



QUARTERLY TIMES

**High Pointe II
Homeowners Association**
Silverdale, WA
Since 1992

**SUMMER
2025**



Construction of 'Eldorado' Homes to Begin Soon

With significant infrastructure work completed on the nearby 'Eldorado' development, construction of some homes will be completed by year's end. Planned are up to 500 homes, in one and two-story designs ranging from 1300 to 2300 square feet. Eldorado is a development of national homebuilder LGI Homes, in business since 2003. The lots will be snug, as 500 lots would convey for the area under development. Prices are estimated to start in the mid-\$500's, according to pleasant spokesperson 'Zack,' reached at 877-916-1983. On a related note, intersection work at Newberry Hill and Eldorado Blvd., most likely in the form of a roundabout, is not likely until late in the decade or in the 2030's. Another nearby housing development underway is located just north of the Humane Society on Dickey Way. See also lgihomes.com, where current, limited Eldorado info is to be refreshed, according to Zack. Other LGI developments are in Renton, Puyallup, Marysville, Spanaway and Tacoma.

Update to Original 1992 Governing Docs Up for Approval by Members

Work of the HOA board, following an 18-month effort involving considerable deliberation and legal counsel, has yielded proposed bylaws and declarations (aka CC&R's--conditions, covenants and restrictions) due for a vote of the neighborhood's 48 property owners/members. Packets including printed sets of the documents, a summary of key revisions and a ballot with a stamped return envelope are being mailed to members the week of June 8. (Review of the original docs may be made at hp2hoa.com/documents). Ballots are to be mailed back by July 17, thank you. Approval by 75% of members, or 36 'yes' votes, is required for adoption of the proposed governing documents.

Representing the first-ever updates to the 1992 documents, changes are integral to the HOA's mission of protecting property values and managing neighborhood common areas. One of the main outcomes is improving alignment with state laws regarding community associations enacted over the past 30 years.

Property Upgrade Proposals Submitted, Approved, Completed

A number of early 2025 home projects have been completed by HP2 property owners, from applying cedar fence preservative to landscape alterations to installing solar panels. Further projects lie ahead, and the HOA appreciates having received notice of each. All proposals received thus far in the year have been fully and promptly approved, with each process review completed within 24 hours. Comprehensive information provided by property owners and their selected vendors has facilitated expedited processing. Details for any proposed exterior alterations, on any part of one's property, should be submitted by email prior to start of work, to highpointeiihoa@gmail.com.





Watering Day

Fresh agua, with a shot of Miracle-Gro
for our Sedums,
Day lilies, and Barberry bushes



Annual Meeting

The Annual Meeting of the HP2 HOA membership and guests is Saturday, August 9, 10 a.m.-11:30 a.m., on Ebony Court, at the play park entrance. Coffee and morning treats, socializing beginning at 9:30 a.m. (Portable chairs are a good idea.) Enjoy your chance to meet and chat with the neighbors, hear from and provide input to HOA leadership, receive a financial overview and nominate up to 3 new board members to serve 3-year terms. Board members whose three year terms are ending include Steve Richard, Kathryn Schultz, Jason Scheffer, Rita Flaherty, and Mike Stevens. Returning board members are Shannon Re, Mitchell Urrutia, Bob Flynn and Meredith Porter.

The Birds are Back

Birders in the 'hood have likely heard and/or seen some of these feathered friends in HP2 lately—Spotted Towhee, Red-breasted Nuthatch, Purple Finch, American Robin, Swanson's Thrush, Dark-eyed Junco, Black-capped Chickadee, Pine Siskin, Goldfinch and Mourning Dove. Your landscape helps support these melodious creatures

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