorize the President of the MVMA Board of Trustees to cast my vote(s) at the MVMA General Membership Meeting, Tuesday, December 10, 2013.

Signed _____

Date _____