

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

SPRING 2014 NEWSLETTER

PRESIDENT'S MESSAGE – Dick Metz

253-639-8862 rmetz1968@gmail.com

I want to thank our outgoing Board of Trustees members Mike Rucker and Barb Farley for their three years of service on the Board. I would also like to welcome our new Board members Brian Goodell and Roger Wall. The Board is working hard to keep our neighborhood the wonderful place to live that we all know and love.

We are finally getting into spring and I know many of you are planning home and yard improvement projects. Please remember that the Architecture Committee chaired by Frank Wisdom and Roger Wall must approve all exterior changes. They are ready to accept your designs/plans and will work closely with their committee to expedite requests.

I have had a concern expressed by a parent whose children catch the bus on 256th outside the South gate. Some drivers are disregarding the flashing lights on the stopped school bus and are turning onto 256th while children are crossing the street to get on the bus. ***Please make sure you respect flashing red lights on the school buses and wait to exit until the bus has turned off their flashers.***

TREASURER – Brian Goodell

253-631-6154 cag10001@aol.com

Dues for 2013 were \$775 per homeowner. Revenues generated met all expenses and allowed funding of reserve accounts at budgeted levels. As a taxable organization (since 2011) we now file returns for the City of Kent (B&O) and for the IRS (Federal income). Our tax burden has been low for both filings but this is projected to change over time. Efforts to exempt homeowner's associations from Kent B&O taxes are being made by other similar organizations.

The same level of dues, revenues and expenses are budgeted for 2014. Current revenues and expenses are favorable compared to the 2014 budget. Financial reports are available for review at the MVMA office.

Ten homeowners (of 426 properties) have not made full dues payments for 2014, including two homes currently in transition to new owners. The number of delinquent accounts is lower than in recent years. Remedies are being pursued, including late fees, loss of remote gate controls and the application of liens per approved MVMA policies.

As always, the Board will work to make sure that all planned expenses are necessary to maintain a secure and attractive community.

MERIDIAN VALLEY COUNTRY CLUB

253-631-3131 memberships@meridianvalleycc.com

Meridian Valley Country Club has many exciting offerings for 2014! We have several different Membership types, with one that's sure to fit your lifestyle. Make sure to call the Clubhouse Office to learn about special MVMA Homeowner Memberships. Whether you're a golfer or a socialite, there's always an event to enjoy for adults-only and for families. For more information call or email the Office.

Not quite ready to dive into a Membership? Join the Meridian Valley Coaching Club! Attend one "coaching hour" a week from May through September and learn all aspects of golf. Just drop-in

for one class, choose one month to attend, or sign up for the whole season. Bring the family, friends or just yourself; it's sure to be a fun time! Members and Non-Members are welcome. For more information, or to sign up, call the Golf Shop at (253) 631-3133.

You already live in the community, become part of our family!

SECURITY – Eric Zerr

206-779-4620

etzerr@comcast.net

As my wife and I walk the neighborhood we are struck by, even in the dreariest part of the winter, how much pride people have in their yards. As winter turns to spring it is even more evident, as the flowers are blooming and the Azaleas are coming out. I know that Meridian Valley is a special place for all of us and that we are taking care of our homes because we are neighborly. This sense of community translates into all that we do inside our fences. Take the time to slow down and watch out for others, encourage others to look out for you and that you'll do the same for them, and spend time networking with those around you. This cohesion will keep us safer and mindful of how our behavior affects those around us.

The guards and I appreciate those who call us with information about things that are going on, vehicles of interest, and possible criminal behavior. In the last couple of months, we've used this information to find individuals that might be involved in our Holiday Thefts, trespassed within the community, and to return a stolen remote. Kent PD has been a wonderful partner and Kim (our site Security Supervisor) has put together a lot of material to assist in their investigations. Personal observations, Security's roaming patrols, and our camera system have provided this information to the Police. We are working hard to make Meridian Valley safe and we are grateful for those who've assisted us.

Making sure your homes and cars are locked up. We have had some recent thefts.

ARCHITECTURAL COMMITTEE – Frank Wisdom / Roger Wall

253-639-9435

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Spring is here and so is the busy time for us! Many good projects are underway ranging from new roofs, roof repair, new patios, landscaping projects and tree trimming and removal. It appears our community has welcomed our warmer and drier weather with gusto!

We really appreciate all of you working with us to get your requests in with the appropriate information. Some of you have received phone calls from us for further clarification and your responses have been most helpful to us in enabling the processing of your requests.

Remember, all the forms you need are on our website: **www.meridianvalleycc.com/mvma** Also the members of each committee are available from the website along with email address and phone numbers. Please contact us if you need clarifications. Please either send the forms to us via email or place them in the container located outside the MVMA office in the fitness center. You may also leave them in the box marked for us at the MVCC office.

Most of you are aware, Meridian Valley Maintenance Association is obligated to clean and maintain our storm drains which are inspected every two years by the City of Kent. The cost to clean them ranges between ten to twenty thousand dollars. We ask each and every homeowner to keep the street gutters and drains in front of their homes free of debris. If you have a lawn service, please remind them to collect all debris and discard the debris in a green waste or trash container – they should not blow the debris down or across the street.

Just a reminder, the storyboards for the roofing samples are located in the hallway outside the MVMA office in the fitness center. **Happy Spring!!**

MERIDIAN VALLEY COUNTRY CLUB has a joined the **“Adopt-a-Street”** Program!!!! Please join in this effort to make our area of Kent cleaner. If you are interested please call the MVCC office at 253-631-3131 and a team member will contact you with information.

FACILITIES and COMMON GROUNDS – Jack Ottini

253-631-2487 ottini@comcast.net

The Potelco Company, working for Puget Power, has completed the replacement of all street light bulbs with new and longer lasting units. All missing reflectors have been replaced on the roads. All signs have been checked and two 10 foot 4x4's have been replaced. Repair of the damaged fence on Lot 171 is scheduled to be done by the end of April. New trees have been planted in two areas along 144th Avenue SE – a total of 80 were installed.

Projects scheduled for this spring are:

- Flowers put into the cement pots at the Guardhouse.
- Grass type plants planted near the signs at the main gate.
- Plant more trees in two areas along 144th Avenue SE.
- Paint speed bumps and stop lines.
- Power wash and paint the North and South gates.

MVMA WEBSITE – Robert Steiner

253-630-2619 rlsteiner@comcast.net

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 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, 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 exclusively for items of security and for general information which the Board feels will be useful to residents. You have the option to remove/add your name from/to the distribution list. Send your request to mvma@qwestoffice.net or rlsteiner@comcast.net. E-mail addresses are not shared.

****REMOTES:** If you lose your remote, please let the Guards know immediately. The remote will be deactivated. If you find it, we can reactivate it. There is no charge to you, unless you buy a new one. This keeps someone else from using it.

Meridian Valley Maintenance Association 2014 Board Members

Richard Metz	President	253-639-8862	rmetz1968@gmail.com
Frank Wisdom	Vice-President		
	Architectural Co-chair	253-639-943	franklin.d.wisdom@boeing.com
Roger Wall	Architectural Co-chair	206-661-2006	rwall0401@gmail.com
Jack Ottini	Facilities		
	Common Properties	253-631-2487	ottini@comcast.net
Eric Zerr	Security	206-779-4620	etzerr@comcast.net
Brian Goodell	Treasurer	253-631-6154	cag10001@aol.com
Mike Rucker	MVCC Board Rep.	253-631-0717	mike_rucker@comcast.net
Robert Steiner	MVMA Website	253- 630-2619	rlsteiner@comcast.net
Cheryl Havener	MVMA Office Manager	253-630-1553	havenertc@comcast.net
MVMA Office	Monday 9 – 12	253-631-3131 x 32	mvma@qwestoffice.net
		253-631-9014 (fax)	
Security	Guardhouse	253-631-2225	
Board Meetings	2nd Wednesday of each month	@7:00 pm	
Architecture Meetings	1st Wednesday of each month	@7:00 pm	
Annual Meeting	2nd Tuesday in December	@7:30 pm	