

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

NOVEMBER 2016 NEWSLETTER

PRESIDENT – Brian Goodell

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Year 2016 has been a busy one for the MVMA Board and Architecture Committee. My sincere thanks, on behalf of all residents, to those serving so well on these busy groups. As you can see from their reports, a great deal of work is being accomplished by a small group of dedicated volunteers.

Jack Ottini has kept the common grounds and facilities functioning well, as usual, and has developed strategies for gradual replacement of our outdated gate controls over the next several years. Rich Sleep has kept excellent track of our funds without losing too much in the maws of our Quickbook system. He is also developing new options for dues payment. Jan Lewis has shepherded a host of issues through the AC process and at the same time, almost singlehandedly, restored our burn houses to nice properties and into the hands of new neighbors. Sam Shirley has provided guidance and support for our security guards through another almost crime-free year. Jim Stott has completed a review of our guard contract and helped work the day-to-day issues arising with gates and guardhouse. Bob Steiner has managed well our website and communications including the restoration of our lost email accounts. Bill Naubert and Cheryl Havener have kept us linked closely and cooperatively with the MVCC.

We will be reviewing the operating agreements between the MVCC and MVMA during the next several weeks. The last review was in 1997 and resulted in a financial agreement and several subsequent resource sharing practices which will be updated. Both MVCC and MVMA board members were disappointed two thirds of the homeowners did not return approval ballots for the club to begin development plans for their property along the golf course. Both organizations will be providing homeowners with information and opportunities for questions in the future. The values in our community are dependent on a close supportive relationship between the two entities.

We continue to experience the MVMA version of the 80/20 rule, except in our situation it becomes the 95/5 rule where fewer than a dozen of the 425 homeowner/members fail to follow the Declaration of Restrictions, do not maintain their landscapes or continue to store unused or unapproved vehicles on their properties despite letters and phone calls. These few occupy much of the AC and BOT conversations. Everyone can help by voicing support for the DORs as a key reason we are such a desirable community to live.

It's been a pleasure serving on the BOT and getting to know better, a dedicated group of neighbors who support a safe and beautiful community.

FACILITIES – Jack Ottini

253-631-2487

ottini@comcast.net

The Sheik Temple on 132nd Ave SE is building a two story building. A sewer line project will be hooking up with our system at SE 243rd Place and 133rd Ave SE. Soos Creek Sewer is doing the work. It looks like a portion of the main loop road will be closed for up to one week. They plan to do the work in November. Signage will be put up when the work starts.

We are currently getting information and bids to upgrade our north gate. This will be done in 2017.

Most of the leaves are down and the street sweeper will be cleaning our roads the second or third week in November.

TREASURER – Rich Sleep

862-812-7417 richardasleep@gmail.com

Our 2015/16 financial performance has tracked favorably to budget for revenues and most expense categories. However, Security is about \$10K over, mostly due to the guardhouse repair and re-roof. Excluding the effect of the delayed storm drain repair project, facilities infrastructure is about \$5K over due to the pavement sealing project which was much more extensive than originally planned. Finally, federal corporate income taxes were about \$5K higher than plan and should be expected to remain in the \$5-6K range annually for the foreseeable future. We intend to increase our 2015/16 Capital Fund Reserve contribution by \$15K with the delay the of storm drain repair project. Our latest operating fund results are always posted on the MVMA office (bulletin board) and are also available from the Quick Books accounting system.

We would like to gauge homeowner interest in using the ACH (auto-debit) direct payment system for paying the annual HOA fees. Please see the information contained with this newsletter and/or attend the annual general meeting for more details.

We held the annual Audit and Budget committee meeting on November 2nd. The committee reviewed our financial performance, including all of our bank and investment accounts. Additionally, the committee previewed the MVMA 2016/17 budget that will be presented at the annual general meeting.

ARCHITECTURAL COMMITTEE – Jan Lewis

206-786-3715 janetlewis@windermere.com

Your Architectural Committee has been busy reviewing and considering a wide array of submitted projects: roof replacement, exterior paint, replacement windows, renovation/restoration/renewing of landscaping, driveway replacements, and tree removal to name a few.

As previously reported, the Board adopted a policy to promote the quiet enjoyment of our community to limit contractors working hours to Monday - Friday 7:30 am to 6:00 pm; Saturday, same working hours with prior approval; no Sunday work. Unfortunately we have had aggressive and abusive working hours allowed by property owners well past 10:00 pm. The working hours were established to allow our security personnel to continue to monitor and enforce the board-approved policy for contractors. Contractors are limited to the above working hours. Your cooperation and adherence is needed and appreciated.

Several new roofing products were presented to the committee and approved over the past several months, we are thankful to Bruce Yahr, committee member who is in the building materials trade for his expertise and knowledge.

As you may recall, in the past year our community had two different house fires. Both sold to "flippers" one has been sold, the second home is currently on the market.

With October record-breaking rain, we are all clearing fallen leaves and preparing for winter. Your participation is needed in clearing fallen leaves from gutters and roadways to prevent the debris from flowing into our storm drains. As common property owners of our community, we are responsible for the cleaning and maintenance of our roads and storm drains. If you or your landscapers push landscape debris into the storm drains, that adds to our clean-out costs. Your participation in minimizing our clean-out costs is appreciated.

COMMON GROUNDS – Jack Ottini

253-631-2487 ottini@comcast.net

Trent Allen and his crew are busy maintaining all areas including checking and cleaning our storm drains. All is looking good heading in to the winter season.

GUARDHOUSE / AV SYSTEMS – Jim Stott
253-277-2117 cjestott@comcast.net

We have identified several items which need to be included in the 2017 operating budget. These items are for the well-being of our security staff.

Other business includes an apparent random shooting in front of the main gate. Meridian Valley Maintenance Association and Kent Police Department continue their investigation.

SECURITY – Sam Shirley
253-638-9304 skshirley@comcast.net

With the holiday season approaching I would like to remind everyone to not leave valuable items and/ or packages visible in vehicles. Car prowls increase dramatically this time of year. It might just be an empty bag, but a prowler will break out a window to get at it. If you are at the mall or elsewhere, secure items in the trunk.

This is also package theft season. Track your packages and pick them up as soon as you can. If a delivery is made and you are not home, see if a neighbor can secure it for you until you get back. Keep your outside lights on, prowlers don't like to be seen, it makes it easier for Security. If you think you see a crime in progress, call 911, then Security.

Please remember to notify Security if you are having contractors or visitors, and get your guests on the visitors list. This helps up keep people out who may be up to no good. Stay Safe!

MERIDIAN VALLEY COUNTRY CLUB – Adriana Gaidjiergis
253-631-3131 Adriana@meridianvalleycc.com

The Progressive Membership is BACK! The time to join the Meridian Valley Country Club family is now. As we approach a new year, we are looking forward to a great 2017 with exciting new changes and programs. We want all Meridian Valley residents to know about this uniquely amazing offer and encourage residents to join our golfing and social family!

The “Progressive Membership”

Join anytime this winter for no initial fee and no commitment needed until May 1st of 2017.

Pay monthly \$200.00 dues plus range fee (\$27.38 per month) and food minimum (\$150.00 per quarter) through April, 2017.

Should you choose to stay as a Proprietary Member, your \$200.00 dues that you paid through the winter accrue toward the initiation fee of \$3,000.

(You can potentially have \$1,200 accruing toward your initiation fee!)

Meridian Valley Country Club wants to share this great opportunity with you and your family! You will find that at Meridian Valley, golf is fun for the entire family. Whether it be Women's beginner Clinics with PGA Apprentice, Carissa Simmons, or Fr-amily Night (Friends and Family Night) to Burger Night, there is sure to be something for everyone in the family enjoy at our great course and Club!

We would love the opportunity to discuss these options with you. Please feel free to reach out to Adriana Gaidjiergis (adriana@meridianvalleycc.com).

MVMA WEBSITE – Robert Steiner

253-630-2619 rlsteiner@comcast.net

It appears that almost all on the e-mail distribution list received the test e-mail sent out on Monday, July 25. Only about 20 e-mails were returned as undeliverable. We will try to contact those individuals by phone/mail to confirm an e-mail address for the distribution list. If you do not want to receive e-mails from the MVMA homeowners, please send your request to be removed from the distribution list to mvma-hoa@meridianvalleycc.com or rlsteiner@comcast.net. If you are not currently on the e-mail distribution list and wish to be, send a request to be added to either of the e-mail addresses listed in this paragraph. If you receive the e-mail on multiple e-mail addresses, one for which you do not wish to receive MVMA e-mail announcements, please request that the e-mail address be removed from the distribution list. Also, if you are aware that you have not received an e-mail that was sent out, make sure that e-mails from mvma-hoa@meridianvalleycc.com are not being sent to the trash or junk folders. Since the e-mail are being sent to about 50 e-mail addresses at a time, sometimes they are thought to be spam by the recipients e-mail software.

Meridian Valley Maintenance Association
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Kent, WA 98042
Permit No. 188
Kent, WA
ADDRESS SERVICE REQUESTED

PRSR STD
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PAID

Interested in a convenient way to pay your MVMA Homeowner Fees?

- Direct Payment is an easy and convenient way to pay your MVMA homeowners fees.
- Direct Payment is optional and can be cancelled at any time.
- You may already be using other Direct Payment programs for insurance, college tuition, property taxes and/or even your MVCC dues.

What is required for the MVMA Direct Payment?

- An account (Checking or Savings) as a depository financial Institution.
- A valid email address.
- A completed consumer authorization form.
- And, of course, sufficient available funds in your bank account to pay your MVMA fees.

What is the MVMA Direct Payment Process?

- Complete and send us your consumer authorization form.
- Immediately following the annual MVMA general meeting in December, we will send you an e-mail notice advising the new MVMA fee amount and the exact date when we will start the ACH process to debit your depository account. This will normally be two weeks from the date of the email advice.
- Please keep the MVMA office up-to-date on your current email address. Any change of bank and/or depository account will require a new consumer authorization.
- You can revoke your participation at any time, but this needs to be received at or before the annual MVMA general meeting to be effective for the subsequent Direct Payment charge.

Other Direct Payment Items

The authorization form requires your bank routing and account numbers. These can be located at the bottom of your check. The routing number is the first one noted and is typically nine digits. If there is any question, contact your bank and/or attach a voided check to your authorization form.

Your Direct Payment transactions will be initiated through MVMA's current financial institution, First Financial Northwest Bank of Renton, Washington.

Note that Direct Payment does incur a slight incremental cost to the MVMA. However, due to our limited office staff resources, we will offer this payment option if we have a sufficient number of homeowners that opt to use this. **Please contact us at the MVMA office or by email if interested and to obtain an authorization form. Forms will also be available at the General meeting.**

*******PLEASE ATTEND*******

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

Annual General membership meeting

At the Meridian Valley Country Club

Tuesday, December 13, at 7:30 pm

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

As the holiday season cranks up, delivery trucks will be delivering as late as 8:00 pm in our community. All of the drivers are being 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 making 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.