

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

APRIL 2017 NEWSLETTER

PRESIDENT'S MESSAGE – Jack Ottini

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Families move into MVCC for the security of a gated community, a perimeter fence, and the added property value because of the golf course and the attractiveness of the homes and properties. The By-Laws, the Declaration of Restrictions, and Covenants were adopted when MVCC was created in 1965. When you moved into the MVCC and signed the closing papers you agreed to give up some freedom to remodel or landscape without getting prior approval from the Architectural Committee. This can lead to the homeowner being asked to undo the changes to assure they are in compliance with the DOR's. **Please** plan ahead and submit any remodeling or other changes to your property to the Architectural Committee well in advance of when you plan to make improvements.

TREASURER – Richard Sleep

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In the first completed quarter of our 2016/17 fiscal year, both revenues and expenses are tracking favorably to budget. However, this is mostly due to timing differences and not indicative of anticipated full-year results. Homeowner annual fee collection is nearly complete, with all but a handful paid. We are now enforcing punitive measures (late fees and remote disabling) to those not in compliance. The YTD Operating Fund financial report is posted at the MVMA bulletin board outside of our office.

We have completed our Kent B&O taxes, Federal 1099/1096 reporting, and finalized our insurance coverages for the year. We are waiting for our CPAs (Shannon and Associates) to complete our Federal corporate tax filing. In late March, we made our 2015/16 contribution to the long-term capital reserve fund. We plan to hold our annual investment committee meeting later this month or early May.

GUARDHOUSE / AV SYSTEMS – Jim Stott

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Jan Lewis and I met with a computer expert who has exceptional talent in the realm of wireless communications, internet-based computer security systems. She is in the process of doing a needs-based analysis of our security and computer systems at the Guardhouse. We have asked for a report on her findings. We also have asked for a bid to repair or replace our existing hardware. We have found her to be very helpful and very qualified in the areas where we need assistance.

We also met with the management at 25/7 Security Systems for a very thorough review of our existing security hardware and software. The system we have is more than 10 years old and needs to either be updated or replaced. We continue to experience outages in the Comcast-controlled gate video systems. Without video, our security personnel are essentially blind to traffic and pedestrians who enter or leave our community. Before we make any decisions about upgrading our security equipment, we will bring these issues to the Board of Trustees for discussion and input.

Bracelet Found

*****A bracelet was found on our road system the first part of January. If you or a guest lost one please call the office manager at 253-630-1553.

SECURITY – Sam Shirley

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As you are all aware, our community does not have sidewalks. When people are out walking, they must walk in the street. Please be on the lookout for walkers while driving in our neighborhood. If you are a **walker**, please make sure that you are wearing light colored and/or reflective clothing so as to be easily seen. Remember to always walk facing traffic and stay close to the side of the roadway. Security regularly stops and talks with walkers who are out when it is dark. There have already been several "**close calls**" between vehicles and walkers this year.

As the weather warms up and improves, people have a tendency to drive faster. The speed limit on all MVMA roadways is 25 mph. Also, it is a violation of city and state codes to run a STOP sign. They are in place for safety, as well as traffic control.

Vacation slips/absent notices are available at the gatehouse or on the homeowners website. Please fill one out and leave it with security at the gatehouse if you will be away from home overnight, or longer. The form gives security contact information if there should be any sort of issue at your home while you are away. The nightly security patrol will also check your home every night to ensure that there is nothing unusual.

Contractor working hours: If you are scheduling a contractor to come to your home, it is important to tell the contractor that there is NO access to the site before 7:30 am. Security will not allow access prior to 7:30 am, or after 6:00 pm, without previous authorization from the MVMA Board of Directors. Security has been turning quite a few contractors away prior to the 7:30a start time. Access for contractors on a Saturday must also receive prior approval from the Board.

FACILITIES / COMMON GROUNDS – Jack Ottini / Mike Atwood

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Our road system is in good shape. We all need to go the speed limit (25 mph) and use the stop signs as they are intended to be used.

With increasing daylight hours and warmer weather there will undoubtedly be more walkers using the perimeter road. Please, if you are a walker, especially in the darker hours, wear light colored clothing and/or reflectors and use the walker's lane, and walk against the flow of traffic.

MERIDIAN VALLEY COUNTRY CLUB – Adriana Gaidjiergis

253-631-3131 adriana@meridianvalleycc.com

Meridian Valley Country Club is gearing up for another great season! We want all Meridian Valley residents to know about our special joining opportunities and encourage residents to join our golfing and social family!

You will find that at Meridian Valley, golf is fun for the entire family. Whether it be Women's beginner clinics (Hit & Giggle) with Carissa Simmons, or Fr-amily Night (Friends and Family Night) to Pasta Night, there is sure to be something for everyone in the family to enjoy at our great course and Club!

We would love the opportunity to discuss our exciting options with you. Please feel free to reach out to me at the above email or phone number for more information!

Meridian Valley Country Club is more than just golf, it's a lifestyle!

ARCHITECTURAL COMMITTEE – Jan Lewis, Architectural Committee Chair/VP MVMA
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With Spring officially here, home and garden projects will commence as weather permits. As you are assessing your targeted projects please be reminded of the following, per our Document of Restrictions (DOR's), which are recorded on your parcel title, and they are posted prominently on the MVMA website.

1. Any work done to the exterior of a home, including but not limited to: roof/gutter replacement, skylights, chimney, siding, exterior painting (even if the same colors), window and door replacements; walkways, driveways, water features, etc., shall have prior approval from your Architectural Committee.
2. Tree removal requires the prior approval of an Architectural Committee member coming to your property to review the project. While this seems a bit aggressive, sadly we have had more than one property owner have trees removed from another homeowner's property, without prior knowledge or permission. We need to verify that the tree is indeed on your property. Stumps must be removed or ground down to turf level.
3. Landscaping renovation/updating requires prior approval. A sketch of your plans, along with information regarding materials used, plantings, etc., should be attached to your request. These forms are available on line (as above), or from the information pocket outside the HOA office door, next to the exercise room, above the Golf Shop.
4. Working Hours - Contractor hours are 7:30 am to 6:00 pm, Monday - Friday. This includes the securing of bids/estimates for work. The Board recognizes that Monday through Friday contractor work is preferred; there are situations where Saturday work is required. Prior approval for Saturday work is required. The working hours are ingress (inbound) 7:30 am to egress (must leave our community) 6:00 pm. These working hours were established by the Board of Trustees to promote and protect the quiet enjoyment of our community. Unfortunately, we have had property owners allow contractors to work well into the night and yes, into the early morning hours, which is contrary to the security efforts we promote and have in place, as well as provide nuisance to neighbors and guests. Contractors coming in for "estimates" on Saturday require prior approval. Again, due to a few property owners stating the contractor is "just providing an estimate" have actually had actual work being done.
5. Trash/Recycling/Green Bins - these receptacles shall remain out of sight from the street. The posting of the bins at the curb for pick up by Waste Management is limited to the evening prior to Pick-Up day. Cans/bins shall be removed from the curb the day of Pick-Up.

Question: What if a holiday lands on a workday or Saturday, are contractors allowed? Yes, the same working hours, above, shall be enforced.

Question: I want to give my contractor my remote so he can come in a side gate, is that allowed? NO. Property owners/tenants are responsible for the exclusive use of their remotes. Passing a remote to another other than the designed driver living in the household can result in the Board of Trustees taking actions to shut off the remotes. Again, we are working to support the security system we have in place.

We all appreciate the special community we have chosen as our neighborhood and as your Architectural Committee we appreciate your participation and cooperation in maintaining our community.

MVMA WEBSITE – Robert Steiner
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Those of you who receive updates via the e-mail distribution list know that 2016 was 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 than 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 a resident has 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-hoa@meridianvalleycc.com 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 e-mail address please update us.

The MVMA website gives residents 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 **http://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.

Guardhouse Phone Number

Many people are not dialing the ten digit number of the guardhouse 253-631-2225. They leave off the “253” prefix and the phone rings at a business number in Seattle. They had over 20 calls in February. Please use all ten digits to call the Guardhouse. In July the phone company will require all ten digits.

Dog Walkers

If you are walking your dog, be sure to pick up after them. Also if a neighbor asks you to not let your pet relieve themselves in their yard – please respect their wishes.