



QUARTERLY TIMES

High Pointe II
Homeowners Association
Silverdale, WA
Since 1992
Spring 2023

Welcome, everybody, to what serves as Spring in the PNW. Sunnier, warmer days lie ahead, so be watching for HP2's parade of Japanese maples and Rhodies to join the existing chorus of our flowering cherries, plums, daffodils, tulips and candytuft.



Candytuft in HP2 is among Spring's early bloomers

Sidewalk-strip demonstration plans confirmed

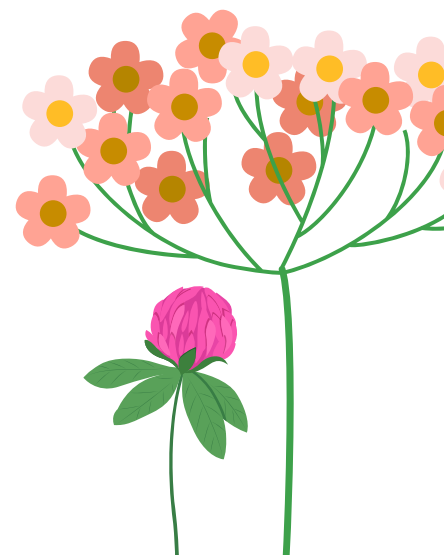
The narrow stretches of typically weedy turf and rocks between the neighborhood sidewalk and the street is known as a **sidewalk strip**. What has historically been unknown here and elsewhere is what to do with them. Among ideas is one the HOA will soon demonstrate with an appealing drought-tolerant selection of plants. The sites chosen are the highly visible parallel sidewalk strips bordering the neighborhood entrance on either side of Caitlin St. Members will be invited to

observe how the landscape evolves through the seasons, and individually, determine whether any version of the concept may be a solution for their respective sidewalk strip. (No requirement by members to replicate the HOA's demonstration strips is planned.) The demonstration strips will remain, in any case, as a pleasant 'welcome' and 'please come again' greeting to members and guests alike. The two-day installation project is set for late May.

Update on CC&R update

Progress has been made on updating our Covenants, Conditions and Restrictions (CC&R's), to which we are each bound as homeowners within HP2, but much more work and member engagement lie ahead. The existing document is 30 years old and unchanged since its 1992 origin. The Board recently determined it best to also update the companion Bylaws, and to attain appropriate legal vetting for both documents. With changes subject to a vote of the members, a completion date of Summer '24 has been established, allowing for input

and review by members along the way. Existing documents are on the HOA website hp2hoa.com.





Volunteers of the Maintenance Committee pause from making varied improvements to the play-park.

Safety and preservation are priorities for the play-park

As sure as tulips appear in spring, so do our happy young neighbors and their families in enjoying the renovated swing-set. The perennial drainage challenges in the park have been recently addressed by installation of a river rock-lined drainage bed, adding aesthetic appeal, but importantly helping to preserve the hillside and steps. The Board is procuring bids on handrails to enhance safety on the steps to and from the swing-set area. New, colorful signage matching the new swing-set canopy underscores the required adult supervision, hours and access by members and guests. Bark and crushed rock will be added to the hillside and the apron area leading to the swing-set, respectively, early June.



Protecting the staircase and its tread are the drainage improvement goals of the HOA. Work conducted by Board volunteers yielded a cost 10% of two bids from commercial landscapers.

‘Little Free Library’ coming!

The Singh's, new neighbors featured in our last QT, will be installing a ‘Little Free Library’ once warmer, drier weather returns. Watch for it and respective updates in the neighborhood Facebook page. Thank you, Kristin and Neil!

Members invited to Annual Meeting 10 a.m., Saturday, July 29

The Board looks forward to gathering with members, with an agenda including a dues vote, headlines, updates, Q&A, and nominating/voting on any proposed new Board members. We'll meet at the top of the play-park. Folding/portable chairs advised. A reminder email and Facebook post will be provided closer to the date. Our favorite morning refreshments to be provided

Board proposes first dues increase in 30 years—approval subject to member vote

At the core of our budget is the HOA's purpose of protecting property values. That means preserving the appeal of our primary common area and the durability of our governing documents. The Board's good work, both administrative and operational, has been done nearly exclusively through volunteer efforts. While admirable, it is clearly not a practical, long-term resource for fulfilling essential services. Realistically, our 1992-era dues do not fund 2023 (and beyond) needs. The vote by members of a dues increase will be concluded at our Annual Meeting July 29. In the weeks ahead, members will receive key details—proposed dues amount, operating budget basics, comparative HOA dues, etc. Your consideration is appreciated.

Reminder--HOA review and approval required for most exterior home and landscape improvements

A modification to a house or landscape visible to neighbors very likely requires HOA review and approval. Plan details may be submitted in writing to High Pointe II, P.O. Box 2766, Silverdale, 98383, or online at hp2hoa.com. See the CC&R's on our website, Article V, ‘General Restrictive Covenants’ for a description of which projects typically require advance review and approval. HOA board members are committed to prompt review and turnaround of plan submissions.

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Quarterly Times.
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