

# MERIDIAN VALLEY MAINTENANCE ASSOCIATION SPRING 2015 NEWSLETTER

## **PRESIDENT'S MESSAGE** – Frank Wisdom

253-639-9435      franklin.d.wisdom@boeing.com

This being our first newsletter of 2015, I hope all residents had a wonderful holiday season and have enjoyed our mild winter. During the annual meeting in December, Jan Lewis and Jack Ottini were elected to the Board. Dick Metz was replaced after faithfully serving our community through his three year term and he deserves special thanks for his dedicated work and commitment.

During our annual meeting, Security seemed to be the most sensitive point. Our Security Chair, Eric Zerr will provide an update in this newsletter on what he and our security staff are doing.

Lastly, the Board members and their contact information are listed in this newsletter and also on our website: <http://meridianvalleycc.com/mvma/board.php>.

## **TREASURER** – Brian Goodell

253-631-6154      cag10001@aol.com

The financial performance is favorable to budget for the first quarter of FY2014-2015. Reports are available for review in the MVMA office. Fourteen homeowners have not paid dues on time for 2015 (Note: this compares with eleven at the same time last fiscal year). All have been contacted by phone.

Federal income tax records and forms are now with Shannon and Associates. Initial estimates show a higher tax obligation as a result of our new status as a “for-profit” entity.

Insurance premiums for 2015 have been paid: General Liability, Umbrella, D&O, and Vehicle/Truck.

## **FACILITIES** – Jack Ottini

253-631-2487      ottini@comcast.net

All gates are now working properly. Last month, Guardian Gate Company did their quarterly inspection of all gates. They replaced a receiver for remotes at the south gate in January. If you have a problem with your remote, please check the MVMA website or with the guardhouse for an instruction sheet to help replace the batteries.

The fence around the north half of MVMA has been repaired. Three holes in the chain link fence have been closed and broken barbwire has been fixed. There is one hole on the east side that did not get closed, it has a temporary patch and is checked daily by Security. We are checking the south half of the fence for problems – no holes found so far, but did find six places where the barbwire is down. We hope to repair these areas by the end of March.

**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.

All other Facility items (signs, posts, reflectors, and street lights) are OK at this time.

**ARCHITECTURAL COMMITTEE** – Roger Wall / Jan Lewis

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206-786-3715            janetlewis@windermere.com

**Spring is here!!** So are the weeds, overgrown shrubs, vegetation in the streets, trees that need trimming, garbage cans sitting out in plain sight all week, etc. Many of us have already begun to take care of these things but fully a third of us have not. For the third of us who have not begun, be aware that the rest of the community is talking to the Board about the need to do so. **Please**, let's start sprucing up the community to the standards we all expect!! Need help or someone to contact? Give a Committee member a call and we will see if we can provide information, etc.

\*\*Don't forget the need to submit applications to the Architectural Committee to do any work to the outside of your home and to remove trees and/or shrubbery. Enjoy Spring!!

**MVMA WEBSITE** – Robert Steiner

253-630-2619            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. If you wish to be **added or removed** from the distribution list, send your request 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. You have 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 **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.

**COMMON GROUNDS** – Jack Ottini

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Our maintenance man, Trent Allen and his crew have done a good job during the winter. All areas are weed free and the bark is raked. Pruning has been done to trees and shrubs that need it. Plans for 2015 include adding new plants at the main gate, replacing dead/diseased trees along 144<sup>th</sup>, and re-barking all common ground areas. We will also be removing four trees on the east side of 144<sup>th</sup> that are too close to the fence and causing damage.

**SECURITY – Eric Zerr**

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The Security Working Group has met, come up with a lot of great ideas, and the first salvo of recommendations has been brought to the Board. We are trying to work on areas that are easy to remedy, don't adversely affect our Budget, and have broad appeal. We are looking into:

- 1) All vehicles having resident stickers.
- 2) Shortening the time the north and south entrance gates stay open.
- 3) Closing down the pedestrian gates by adding a keypad where residents would be given the code.
- 4) Working on a more comprehensive way to evaluate the integrity of the exterior fence.

If you have any thoughts on these matters or other security concerns please feel free to reach out to me.

I also wanted to inform everyone that we have continued to have relative calm in the neighborhood after our rash of burglaries at the end of last year. There also haven't been any other crime patterns reported to us since then. We should always be looking out for each other and any suspicious persons or vehicles should be reported to the Guards and 911.

Lastly, I wanted to thank everyone that has reached out to me with their concerns over the last few months. Those ideas prompted the Security Working Group which has six neighbors working to look at our Security facilities and procedures in new ways.

**\*\*\*If you are enjoying a nice walk and it is dark – please wear reflective or light colored clothing!**

## **2015 MVMA BOARD**

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