

MERIDIAN VALLEY MAINTENANCE ASSOCIATION JULY 2016 NEWSLETTER

SUMMER IS HERE!!!!

MANY LANDSCAPE AND CONSTRUCTION PROJECTS! TAKE ADVANTAGE OF THE GOOD WEATHER!! THE ARCHITECTURE COMMITTEE AND THE BOARD CONGRATULATE AND THANK THE HOMEOWNERS FOR KEEPING MERIDIAN VALLEY A WONDERFUL PLACE TO LIVE. REMINDERS:

- 1. MOST OF THE YARDS LOOK GREAT! LESS THAN A DOZEN ARE IN NEED OF SERIOUS TRIM. PLEASE GET THEM IN SHAPE ASAP!!**
- 2. NEW PROJECTS: REMEMBER NO CONTRACTORS ONSITE BEFORE 7:30AM, AFTER 6:00PM OR ON SATURDAYS WITHOUT PRIOR PERMISSION. NO CONTRACTOR WORK ON SUNDAYS!!**
- 3. NO UNAPPROVED VEHICLES OR BOATS PARKED OUTSIDE OR IN YARDS! DORs REQUIRE THESE TO BE IN GARAGES OR OFFSITE!!**
- 4. FINES FOR LANDSCAPING AND PARKING VIOLATIONS ARE POSTED ON OUR WEBSITE. PLEASE REVIEW AND CALL WITH QUESTIONS.**

NEW ANNEXATION VOTE

THE MVCC IS PLANNING TO DEVELOP UP TO NINE HOMESITES ON THEIR PROPERTY ALONG THE EAST PERIMETER ROAD. THE MVMA BOARD CONSIDERS THE IMPACT ON OUR TRAFFIC TO BE NEGLIGIBLE AND WELCOMES THE ADDITION TO OUR COMMUNITY. A VOTE OF THE MEMBERS OF THE ASSOCIATION IS REQUIRED. ALL MEMBERS WILL RECEIVE A BALLOT WITHIN THE NEXT WEEK AND ARE ENCOURAGED TO PROMPTLY RETURN.

BOARD AND ARCHITECTURE COMMITTEE (AC) MEMBERSHIP

OVERSIGHT OF THE MERIDIAN VALLEY COMMUNITY HAS BEEN DONE WELL FOR OVER 40 YEARS WITH VOLUNTEER HOMEOWNERS. IN ORDER TO CONTINUE THIS TRADITION, WE NEED THOSE VOLUNTEERS! PLEASE CONSIDER JOINING THE BOARD OR THE AC! CONTACT A CURRENT MEMBER FOR MORE INFORMATION. DETAILS OF OUR ACTIVITIES AND MEETING MINUTES ARE ON THE MVMA WEBSITE.

PRESIDENT – Brian Goodell

253-631-6154

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We are halfway through another year of challenges successfully met thanks to the efforts of the homeowners, the AC and the Board. As you will read in these reports we have:

- Evaluated and approved nearly 100 projects including restoration of the three homes damaged by fire.
- Replaced the windows and roof on the gate house.
- Improved the imaging quality of our gate cameras.
- Begun a multiyear replacement project for hardware at our north and south gates.
- Sealed the asphalt cracks in roads; approved a road repair standard for the utility companies.
- Competitively bid our security/guard contract.

Our remaining challenges include how to best deal with less than a dozen properties (~3% of homeowners) which remain poorly maintained, have added unauthorized outbuildings or are improperly storing unused or prohibited vehicles. We are contacting these homeowners to resolve our issues with their properties.

Again, many thanks to Meridian Valley homeowners for maintaining the appearance of their properties in accordance with our Declaration of Restrictions. Your commitment to this community is why we are recognized as one of the most desirable places to live in the region.

TREASURER – Rich Sleep

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We are half-way through our 2015/16 fiscal year and our expenses are substantially better than budget due to timing issues on two large planned projects – road sealing and storm drain repairs on hold while we await the City of Kent inspection report. We are slightly worse than budget only in Security due to the guard house repairs and roof replacement.

We have collected our annual fees from all residences and are pending only about \$200 in revenue for the current year. We have paid and finalized our annual insurance coverages and taxes, with only the filing of our 2015 Form 1120 pending from our tax accountants (Shannon & Associates).

We have received the approval of our Investment Committee for our 2015 capital reserve funds.

ARCHITECTURAL COMMITTEE – Jan Lewis

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With the 4th of July in the rear view window, summer is in full swing. The AC has been very busy approving requests for new projects: roof replacement, exterior painting, window replacement, landscape updating including tree removal. The AC congratulates and thanks homeowners for keeping Meridian Valley a beautiful place to live. A few reminders:

- Most of our neighbors maintain their yards, however there are about a dozen properties that need significant attention, and letters have been sent to property owners.
- Unauthorized vehicles/boats parked on side yards are not allowed, please park them in your garage or secure off-site storage, as our Declaration of Restrictions require.
- Approved roofing products are located outside the HOA office for review by homeowners.
- MVMA community working hours are limited specifically to ensure our neighborhood is as quiet as possible in the early mornings, evenings and on weekends.
- Contractors are allowed access Monday through Friday after 7:30am and must be off community streets by 6pm. If Saturday work is needed, prior approval is required, same working hours. No Sunday work.
- Please let security know (253-631-2225) who your contractor will be and when they will arrive. All contractors must come through our main gate. Our guards can facilitate their arrival to your project in a timely manner only if they are aware. Contractors arriving unexpectedly at the gate will be held until the homeowner can be contacted.

Thanks for your partnership and cooperation in maintaining and improving our community.

FACILITIES – Jack Ottini

253-631-2487

ottini@comcast.net

The Guardhouse has a new roof and gutters. Two leaks showed up last winter. A special thanks to Bruce Yahr for getting the materials needed to complete the job.

Sealing of the cracks in our roads with tar is completed. This process is done every five or six years to increase the life our roads.

All speed bumps and stop lines have been painted. The inspection of our storm drains system by the City of Kent has also been completed. The city does this every three or four years.

Those homes with tree branches hanging low over our streets will be contacted to remove them.

SECURITY – Sam Shirley

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Jim Stott

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The security guard contract is being competitively bid this summer. **Our guard staff contributes significantly to the welfare and security of our community. We value them greatly.**

Security: We have not had any major incidents recently (knock on wood). Please remember to notify Security if you are leaving on vacation. When the weather is warmer there will be more people out on foot, please watch out for them and drive the speed limit. If you see people driving negligently, jot their license down and give information to Security.

Burglary Prevention: Many burglaries are crimes of opportunity. With the hot weather you may leave doors or windows open to combat the heat. Some people will leave their garage doors or front doors open while you are outside in the back. These can be invitations to burglars.

- Keep doors and windows locked when you are not home.
- Be aware of what parts of your home are locked when you are home (is your garage door open while you are mowing your back yard?)
- Set your alarm when you leave, even on short trips during the day. Most residential burglaries happen during the day.
- Use timers on lights and radios. Make the burglars think you are home.
- Don't ignore people knocking on your door. Many burglars knock first to determine if someone is home. Burglars usually don't want to enter an occupied home. If you don't want to talk with them, don't, but let them know you are there. Once they know you are there they are likely to leave.
- Keep shrubs trimmed back from windows and doors. Burglars like privacy.
- Leaving on vacation? Let Security know! They can keep an eye on things for you while you are gone. Stop your mail and newspaper delivery or have someone pick it up.
- Ask your neighbor to use your driveway to park while you are gone.
- Secure sliding doors with a pin to lock the doors together when they are closed. This prevents the door from being lifted out of the track.
- Report suspicious people or vehicles to Security. If you think you see a crime in progress call 911.

Finally, don't open the north or south gates for other vehicles unless you know them. If you have to do so to unblock traffic, ask the driver next time to go through the main gate so our security can check them in and out. If you are concerned at all about the vehicle, call the guardhouse and leave them a description of the car and driver. We know this isn't always possible but your efforts are appreciated.

COMMON GROUNDS – Jack Ottini

253-631-2487

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The sprinkler system at the main gate was upgraded so that flowers could be planted matching the color theme use by Craig Benson of MVCC.

Trent Allen and his crew are busy pruning and weeding all common ground areas. The area along the 144th Avenue SE still has work to be done to get it looking better.

MVMA WEBSITE – Robert Steiner

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The MVMA e-mail distribution list is the easiest mode of communication with MVCC residents. Currently more than 65 percent of the residences in MVCC are included on the distribution list. Unfortunately maintaining a current and accurate list is difficult with the addition and leaving of residents and also the frequent change of e-mail address from one service provider to another.

We will send out a test e-mail to all listed on the e-mail distribution list on Monday, August 8. You should receive the TEST e-mail on the e-mail address listed on our e-mail distribution list. If you do not receive it and would like to be included on the e-mail address, please send your request to be **added to** the distribution list to mvma-hoa@meridianvalleycc.com or rlsteiner@comcast.net. If you receive the e-mail on an e-mail address for which you do not wish to receive MVMA e-mail announcements, please forward that the request to be removed from the distribution list to the above e-mail address(s) also.