

MERIDIAN VALLEY MAINTENANCE ASSOCIATION DECEMBER 2015 NEWSLETTER

PRESIDENT'S MESSAGE – Frank Wisdom

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As I near the end of my term on the MVMA Board, I would like to thank each member of our Board for their service to our community: Brian Goodell, Jan Lewis, Jack Ottini, Mike Rucker, Roger Wall, and Eric Zerr. We appreciate their efforts in helping to keep our community an enjoyable and safe place to live. Additionally, I would like to thank Bob Steiner who volunteers his time to handle web and email communications and Cheryl Havener who keeps everything running smoothly in the office. I would also like to thank the residents for making this the great community that it is.

Each committee has been busy this year which will be reflected in their reports. The Board approved improvements to our North and South gates which was one of the suggestions from the resident Security sub-committee. This paired with improved line service will help security's real time video view at both gates.

Please plan to attend our annual meeting which will be held in the MVCC clubhouse on Tuesday, December 8th at 7:30 pm.

SECURITY – Eric Zerr

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This will be the last newsletter for the year and I wanted to thank all of the residents that have contacted me about neighborhood issues, those that participated in the "Security Working Group" for the Board, and all those that assisted in putting together our Security Fair earlier in the year. With all of this input we were able to prioritize our spending for this year (Security gates at the north/south entrances) and have several ideas for 2016 projects.

*****HOLIDAY REMINDER*****

As the holiday season cranks up delivery trucks will be working late into the night in our community. All of the drivers have been given an informational sheet, from the guards, asking that they place packages so they aren't visible from the street, try to make contact with the resident when make a delivery, and report any suspicious activity to the guards. If you are expecting a delivery of expensive items please try to be at your home to receive it or ask a neighbor to pick up the item for you. Please keep your eyes open for anyone that appears to be scouting the neighborhood or following the delivery trucks. Report this activity to our guards and contact 911.

TREASURER – Brian Goodell

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Current revenues and expenses are overall favorable compared to the 2014-2015 budget. Financial reports are available for review at the MVMA office and will be presented at the annual meeting. All dues payments are up to date.

The Audit Committee met to review financial performance, cash balances, reserve accounts and the draft budget for 2015-2016. The planned contribution to reserves of 8% of dues revenue can be made for 2015. Report is available for review.

A proposed budget for FY2015-2016 will be presented at the annual meeting. A summary has been mailed to homeowners. There will be required expenditures for road repairs and storm drain cleaning. A dues increase to \$825 (3.1%) is recommended for 2015-2016.

FACILITIES – Jack Ottini

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The north and south gate fence upgrade is currently under way. The six foot chain link fence is being replaced with eight foot wrought iron fence. The north gate is 95% done, with only some barbwire to be added and some signage upgrades to be added. The south gate work is scheduled to be completed by the end of November.

Our storm drain system is inspected every three years by the City of Kent. The project will start in January of 2016. We then will clean out the catch basins and repair damaged ones that are on the list they give us. The roads were cleaned after the first big storm this fall and will be cleaned again after the last leaves fall.

We are currently getting bids on two projects to be done in 2016:

- 1) Seal cracks with tar on our road system and patch work on small areas.
- 2) Replacement of five windows in the Guardhouse. The seal around the window is broken causing them to fog up.

ARCHITECTURAL COMMITTEE – Jan Lewis

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Well here we are again at that crucial time of year. The transition from fall to winter is approaching. Some homeowners are not in good compliance with two items – “Vegetation Along Our Roads” and “Landscape, Yard Maintenance, and Appearance Control Policy”. All trash, recycle, and yard waste cans are to be located and screened from public view. 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 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 is 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 we all will be.

COMMON GROUNDS – Jack Ottini

253-631-2487 ottini@comcast.net

Fall is here! The leaves and pine needles are falling and the storm drains get plugged. Our maintenance crew checks them every week to keep them open. I appreciate those of you that help to keep them clean. They are also working hard to keep all common ground areas clean, pruned, and weed free.

We lost way too many bushes during the hot weather this summer. We are reviewing what types of plants to try going forward. Note: It is illegal to plant ivy in the State of Washington because it has been declared an invasive plant.

Plans for 2016, this spring, are to upgrade the sprinkler system at the main gate. We will plant more flowers that will follow the theme that will be used at the clubhouse and golf course.

MVMA WEBSITE – Robert Steiner

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Those of you who receive updates via the e-mail distribution list know that 2015 has been a busy year in MVCC. We try not to overuse e-mail distribution of information, but it clearly is the quickest and most effective way to share information with MVCC residents.

Currently more that 60 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 or 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.

The MVMA website gives residents access to monthly Board Minutes, Board policies, Board and Architectural Committee rosters and much relevant information for residents on the MVMA website. The url of the MVMA website is <http://www.meridianvalleycc.com/mvma>

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.

REMINDER:

**Meridian Valley Maintenance Association
Annual General Membership Meeting
At the Meridian Valley Country Club
Tuesday, December 8, 2015 at 7:30 pm**