



MVPCC Fall Newsletter

October 2010

PLEASE PAY OVERDUE ANNUAL DUES NOW

Mail your payment to:
PO Box 926
Duvall, WA 98019

January – Dues notices mailed

Jan-Feb—In lieu of dues (ILOD)
requests (ask a board member)

Jan-Feb—ILOD proposals due

March– Dues payments

Post Annual meeting June– 25\$ late
fee added

December—Lien filed for unpaid
dues and associated fees

2010 - 2012 MVPCC Board Greetings...

Thank you to all the community members that attended our Annual meeting in June where we elected the new Board of Directors for a two year term. Having an active Board is an important aspect of keeping our lake and common areas under the control of our community. We appreciate the time the directors donate to the community and encourage community members to get involved. Lisa - President

We hope you had great summers and are enjoying the fall... We have several new projects we are working on this term and we would really like to see some interested community members join the teams. – We are concerned that a lack of interest or participation could result in having to spend more of our savings and/or a vote on a special assessment in order to fund the required activities in our community. **A. The CCR Project team**– we are reviewing our governing documents and have procured legal support to help prepare any changes and drafts for the community to review. The team will manage the communications with the community throughout the process. **B. The Dam Inspection Report Team**—This team will work together to evaluate the inspector's suggestions, gather community participation for projects, and work with the state over the next several years in preparation for future inspections. **Please give these teams some thought and join one of these important community activities! Contact us to join or find out more.**

- The Board

HIGH SPEED WIRELESS INTERNET
Verizon is trying to establish demographics for their new 4G product for extremely high speed wireless internet. Seattle and Boston are the first two cities in the United States to launch this product. Check their website :

[http://
phones.verizonwireless.com/4g/](http://phones.verizonwireless.com/4g/)

-Info provided by a community member

THANK YOU!!!!

Community complaints about off road vehicles have been significantly reduced this year and it is in part to Brady Allard taking time to organize a Rider Safety event that included: rules of the road, safety precautions and how to enjoy the activity without being disruptive. The Rider Safety event was open to any neighborhood rider who wanted to attend. Many thanks to Brady and all those who participated. We all appreciate the courtesy the riders are showing by taking the concerns of the community to heart.

2011 Board Meeting Dates:

- January 25, 2011
- March 29, 2011
- May 10, 2011

2011 Annual Meeting

June 11, 2011
2:00 pm
Park Picnic Shelter

Board Decisions, Policies and Updates

- 2010-001 Board decision to change the annual meeting election voting process to a ballot system rather than show of hands. (Board meeting Jan 27, 2010)*
- 2010-002 Board approval of the In Lieu of Dues (ILOD) form to accompany the policy approved in 2009. (Board meeting May 11, 2010)*
- 2010-003 Board decision to adopt two documents describing the roles and responsibilities of the Board of Directors. (Board meeting May 11, 2010)*
- 2010-004 Board Policy: There will be no restrictions for MVPCC members voting at the annual meetings, all attending members are able to vote regardless of dues payment status. (Board meeting May 11, 2010)*
- 2010-005 Board decision to engage law firm Leahy PS for Phase One of their proposal for drafting the amendment to the By-Laws for the CCR Project. (Board meeting May 27, 2010)*
- 2010-006 The MVPCC 2010-2011 Annual Budget was ratified (community meeting July 15, 2010)*

Watch for news on the 2011 "SEASON OF CHANGE" gathering

Our goals are to inspire participation in the spirit of community and appreciation of our unique neighborhood, we'll have the date and information in the spring communications.

Lake Kayak Web Site
www.mvpcc.com

Visit the website regularly and use it as a resource for information.

Keep us updated with your email address and phone number!

Contact Molly at
mollyg1@comcast.net
or 206 779 3750

BEWARE OF THEFTS

Personal property continues to be vandalized and stolen in the community—behind locked doors and while residents are home. **The Sheriff encourages anyone experiencing a theft to report it immediately.** This helps to apprehend and prosecute the criminals.

Snohomish County Sheriff Info - 425-388-3393 or Main # 425-388-3411
sheriff.snoco.org/Contact_Information/Important_Phone_Numbers.htm

As we have conveyed in past newsletters, one of the primary duties of a Board of Directors for a community association is to work to protect the common elements of the community thereby enhancing the community's assets and maximizing property values for everyone.

With this in mind, we have determined that our governing documents are not up to date with current requirements for a non-profit community association such as ours. Funds were allocated in the 2010-2011 budget for assistance with general legal review, continuing with the local law firm we hired in 2009 to kick off the project. While the Board's desire is to ensure the community is well protected, the community highly values its simple "out-in-the-woods" character and does **not** want its lifestyle, operations and/or Governing Documents to become unduly complicated or restrictive.

The primary documents being considered for revision will likely be the CC&R and By-Laws. These are the documents that the Board feels are severely outdated and lacking in content or protective detail for members. Of course changes to primary Governing Documents such as the CC&R require a majority vote by the Members but that is down the road a bit at this point. Your Board of Directors understands the importance of clear communication for transparency to all Owners in this process and **everyone's questions, concerns and feedback are valued and welcome**. The team is being formed and we have received preliminary information from the legal group. The team will first meet in October and continue to make progress through spring 2011, watch for additional information on the MVPCC website, in upcoming newsletters and meeting minutes (posted on the website).

Please consider joining the team that will be responsible for working on the draft documents, revisions and working with the community as we move through this process. Our first meeting will be in October.

- Shellie Monson, VP & Team Chair

Lake Kayak Dam Inspection Report — By Lisa Mallant

We as a community may own the land but the State of Washington owns the water. Water quality tests are performed by volunteers. We are also subject to inspections of our dam so that the State can evaluate its integrity and potential liability to ours and adjacent communities.

The status of Lake Kayak dam is rated as "Hazard Class 1C, High" primarily due to the age and the potential to impact individuals down stream. The most recent inspection generated a report with considerable recommendations that the inspectors believe are necessary to have confidence in the event of an earthquake or some other natural event such as an enormous rain scenario that would stress the dam.

Naturally as the dam owners we are required to do our part and help to ensure that our dam remains sound and the outflow regulated. We know that some of the activities will be labor intensive and/or cost money and over the next few months and years we will need to get a lot of community participation on the things we can perform so that we can conserve the community funds to pay for the expertise or services we cannot provide.

This will be the goal of the Dam Inspection Report Team. *Will you please get involved?* Our first meeting will be in November. **We need community members to participate and someone to chair the team** to steer the project. The team will study the report and determine what our obligations are, where we can make headway with the recommendations and creating a list of jobs that can be performed by members (either by volunteer or paid time with our In Lieu Of Dues policy) and identifying expertise that is needed and where we may have to allocate community funds to pay for services. They will evaluate where we can save community dollars by looking into grants or using known history to reduce the community costs for some of the recommendations such as "core sampling" and "professional land survey" to meet the states requirements.

Want to Chair this team or participate and/or are interested in reading the Inspection Report ??? Please contact Molly for information. Our first meeting will be in November.

Weir Maintenance Changes

The Board has recently decided to change the ongoing necessary Weir Maintenance from a yearly contract to a job using community members for a year-long trial period. This work will be done by Volunteers and of those "Term Lead Persons" which will be assigned a 3 or 4 month "term" to assess the need for maintenance, do the actual work, maintain an official record in a **Weir Maintenance Log** and oversee any volunteers who assist. These individuals and volunteers will receive \$10/hr for actual work (no travel time or assessment time will be paid).

We will evaluate this arrangement closely to insure this piece of the State requirement is kept up and determine if it is a good way to save money for other Dam Inspection Report requirements.

Let us know if you are interested in being a Weir Maintenance volunteer/Lead Person.

Please Slow Down – Watch for Pets and Children

We offer our deepest sympathy to the McCarthy Family for their loss of the family chocolate lab—Buddy Luv who injured by a speeding vehicle.

As many of you have mentioned and notified the board, there are many occasions of lost/wandering dogs, blind corners, inattentive drivers and speeding vehicles in the neighborhood.

A board member is contacting the County to see about getting additional signage to help with road safety.

Park Improvement Committee Update (PIC)

Please join me in recognizing Ted Baker who kept the grass and weeds down on his days off. This was especially appreciated July 4th as many enjoyed the awesome Fire Works show put on by Chuck and Riitta!

Many thanks to all the volunteers who helped keep the park looking sharp this summer! From our recognition sheet: Ted Baker, Lisa Mallant, Kody, Mary and Tom Morgan and Arnold Pretz.

Next season please sign up on the **Mow Schedule** to share in the effort so one person does not *do it all - all the time*. This calendar is in the shelter with a "**Volunteer Recognition sheet**" on the back, please add your name for any work you do at the park throughout the year. We appreciate any time members can spend helping keep our park safe and beautiful.

PIC Sundays were rained out twice and were generally unattended and thus we were not able to accomplish the **goals** set at the "Planning Session". Our **trails** received no attention after the initial clearing and are now nearly impassable. Only a few trees were **rescued from the brier invasion** and no progress was made on establishing **tent sites**. The **boat landing** was established to promote swimmer safety but remains rarely used.

On a positive note - It seems people are making more of an effort to "**Pack it in, Pack it out**"! Considerably less trash was collected from the shoreline this year! Picking up bottles, cans, snack bags is easier when the water is low so please consider bringing a bucket or bag to collect trash when walking or boating.

We have satisfied the 2006 DNR requirement and are free to transplant the surviving trees to more practical spacing. At least 6 trees on the loop trail will soon grow too big to move. On **Oct. 17th** we will meet at 10am to transplant them, please bring shovels, wheel barrels and any friends and family members willing to help!

The "**PIC Planning Session**" date will be announced at the 2011 Season of Change, join us to decide on our schedule and priorities for the 2011 season. Keep in mind one hour (times 10 people!) twice/monthly can accomplish great things! **As a reminder the Park is Community Property and for all member liability and legal protection, any park changes need to be proposed to the board and may require approval of the entire community before they can be made.** LJM - President and PIC Lead

MVPCC Board of Directors (2010-2012)

<u>Position</u>	<u>Name</u>	<u>Phone #</u>	<u>Email Address</u>
President:	Lisa Mallant	425-327-9948	lisamallant@earthlink.net
Vice-President:	Shellie Monson	360-794-4297	shelliemonson@gmail.com
Treasurer:	Terrie Foote	206-390-1708	footehills@gmail.com
Secretary:	Molly Graham	206-779-3750	mollyg1@comcast.net
Director:	Carol Ekbohm	425 486-4686	cekbohm@aol.com
Director:	Jim Giuntini	425-643-1580	ginmartini4@msn.com
Director:	Cathy Jones	425-238-1709	catsjones2@netzero.com
Director:	Beverly Jacobson	360-863-1180	beverlybkj@earthlink.net
Director:	Dawn McCarthy	360-794-1208	dawn_e_mccarthy@yahoo.com
Director:	Tom Morgan	360-805-1755	
Director:	Mike Pearson	425-314-2550	mtnbvrkyak@aol.com