

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

JULY 2015 NEWSLETTER

PRESIDENT'S MESSAGE – Frank Wisdom

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Many of you are aware Meridian Valley Country Club (MVCC) is looking into revising the golf course, holes 4 and 5, to allow the creation of additional residential lots along 144th Ave SE, our east side perimeter road. The MVCC membership has approved this change by a vote of 78% to 22%. The next steps are for MVCC to work with their engineering firm and the City of Kent to get initial approvals. The initial approvals appear to be 90 to 120 days away. Before MVCC can move forward with obtaining final approval, we, the Meridian Valley Maintenance Association members (MVMA) will need to approve adding the new lots into our association and may require approving a revision to our Declaration of Restrictions (DORs). In the future and before the MVMA vote, MVCC plans to host an information session at the club for MVMA residents but this and the MVMA vote appear to be at least 90 days away.

With the warm summer weather and kids being out of school, please be extra vigilant of the walkers and bike riders on our streets. Also, we are approaching the time of year when we will need to elect two new Board members, please contact any Board member if you have an interest in serving your community.

TREASURER – Brian Goodell

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Financial performance is favorable to budget for the first two quarters of FY2014-2015. We anticipate completing gate upgrades and AV/camera projects on budget by year end. More has been spent on bark and ground cover this year in anticipation of the MVCC's 50th Anniversary. Our guard hourly rate will increase by 5.6% this year per contract. [This is the first increase in 4 years.] The truck will likely need to be replaced as well. Reports are available for review in the MVMA office.

All but three homeowners have paid dues in full for 2014. [Note: this compares with four at the same time last fiscal year] Each has been contacted by phone.

Federal income tax, Kent B&O tax, and insurance premiums have been paid. Our reserve fund balances are monitored by our Investment Committee and are on plan with the need to properly maintain storm drains and repair/replace road surfaces.

COMMON GROUNDS – Jack Ottini

253-631-2487

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Our maintenance crew is doing a good job keeping all areas weed free, pruned, and bark raked. With this hot unseasonal spring the main thrust is to keep everything watered.

FACILITIES – Jack Ottini

253-631-2487 ottini@comcast.net

The perimeter fence has been checked and all problems have been fixed. The chain link fence holes have been closed and the barb wire put back in place. For those of you that live on the perimeter, please check your fence for any problems. Call the guardhouse with any problem, give them your name, and lot number.

All gates are working properly. We have adjusted the timing of the north and south gates to open and close a little quicker. We are working on a proposal to upgrade the north and south gates so individuals will not be able to climb over the fence. At the end of summer we will be painting all stop lines and speed bumps.

ARCHITECTURAL COMMITTEE – Roger Wall / Jan Lewis

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WEEDS, WEEDS and more WEEDS

Well it is Hot, Hot, and Hot!! Of course our weeds just love it!! We realize the large shrubs and trees are suffering from the heat and lack of water and many of those should not be pruned right now due to the conditions. So be sure you have information on what to do to in these conditions. Remember water the plants, NOT the weeds!

However, the weeds are not in that category and need to be removed or they will take over any yard in these conditions. Dead shrubs and trees should also be removed, just coordinate with the Architectural Committee before doing so. Yes, we know it is hot so please use caution, work only in early morning or very late in the evening. One of the joys of the Great NW is we do not reach peak heat until about 5:00 PM and then it hangs on until sunset.

Garbage, yard waste, and recycle cans. Please, our DORs require they be kept out of sight except the evening before and the day of trash pickup. If your gardener is leaving them out all week, have them stop and place them out of sight for you. If you are out of town and want to still make the trash pickup, please work with your neighbors to see if they will assist you in placing cans out and/or putting them back up after the pickup.

Lots of OUTSIDE Projects are underway or being planned. Please ensure you coordinate with the AC so we can process the requests quickly. Please contact Security in advance of the day your Contractor is arriving. Enjoy the summer; it looks like it will be a scorcher!!

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.

SECURITY – Eric Zerr

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Thanks to the residents who participated in the Safety Fair on June 2nd. It was great to have 10+ vendors on site and lots of opportunities for residents to ask questions about home security, landscaping, and handling medical emergencies. Kent Fire and Police provided information on some great programs to assist residents to live longer and healthier lives, in their homes. If you missed the event, but would like some of the information vendors provided, please stop by the Guardhouse and speak with Kim. She also has the list of vendors if there was someone you'd like to contact.

In the coming months there will be more children playing in the neighborhood so please be patient as you make your way around our streets. Also show patience when coming in through the main gate as this is also the busiest time for contractors, outside golfers coming to the Club, and residential guests. Feel free to use the "Visitor" side of the entrance gate if no one is there, the guards will get you through and it will save some wear and tear on the "Resident" gate. We are updating our software at the Guardhouse and that has caused some delays in programming new vehicle remotes. I know this is a hassle, but we are very aware of the problem, as is our IT consultant.

Enjoy the weather and our fantastic neighbors.

IMPORTANT MESSAGE FROM YOUR BOARD

Hours of Work on Outside Projects by Contractors

What are we trying to accomplish????

First of all we are trying to keep NOISE to an acceptable level when folks are home from work and trying to enjoy their rest or outside activities with their families.

Second we are trying to maintain security in our community by knowing who is in here working, where, when, and why.

The hours we have set: 7:30 am until 6:00 pm, Monday through Friday were designed to cover how most Contractors do OUTSIDE work. We state that Saturday work is allowed with prior approval and coordination with the Architectural Committee and Security. It is decided on a case-by-case basis. The hours are the same unless reason is given and we agree they should be different.

We already require residents to NOTIFY Security when a Contractor is supposed to visit them for Outside **OR** Inside work. That means name and purpose PRIOR to the Contractor showing up at the Front Gate. Yes, they should go through the Main gate and check in with Security, not be tailgated or front gated through the side gates or given your remote.

Holiday work is handled on a case-by-case basis. A request and coordination must be made PRIOR to the Holiday. The work must be coordinated with your neighbors by you to see if they concur that the proposed work will not be a nuisance. Once we have this information, a decision will be made on the request.

Now again, we are trying to maintain a decent level of Noise. If a Contractor shows up at 6:30 am to clean your carpet, no big deal, correct?? Well NO, not Correct, if they are going to hook up to a machine out in the truck and sound like a Boeing 747 taking off through the neighborhood. Do you think your neighbors would like that??

On the other hand if a Painter shows up with your concurrence at 6:30 am to give a bid on an OUTSIDE job that should not be a noise issue. However, Security needs to know it is a bid, not a paint job using sprayers and ladders. They also need to know why the Painter is there, where they are going and why. This is for Security. Again, pre-coordination and communication by YOU the homeowner with Security will preclude issues getting in a dither for no reason.

The Meridian Valley Country Club is inviting all MVCC residents to the Club's 50th Anniversary Festival on Sunday, August 30, 2015! At 2 pm there will be patio games for adults and kids: dunk tank, arm chair quarterback, golfzilla, and more. At 3 pm come and view classic cars on hole #9, and at 4:45 pm there will be a program on the patio recognizing our founders, history of the club, etc. If you plan on attending RSVP to the Club at 253-631-3131. Hot dogs, chips, and soft drink will be available for five dollars. There will be free popcorn and water. MVCC hopes to see you all there!
