



Mountain View Park Community Club

Spring Newsletter

May 2012

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2012 Assessments

If you have not yet paid your 2012 annual 'dues' they are past due!

Mail your payment to:

MVPCC Treasurer
PO Box 926
Duvall, WA 98019

The due date was March 1st and \$25 late fees were added to accounts unpaid after March 31st.

2012 Annual Meeting:

June 9th, 2012

2:00 pm

MVPCC Park Picnic Shelter

Board Greetings

We hope the spring finds you healthy, happy and planning for many enjoyable things this summer. We look forward to seeing everyone at the upcoming community *Season of Change* event later this month, and at the Annual meeting in June, where the 2012-2013 budget will be ratified and election of new Board members for the 2012-2014 term will take place. A lot is happening at MVPCC. Read on about these topics and more!

With New Beginnings in Mind....

The "SEASON OF CHANGE" Event is almost here.
Sunday, MAY 20th - Add it to your calendar!

With each new season there are new hopes and new beginnings. Spring represents new life and a fresh start and with that for many, an opportunity to make changes! The MVPCC Board of Directors wishes to inspire all members of our community to embrace the spirit of community and appreciate the uniqueness of our neighborhood.

You and your families are invited to MVPCC's 4th Annual ***"SEASON OF CHANGE"*** gathering on May 20th, noon-4PM at the Community Park.

Please come as you are, get to know your neighbors and their guests and have some **FUN**. We look forward to seeing you for **Refreshments and prizes!!** Also, find out from Board Members who will be there **what is happening in the community**. Maybe you will consider volunteering in one (or more!) of the numerous areas needed in maintaining our beautiful surroundings.

It's the time of year again for a new beginning. Think "sun" and come and join your neighbors, **HAVE FUN** and make a difference!!

We look forward to seeing you at the Park!

2012 Next Regular Board Meeting:

- May 8th, 2012

Remaining 2012 regular Board meeting dates will be determined by the new Board after the Annual meeting in June.

Volunteers Are Needed For:

- The Board
- DIRT (Dam Inspection Report Team)
- Park Maintenance
- Lake Monitoring (monthly water sampling)
- Weir Work (monthly/as needed; 16 YO w/adult approval)
- Newsletter

Please contact a Board member to inquire about what is involved in these various duties. Most involve a very minimal time commitment, but are sorely needed to relieve the regulars dedicated to caring for the community. And by the way... we have **a lot of fun!**

Annual Meeting 2012:

Please plan to attend the 2012 MVPCC annual meeting on **June 9th 2012**. The meeting will start promptly at **2:00 PM**. General business to be conducted will include:

- The Treasurer's report, and ratification of the Board approved 2012-2013 budget.
- Board elections for the 2012-2014 term.
- Brief updates regarding: Evaluating our Governing Documents, updates on our Dam, Environmental Stewardship and lake water quality, and other miscellaneous announcements.

There will be an opportunity for a courteous 1 minute per member comment session just prior to adjournment for anyone who would like an opportunity to speak.

Please walk in from W. Lake Kayak Drive (or boat over!) to this meeting as limited parking is available. If you are so inclined, please consider bringing refreshments to share.

As the current President of our community club I would like to see neighbors and friends join together for this hour or so of business and information to kick off a great summer season enjoying our park, **the jewel of our community!** Having an active and involved community is a critical aspect of maintaining our lake and common areas that are under the control of our community. We must look to our own resources – this means you - to help in addressing the many issues involved in caring for our community.

Annual meeting notices to be mailed. We look forward to your participation.

Lisa Mallant, President

Elections & Board Members Wanted!

Volunteers from the community are needed to serve on the 2012-2014 MVPCC Board of Directors. As mentioned above, elections will be held at the annual meeting in June. Board members are elected at the annual meeting. Officers are then appointed by the new Board. For your consideration, duties of the officers of the Board are (as paraphrased from the By-Laws):

President: The President presides at all meeting of the Directors and Members. He/she shall sign as President all certificates by the Board of Directors; call special meeting of the Directors or Members whenever it is deemed necessary; and shall have and exercise under the direction of the Board of Directors the general supervision of the Corporation.

Vice-President: The Vice president shall preside at all meeting in the absence of the President and in case of the absence or disability of the President he/she shall perform all other duties of the President which are incidental to his/her office.

Secretary: The Secretary shall issue all notices and shall attend and keep the minutes of all meetings. He/she shall have charge of all corporate books records and papers; shall attest his/her signature to all written contracts of the

Did You Know?

- A full grown male mountain lion was seen under the power lines between E. Lake Kayak Rd. and Lake Fontal Rd. late one evening in late April. Be careful!
- A car-ORV collision resulting in serious injuries occurred recently near the intersection at the bus stop. Those involved are OK. Bikers, ORV-ers and cyclists are urged to obey safety rules and street regulations, and cars are advised to SLOW DOWN.
- A suspicious adult male has been observed loitering around the school bus stop area at the Lake Kayak intersection. He was seen around school bus drop off time – mid-afternoon and was reported to the Police.
- Dogs and bees can smell fear; and the human head weighs eight pounds! (a little humor if anyone remembers Jerry McGuire).

Corporation and shall perform all other such duties as are incidental to his/her office.

Treasurer: The Treasurer shall keep safely all monies and securities of the Corporation and shall disburse the same under the direction of the Board of Directors. He/she shall cause to be deposited all funds in a bank selected by the Directors. At each annual meeting of the Members, and at any time directed by the Directors, he/she shall issue and present a full statement showing in detail the condition of the affairs of the Corporation.

IMPORTANT DAM NEWS (or DAM IMPORTANT NEWS):

Due to recent legislation, the annual fees for dam inspections in the State of Washington have increased significantly. For us here at MVPCC, this means a **33% increase on our next billing (2013)** for our dam safety inspection with a potential for an additional 4.62% increase in the fee next year. The fee amount is based on hazard classification, and our Dam is in a high Hazard classification due to the potential impact of more than three homes downstream.

Many thanks to Arnold Pretz who worked tirelessly all winter to obtain quotes from engineering firms to address some of the recommendations the State has made to prepare for an upcoming seismic evaluation of our Dam. The quotes vary from \$10k - \$20k for the type of work required and unfortunately these projects will only address a portion of the recommendations made in the most recent Dam Inspection Report for MVPCC.

The Board is still looking for community volunteers interested in being on the DIRT (Dam Inspection Report Team) in order to work on the recommendations and requirements in the State's report. The State's inspections for our Dam are required to ensure its structural integrity and safety, and ultimately the State's requirements are not optional. The Board strongly encourages Members' involvement as it will eventually face serious decisions that could have serious financial impacts on the Association.

Please contact Molly Graham at mollyg1@comcast.net if you are interested in this important project.

Governing Documents, Taking a Slow Approach

The MVPCC Board has continued to assess and discuss potential revisions to the Governing Documents it feels are necessary to best maintain and ensure the protection of our common elements and to ensure the community is adequately equipped financially to do this. These are key responsibilities of the Board, which also thereby enhance the community's assets and maximize property values for everyone.

During the last year, the Board received excellent information and answers to questions from the association's insurance agent regarding protection of the community and individual Members in the event of certain adversities, such as the dam failing, a fire at the Park or a drowning in the lake. The Board is confident that the association is adequately covered for the amount and types of assets we have.

Care for the Park

Please pickup your garbage and belongings after yourself and remember that our Community Park needs to be maintained by those who use it for the enjoyment of all...

A previous summer's leftovers...



RESPECT the Park and remember the fire pit is not for trash like this:



Pack it in—Pack it Out! Bottles, cans & plastics should be recycled. All other trash including cigarette butts must be disposed of.

The community, however, still faces future challenges and some potentially difficult decisions that could have significant impact on the community financially. Work on our Dam that is either required or recommended by the State is a primary example. Certain aspects of our current Governing Documents (drafted in the late 1960s-70s) unfortunately do not easily facilitate the management of these situations.

All taken into account, the areas of focus for possible revisions to the Governing Documents primarily involve the By-Laws and elements relating to: 1) clarification and updating of language identifying the Board's charge to maintain the common elements and the Board's ability to adequately fund the common expenses in order to do so, 2) clarification of language relating to the Board's ability to collect on past due assessments, and 3) electronic communications and notifications to the membership, possibly including electronic voting.

As previously noted, your Board of Directors understands the importance of clear communication and transparency for Owners in this process. Revisions to our Governing Documents such as the Bylaws, CAN NOT be made without a vote of the community. Everyone's questions, concerns and feedback are valued and welcome.

Please watch for further communication and draft language for the above noted areas. This project requires careful review, including by an attorney. The Board has not spent any of the legal funds that were dedicated to this project this last year. Funds have again been set aside for legal review in the next year as may be needed.

Please contact Shellie M., Team Chair, with any questions on this project at shelliemonson@gmail.com.

Lake Monitor Workshop

Anyone interested in learning more about our local lakes and how to monitor them and better care for them is welcome to attend a lake monitoring workshop sponsored by the Surface Water Management Dept. of Snohomish County.

When: May 12th Saturday 9:30 – 1:00 PM

3000 Rockefeller Ave Everett. Interested persons should contact Lisa Mallant at 425-327-9948 or lisamallant@earthlink.net.

Get Your Guest Passes...

Guest Passes are issued by the Board Treasurer at one pass per lot upon payment in full of assessments. Access by **non-members may be a liability for the community** in the event of a fire, injury or damage. Members can enforce our private Community Park access by explaining our member only policy and asking any unfamiliar visitors to show their Guest Pass.

If Members do not accompany their guests during their visit to the Park or lake, guests need to take a Guest Pass with them to show their authorized presence. Members do not need to carry the guest pass. All members and guests must comply with Park Rules. Please park on the county road and walk in to the Park whenever possible.

MVPCC Web-Site

The www.mvpcc.com community website is no longer active as of April 30th 2012 due to software changes. We hope to have information at the annual meeting for website plans going forward.

The website has been a great tool for community information and for keeping us updated with your email addresses and phone numbers. Stay tuned, and suggestions are welcome.

To unsubscribe from this newsletter just click reply and let us know.

Thank you.

MVPCC COMMUNITY PARK RULES

Remember:

1. Guests MUST be accompanied by the member or they will be asked to leave.	7. Overnight camping allowed only in designated areas.
2. Pack it in & pack it out: All garbage including cigarette butts.	8. No fireworks allowed.
3. Fires allowed only in fire pit. Drown your fire	9. Boats are to be stored at the boat launch area only.
4. Swim at your own risk. No lifeguard on duty.	10. No loud parties after 10:00 PM.
5. No motorized vehicles allowed on the trails.	11. Follow the Lake Kayak Fishing Guidelines.
6. Parking allowed only in designated areas.	12. Respect the wildlife, plants and trees at the park.

> Park Access is for MVPCC Members only.

> YOU are responsible to Lock the gate behind you.

Your MVPCC Board of Directors 2010–2012

Lisa Mallant	President	425-327-9948	lisamallant@earthlink.net
Shellie Monson	Vice President	360-794-4297	shelliemonson@gmail.com
Terrie Foote	Treasurer	206-390-1708	footehills@gmail.com
Molly Graham	Secretary	206-779-3750	mollyg1@comcast.net
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