

# MERIDIAN VALLEY MAINTENANCE ASSOCIATION

## DECEMBER 2014 NEWSLETTER

### PRESIDENT'S MESSAGE – Dick Metz

253-639-8862      [rmetz1968@gmail.com](mailto:rmetz1968@gmail.com)

We had one of our nicest summers in memory this year, but it has quickly changed into fall. Make sure you are being extra careful in the low light and rainy weather. We have many walkers and children on our roads and it is hard to see them due to poor visibility. Please slow down and be extra vigilant when you are driving this time of year.

We have had an increase in burglary activity in the neighborhood recently. We are lucky to live in a gated community where neighbors watch out for each other. We have added extra security patrols to help with this problem. Make sure you review the suggestions in Eric's Security section in this newsletter. We are working with Kent Police and our MVMA Security staff to improve neighborhood security. But you also need to make your own property as secure as you can. We have been contacting some residents to help offer some suggestions on security. We all need to work together to make this the safest neighborhood it can be.

I am pleased to see that there is enough interest in the MVMA Board to have an election to fill the vacancies of our two members who completed their terms of office this year. We have four residents of our community that are willing to commit their personal time to maintain our high quality of life we all enjoy in this neighborhood. Please carefully review their bios and cast your vote for two of them.

### SECURITY – Eric Zerr

206-779-4620      [etzerr@comcast.net](mailto:etzerr@comcast.net)

The neighborhood experienced 3 burglaries in late September and early October. Though these events not only hurt the victim, they bring a sense of unease and fear to the community. The Board increased patrol hours, provided information to residents about the burglaries, and added preventative measures all homeowners could take to mitigate their chances of becoming victims. **It is incumbent on all of us to: look out for our neighbors, report to Security any suspicious persons/activity, and keep vehicles trying to enter our north/south gates from doing so, unless they are residents. Please don't let people you don't know piggy-back through the north and south gates.**

I'd also like to remind residents that last holiday season was marred by numerous thefts of packages left by delivery trucks at the front doors of our neighbors. Please speak with your delivery drivers and point out screened areas to which you'd like your packages delivered, have them ring your doorbell so you can take immediate delivery of the items, talk to your neighbors when you know things are to be delivered. The Board has authorized increased daytime patrols throughout the season to assist in keeping our community's property safe.

**\*\*50+** residents customarily leave their garbage cans out in public view during the times when the garbage service is not picking up. This is in violation of our Homeowners Restrictions which states they are to be out of public view/screened from the public. Please check where you store your cans to make sure they aren't visible to the public. This provision adds to the distinctiveness of our community and keeps the properties in good order.

## **MERIDIAN VALLEY COUNTRY CLUB**

253-631-3131      [memberships@meridianvalleycc.com](mailto:memberships@meridianvalleycc.com)

There is a unique opportunity for golf membership here at the Meridian Valley Country Club! In 2014 our golf course has never been in better shape with lush playing surfaces and fantastically smooth and fast greens! Our business model is sound and we are looking forward to a great 2015 with exciting new changes and programs. We want all Meridian Valley residents to know about this uniquely amazing offer and encourage residents to join our golfing family!

### **The “Progressive Membership”**

- Join anytime this winter for no initial fee and no commitment needed until April of 2015.
- Pay monthly \$100.00 dues plus range fee (\$21.90 per month) and food minimum (\$150.00 per quarter) through April, 2015.
- Should you choose to stay as a Proprietary Member your \$100.00 dues that you paid through the winter accrue towards the initiation fee.
  - We have the next 12 memberships available for \$500.00 initiation. Join Dec 1 and
  - your accrued dues will allow you a net ZERO dollar initiation!
  - After those 12 the next 10 will be at \$1,000.00
  - The next 10 will be \$1,500.00
  - The following 5 will be at \$2,000.00
- If you choose to stay you will enjoy half dues for May – July!
- That’s all! Pretty simple and a great opportunity to enjoy this great course and great club!

### **BONUS!**

- The membership is currently voting on a by-law change to allow individual and family memberships.
- PLUS – if this by-law change passes, monthly dues will be reset starting January 1<sup>st</sup> 2015 to.....
- Proprietary I (under 40 years old)
  - Single, monthly dues - \$243.75
  - Family, monthly dues - \$308.75
- Proprietary II (over 40)
  - Single, monthly dues - \$375.00
  - Family, monthly dues - \$475.00

We would love the opportunity to discuss these options with you. Please feel free to reach out to Greg Manley ([greg@meridianvalleycc.com](mailto:greg@meridianvalleycc.com)) or Adriana Gonzalez ([adriana@meridianvalleycc.com](mailto:adriana@meridianvalleycc.com)).

### **REMINDER:**

**Meridian Valley Maintenance Association  
Annual General Membership Meeting  
At the Meridian Valley Country Club  
Tuesday, December 9, 2014 at 7:30 p.m.**

## **FACILITIES – Jack Ottini**

253-631-2487

[ottini@comcast.net](mailto:ottini@comcast.net)

With the break-ins during October, our top priority is to repair our perimeter fence. All holes in the chain link have been closed. We have a bid for \$5,500 to permanently repair all holes and 1,200 feet of barbwire. **All residents who live next to our fence are asked to check the fence in their back yard. Please call the Guardhouse and let them know of any problems so we can add these areas in need of repair to our list.**

When you use your remote you must press the button for at least 3 to 4 seconds. This will allow the full code to be transmitted to the gate receiver. The antennas are mounted on the west side of the north and south gates. The antenna at the main gate is on the west wall of the Guardhouse. Most remotes are 5 years old and the batteries may need to be replaced. Please check the MVMA website for instructions (Reference Documents, Announcements) or with the Guardhouse for an instruction sheet to help replace the batteries. We have cut back trees and bushes at the north and south gates to improve remote reception.

We added reflective tape to all gates to provide better visibility at night. All speed bumps and stop lines were painted in August and reflective glass beads were put on the bumps. We hope this will increase visibility of the bumps at night.

'Tis the season of leaves falling and plugging storm drains. Please keep the drain in front of your home clean. Trent Allen and his crew check for drains that are plugged every week. Those of you who have tree branches hanging low over the street need to prune them to above 13 feet.

## **ARCHITECTURAL COMMITTEE – Frank Wisdom / Roger Wall**

253-639-9435

[franklin.wisdom@comcast.net](mailto:franklin.wisdom@comcast.net)

206-661-2006

[rwall0401@gmail.com](mailto:rwall0401@gmail.com)

Well here we are again at that crucial time of year. The transition from fall to winter is approaching. Now to be honest, some homeowners are not in good compliance with two items – “Vegetation Along Our Roads” and our “Landscape, Yard Maintenance, and Appearance Control Policy”. Please see our website for details – <http://www.meridianvalleycc.com/mvma>. We know winter is approaching and we realize it has been raining but we will have some decent weather over the next few weeks and we all need to do our part to comply with both of these policies. The trimming back of trees and shrubs so our street sweepers can reach the entire street, up to the curb, is vital so we are able to get all debris up before the cold weather gets here. In addition we want to remind everyone that as all those leaves fall, your assistance in keeping them from blocking our street drains is vital. We don't want to have any drains blocked and resultant backup of water in the streets. Yes, we will do a street cleaning before winter but the more we can do now to help keep situations from arising, the better off we all will be.

## **COMMON GROUNDS – Jack Ottini**

253-631-2487

[ottini@comcast.net](mailto:ottini@comcast.net)

All areas are weed free and bark raked. Trees and bushes are being pruned. We lost a number of trees along 144<sup>th</sup> Ave SE because we did not water enough. We checked the soil pH and added lime. We are now replacing those trees that were lost. We will re-bark most areas early in the spring.

**\*\*\*When you recycle your holiday tree, please keep it on the grass or mulched area for pick up so that the deal needles from your tree do not empty into our drainage system.**

**MVMA WEBSITE** – Robert Steiner

253-630-2619

[rlsteiner@comcast.net](mailto:rlsteiner@comcast.net)

The MVMA website and e-mail distribution list are the most expedient means to efficiently contact MVCC residents. Currently more than 70 percent of the residences in MVCC are included on the distribution list. 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](mailto:mvma@qwestoffice.net) or [rlsteiner@comcast.net](mailto:rlsteiner@comcast.net). It is difficult to keep the list totally current as individuals periodically change their e-mail provider. If you change your address please update us.

Typically when an e-mail is sent out to the distribution list, a half dozen or so e-mail addresses are rejected. This is because 1) the e-mail is no longer current, 2) an error was made when entering the e-mail address into the distribution list or 3) the legibility of the e-mail address given on the new residence form was such that an incorrect e-mail address was entered. **A test e-mail will be sent out shortly after you receive this Newsletter. If you have or think you have your e-mail address on the distribution list and do not receive the test e-mail and want to receive e-mails, please send an updated e-mail address to [mvma@qwestoffice.com](mailto:mvma@qwestoffice.com) or [rlsteiner@comcast.net](mailto:rlsteiner@comcast.net).**

**TREASURER REPORT** – Brian Goodell

206-669-3727

[bgoodell@compuserve.com](mailto:bgoodell@compuserve.com)

Current revenues and expenses are overall favorable compared to the 2014 budget. Financial reports are available for review at the MVMA office.

One property, currently in foreclosure has not made full dues payment for 2014. A lien has been filed.

The Audit Committee met to review financial performance, cash balances and reserve account. The planned contribution to reserves of 8% of dues revenue can be made for 2014. Report is available for review.

A [draft budget for FY2014-15](#) is available including rationale and projected revenues/expenses. There will be increased expense for security (Pierce County Security contract - 3.5%), camera A/V recording, fence and gate systems for 2015. These proposed improvements and a dues increase of \$25/year (3.2%) will be presented for approval at the annual meeting.