

MERIDIAN VALLEY MAINTENANCE ASSOCIATION

SEPTEMBER 2017 NEWSLETTER

PRESIDENT'S MESSAGE – Jack Ottini
253-631-2487 ottini@comcast.net

The Country Club (Golf course) is seeking MVMA homeowner approval to add seven building lots along 144th Avenue SE. Information on this project will be sent to you in early September. You will receive a ballot the middle of September. Please review the information, vote your choice, and return your ballot.

TREASURER – Rich Sleep
862-812-7417 richardasleep@gmail.com

We are generally tracking favorably to our operating budget. On the revenue side, we have a single non-paying homeowner. Collection measures have been put in place (late fees and remotes disabled). Unfortunately, we have also had to file a lien on the property as it appears to be moving into foreclosure. On the expense side, the storm drain repair and cleaning project was completed, but was about \$12K over plan. The project and the overage are funded from the Capital Fund. The pending North gate entrance improvement project looks like it will come in as planned. Additionally, we have been upgrading our security technology (including gate operations) and funding this incremental expense from saves in other Security, Landscaping and Office/Administration areas. Our monthly Operating Fund financials are always posted and displayed on the MVMA bulletin board.

Our CPAs (Shannon and Associates) completed and filed our fiscal year 2015/16 corporate tax return. We also made and completed our pre-payment of our estimated current year taxes. We held our annual MVMA Investment Committee meeting on May 31st. The group reviewed the Capital Fund investment portfolio (now over \$600K) and reaffirmed our investment strategy and posture. We plan to hold the annual Audit/Budget committee meeting in October.

Presently, we only have a few homeowners who have submitted forms for the direct payment (ACH charge direct to your bank account) of MVMA dues. As we incur incremental expense and workload for this program, unless we can get as minimum of 25 interested members we will defer implementation. Forms are available at the MVMA bulletin board or can be requested and sent via email.

SECURITY – Sam Shirley
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We would like to remind everyone of the “rules of the road”. The children will once again be outside the gates, waiting for the bus, or being dropped off after school. Please be aware of children walking to and from the bus stops, and while waiting at the entrances to our community for the school bus. Please do not crowd the exit gate areas when the children are loading or unloading from the busses. Children have not learned how to recognize speed and spatial distance, and are more prone to dash in front of vehicles, thinking they have plenty of space to do so.

Security is receiving more complaints of people failing to stop at the posted stop signs. Not coming to a full stop is a hazard for everyone in the community. There have been numerous reports of “near misses” and “close calls” because a vehicle failed to stop at a stop sign, and did not see the on-coming traffic. We encourage safe driving within our community for the benefit of everyone.

There has also been an upswing of people/contractors being allowed in the side gates by residents. When there is a vehicle sitting at the gate that is unable to open the gate, chances are that they do not belong in our community. Frequently, people follow their GPS units, which lead them through our neighborhood as a “short cut” to where they are going. GPS does not recognize gates and private property. Always direct these people to the main gate. Security will give directions to those who are lost, and will make sure that all visitors are authorized to be here. The guards will also assist residents if they are having an issue with their remotes.

Please remember to call Security with any issues you see. If it is an emergency, call 911, and then call security to notify them of the issue. Quite often, residents think that someone else has reported a problem, so they do not call the gatehouse. If Security is not notified of an issue, they cannot take any action.

COMMON GROUNDS & FACILITIES – Jack Ottini
253-631-2487 ottini@comcast.net

The sewer line work at the intersection of 133rd Avenue SE and SE 243rd Place is 80% done. The work left to do involves rebuilding the cement curb and the asphalt overlay of the entire street in the construction area.

All the speed bumps and stop lines are being painted. All street signs have been checked. The Fire Department did their annual emergency entrance check and all gates passed.

To those who live on the perimeter of Meridian Valley, please check the fence on your property. If the barbwire or chain-link is damaged in any way, please call the guardhouse at 253-631-2225 and give them your name and lot number so we can fix the problem.

ARCHITECTURAL COMMITTEE – Jan Lewis
206-786-3715 janetlewis@windermere.com

“Well, I’m exempt from following the rules!”

Unfortunately, many of our residents have expressed this sentiment, when they choose to take actions that are prohibited by the rules and policies that are in place here in Meridian Valley. These restrictions and policies are what makes our community so special. The answer to that initial statement is *“Sorry, you are not exempt”*. As a property owner, you choose to live in our special neighborhood and have the obligation to abide by our Document of Restrictions (DOR’s) and policies, found on the MVMA website. Your cooperation is expected and appreciated.

Your Board of Trustees updates and maintains documents pertaining to our community. These policies have been established and are enforced to promote the quiet enjoyment of our community and our homes.

Your architectural committee meets the first Wednesday of every month (except December) in the Swing Room @ 7pm. If you are planning a project: roof/gutter replacement, new driveway, exterior painting, replacement of windows/doors, landscaping projects, tree removal, anything involving the exterior of your home, an application for the project is required. An Architectural Approval Form can be picked up at the MVMA Office or downloaded from the MVMA website. During our monthly meetings projects are reviewed and considered. Pictures, drawings, paint samples, etc., attached to the application aid committee members in the project evaluation. Your approved project will be documented, an approval letter will be sent to you from our HOA office. Coordination of your project with our security personnel is also important.

Contractors may enter our community Monday- Friday 7:30am and all shall be off our community property not later than 6pm. These access/working hours apply to actual work. Contractor working hours also includes individuals coming in to provide estimates. Unfortunately, we have had contractors "coming to do provide an estimate" who have ended up doing work. This policy, has been reiterated in prior newsletters, is in tandem with our security efforts. Unfortunately, we have had neighbors claim the contractor was only going to prepare an estimate and ended up working. If Saturday work is required, prior approval is required, and must follow the working hours. Entry and exit of contractors shall be exclusively through our main gate.

If you are planning an expansion of your home, please be reminded that the City of Kent has different rules and set-backs than we do, so planning will save you time and money.

Detached sheds are not allowed. Even if you purchased a home with a detached shed, our long- term policy is the prohibition of sheds. If you have one, please make arrangements to have it removed.

While we are nearing the end of summer, the parking of motorized vehicles/RV equipment/trailers is not allowed, except if your equipment is stored inside your garage.

With fall fast approaching, our leaves are beginning to “turn color”. Please advise your landscapers that blowing leaves and lawn debris into our streets is not allowed. You, as a property owner, share in the ownership and maintenance expense of our common grounds and roads. Debris works its way into our storm drains, which we own as well. Keeping debris out reduces our expense for clean-outs.

If you have an upcoming project, please reach out to your Architectural Committee, sooner is better than later. Not meaning to be disrespectful, but a lack of communication on your part does not constitute a “rush” on your Architectural Committee’s part. We are here to be of assistance and welcome a conversation with you.

MVMA WEBSITE – Robert Steiner

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rlsteiner@comcast.net

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, October 9.** 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 or removed** from the distribution list to **mvma@qwestoffice.net** 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 a request to be removed from the distribution list to the above e-mail address(s) also.

GUARDHOUSE / AV SYSTEMS – Jim Stott

253-277-2117

cjstott@comcast.net

Over the past several months, MVMA Board of Trustees have been busy with an evaluation of the current Gatehouse security hardware, software and firmware platforms used by Pierce County Security staff.

Essentially, we have several separate computer security systems. These systems control everything from opening and closing our three gated entrances, video camera monitoring, to keeping track of visitors and residents in our community. After consulting with several IT service providers, we decided the first order of business was to replace or refurbish the oldest computer server and associated software. This server was using Microsoft XP operating system, which is no longer supported.

Additionally, our vendor no longer supported the old proprietary software that controls our gates and remotes. We found it necessary to replace the computer server and then load the latest operating system from Microsoft. Once that was accomplished, we were able to have our vendors reload the latest version of their software for the gates and remotes. Had these improvements in our computer technology not been accomplished, our remote gate access system could have completely failed at any time. Should that have happened, we would have been forced to keep the gates open 24 hours a day until repairs or replacement components could have been installed.

The updating of hardware and software has been completed. The computer was purchased and installed, a new operating system was downloaded and the gate operating software has been installed. Generally, the process went smoothly. We will probably need to update the software at each gate, but this was anticipated and is an integral part of the service provider contract.

Finally, we have installed updated financial software and anti-virus software on the office computer. We believe these improvements will keep our resident records safe and free from unwanted hacking attempts. If you have any questions or suggestions about our Gatehouse or office computer systems, please let me know.

If any of you are interested in serving on our Board of Trustees, please contact Jack Ottini at 253-631-2487 or Cheryl Havener at 253-630-1553. It is a three-year term with a monthly meeting, plus possible committee meetings.

Dog Walkers:

If you are walking your dog, be sure to pick up after them. Always carry a disposal bag with you.

Security Officer Bobby Davis has announced his retirement. Bobby is an employee of Pierce County Security and has been a security fixture in our community for the past 12 years. This is Bobby's second retirement, having retired from Fred Meyer's loss prevention team after 25 years. Prior to that, he was in the Air Force, and then became a Police Officer with the Seattle Police Department. Bobby said, "It has been enjoyable working at Meridian Valley. I am looking forward to moving ahead to the next thing in my life, including spending more time with my wife and our kitten". Bobby's last day will be Tuesday, September 26th. Please stop at the guardhouse and say goodbye before he leaves. We wish him well in his new endeavors!

Insert to Newsletter

NOTICE:

At this time, the vote regarding the property annexation along 144th Ave. SE has been postponed by MVCC. You will be advised when this is rescheduled.

**Meridian Valley Maintenance Association
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Kent, WA 98042**

ADDRESS SERVICE REQUESTED

**PRSRT STD
U.S. POSTAGE
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Permit No. 188
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