

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

MARCH 2016 NEWSLETTER

TREASURER – Rich Sleep

862-812-7417

richardasleep@gmail.com

Year-to-date financial performance is slightly favorable to budget. However, the pending street maintenance project contract will negate most of the favorable expense variance. We are dealing with fee delinquencies on 10 properties and have received partial payments on 5 of these. We have contacted the other homeowners. We will begin to escalate our collection procedures (i.e., assessing penalties and/or disabling remotes) unless positive action is initiated.

We have met with our accountants (Shannon and Associates) and paid our estimated Federal income taxes while waiting for our 2015 brokerage tax statement before finalizing our fiscal 2014/15 return. We have filed our 2015 Federal 1099/1096 statements as well as our Kent B&O taxes. We have paid our 2016 general liability and umbrella insurance policies, and are analyzing our D&O and vehicle insurance policies. We will finalize the investment of our 2015 capital reserve funds after meeting with the Investment Committee.

GUARDHOUSE / AV SYSTEMS – Jim Stott

253-277-2117

cjstott@comcast.net

Safety - Please consider trimming shrubs and bushes which reduce the sight lines near your driveways and/or property. Many homes have overgrown shrubs which reduce, and in some cases, completely obscure driveway entrances. With warmer weather coming our way, we will see more golf carts and walkers around in our development. Please drive carefully and keep an eye open for people who may not be paying attention.

Main, North, and South Gates – Our new gates are working well. We have only had a couple malfunctions of mechanical issues on the North and South gate actuators. This year, the weather has not been cold enough to cause the hydraulic fluid to become viscous enough to stop the gates from operating properly.

We continue to work with Comcast to remedy various billing and account issues. We believe our new internet-based video surveillance system at all three gates is far superior to what the older system was using. Our security staff can now see cars and foot traffic in “real time” as residents enter and exit our development. We continue to have the ability to permanently record incidents for further review by security and/or local law enforcement agencies.

When we suffer power outages at either the North or South gate, the current policy is to leave the gates in an open position. This policy also applies during periods where snow has accumulated at or around North or South gate equipment. The gates are then manually closed at night.

Should you observe someone who does not appear to have authorization or business in our community, please call the Guard House (253) 631-2225 to report your concerns. Do not attempt to stop, interfere with or otherwise detain someone you believe has no reason to be in our development. Those concerns are best handled by our security personnel and, if appropriate, the Kent Police Department.

MERIDIAN VALLEY COUNTRY CLUB

253-631-3131

Adriana@meridianvalleycc.com

Meridian Valley Country Club provides a quality golf experience with year round dining, social and recreational enjoyment that offers value for members, their families and guests in a service-centered, comfortable atmosphere. Meridian Valley Country Club offers a variety of memberships to fit everyone's needs and has a unique opportunity for you and your family to try the Club out as a Progressive Member! Progressive Members enjoy reduced dues of \$200.00 dues through April 2016.

Progressive Membership

1. Pay \$200 dues through April 30th, 2016
2. Purchase applicable membership by paying the reduced initiation fee of \$1,500.00 (your previous monthly dues apply toward fee)
3. Pay regular monthly dues and fees thereafter

2016 Monthly Dues and Fees:

Proprietary I (Age 21- 39): Individual \$243.75 / Family \$308.75

Proprietary II (Age 40+): Individual \$375 / Family \$475

Range Fee: \$27.38 Quarterly

Food Minimum: \$150

MVMA WEBSITE – Robert Steiner

253-630-2619

rlsteiner@comcast.net

Those of you who receive updates via the e-mail distribution list know that 2015 was 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 residents.

Currently more that 65 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.

COMMON GROUNDS – Jack Ottini

253-631-2487

ottini@comcast.net

Trent and his crew have been pruning, weeding, and raking all common ground areas. We have had lots of rain this winter, but no major wind storms that cause extra clean-up. The vegetation in the ditch east of the south gate is being cut down to increase visibility to the east when leaving the south gate. I would ask those home owners that have low overhanging branches over the road to trim them up at least 13 feet (city and state requirement). It will be easier for fire equipment and delivery trucks to drive on our roads.

FACILITIES – Jack Ottini

253-631-2487 ottini@comcast.net

The storm drain inspection by the City of Kent has been completed. This is done every 3-4 years. A report will be sent to MVMA identifying the areas that need to be cleaned and/or repaired.

I have met with Kent's Public Works Department about the water coming from 132nd thru private property onto our streets. The City is working with the landowner to clean out the easement ditch which will allow the water to go directly into our storm drain system. A special thanks to those homeowners who have kept their storm drains clean this winter. We have over 300 storm drains in Meridian Valley. Trent and his crew check the drains 2-3 times a month.

The project to seal the cracks in our road system will be done in April when the weather is better. Tony Lind Asphalt Company will be doing the work.

A leak in the roof of the Guardhouse is being checked out. A contractor will do the repairs. When he is on site, please be extra careful when driving past the Guardhouse.

ARCHITECTURAL COMMITTEE – Jan Lewis

206-786-3715 janetlewis@windermere.com

Heavy rains and elongating days, weeds are starting to sprout and bulbs will soon be following. Please be mindful that as spring arrives, home and landscape projects become easier to accomplish with improving weather. <http://www.meridianvalleycc.com/mvma/docs.php> has helpful information as you consider your Spring/Summer projects.

As landscaping grows, please be mindful of line-of-sight for vehicles and walkers, keeping vegetation trimmed back from the gutters, which will help keep our storm drains (which we own collectively and pay to clean and maintain) cleaner. As trees grow, please assure branches are trimmed to allow commercial vehicle traffic (13') to traverse beneath the trees.

Prior approval is required for changes or alterations to roofs, paint, decks, doors/windows, tree removal, and landscaping. Contractor working hours are Monday – Friday, 7:30 am to 6:00 pm, to assure the quiet enjoyment of our community, Saturday work is allowed with prior approval. No Sunday work by contractors.

On trash pick-up days, trash cans shall only be placed at the curb Wednesday evenings, prior to the Thursday morning pick up. Owners are requested to remove trash cans from curbside by Thursday evening.

The Architectural Committee is a working committee. I thank them for their dedication and efforts.

Meridian Valley Maintenance Association
24830 136th Ave. S.E.
Kent, WA 98042

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