



MVPCC Spring Newsletter

April 2010

PLEASE PAY ANNUAL DUES NOW

Mail your payment to:
23609 W. Lake Kayak Dr.
Monroe, WA 98272

Late fee will be added after June
12th, and liens filed for unpaid dues
after Dec 31st.

Ask a board member about
the 'in-lieu of dues' policy

2008-2010 Board Greetings...

We hope you are enjoying spring and are looking forward to a nice summer! This is an election year for our community at the Annual Meeting in June, and we really want to encourage you to consider joining the Board of Directors for a two year term. We meet regularly to conduct the community business (about 6 times a year for about 2 hours). Please contact a board member if you are interested.

"SEASON OF CHANGE!!!"

With the new season comes new hope and new beginning! Spring represents "fresh start of a brand new life!" and with that an opportunity to make a change! Our goals are to inspire all members of our community to participate in the spirit of community and appreciation of our unique neighborhood.

MARK SUNDAY—APRIL 18TH ON YOUR CALENDARS NOW!!!

The Board would like to invite you and your families to the
2nd annual "SEASON OF CHANGE" get together
April 18th (noon-4pm) at the Community Park

Please come as you are and get to know your neighbors a little better, have some **FUN**

We look forward to seeing you for some **REFRESHMENTS, FOOD AND PRIZES !!!**

BEWARE OF THEFTS

Personal property is being stolen in the community—behind locked doors and while residents are home. Currently motion detector lights are being disabled. **The Sheriff encourages anyone experiencing a theft to report it immediately.** This helps to apprehend and prosecute the criminals.

Snohomish Cty Sheriff Info - 425-388-3393 or Main # 425-388-3411

sheriff.snoco.org/Contact_Information/Important_Phone_Numbers.htm

Many are wondering about the new "No Trespassing" signs on Kayak Lk. Drive. This large area has always been private property. The owners became concerned when "wheelers" - 4WD trucks & jeeps- began crawling & mauling over the land. Since Reiter Pit (near Gold Bar) was closed, our neighborhood has become the new spot, along with gun fire activity. To be protected from liability this land is now posted and efforts have been made to make it less accessible.



2008-2010 Board Meeting Dates:

- May 11, 2010

The new board will establish 2010-2012 meetings after elections

Mark your calendar for the Annual Meeting.

The annual community meeting is always the 2nd Saturday of June at 2pm.

2010 Annual Meeting

June 12, 2010
2:00 pm
Park Picnic Shelter

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

Annual Meeting and Board of Director Elections

Please plan on attending the annual meeting, we look forward to your participation

I encourage you to arrive early for *refreshments and socializing* so the meeting can **start promptly** and adjourn by 4 PM. Also, if you are able; *please* walk in from W. Lk. Kayak Drive or boat over! Limited parking is available.

In the interest of time we will try something new. Each person who is called on will first introduce themselves at that time. We will add time for a courteous 1 minute per member session just prior to adjournment for anyone who would like an opportunity to speak.

General business will be conducted including the Treasurers report, followed by brief presentations regarding:

Progress on Evaluating our Governing Documents to protect members from liability,

Environmental Stewardship and lake water quality,

Goals for accomplishing the approved park plan, by the Park Improvement Committee,

Information about our Community Emergency Response Team (CERT),

Followed by Announcements - *including a date for 'Summers End Pot Luck' gathering and Elections—*

We will also discuss and vote on a proposed budget for June 2010 through June 2011 and close the meeting with time for the member comment session.

Every other year at the MVPCC annual meeting, we elect our Board of Directors for a 2 year term. This year we will implement the use of a written ballot. With the usual custom of 'signing in' on the member roster, member standing will be verified for dues payment (*June 12th is the last day dues will be accepted without late fee added*) and one member per lot will be given a ballot.

Prior to election voting, a role call will be done from the sign in sheet. Any late comers will have an opportunity to sign in, verify dues payment and vote.

Incumbent board members, willing to continue volunteering their time will be printed on the ballot with space for write-in nominations. Nominations will be taken from the floor although letting the board know of your interest is preferred.

Beverly Jacobson will step down after 4 years of appreciated service as our Treasurer. We are asking any members interested in the Treasurer position to let us know so we can add your name to the ballot.

Having an active Board is an important aspect of keeping our lake and common areas under the control of our community.

As the current President of our community club I would like to see many friends/neighbors join together for these 2 hours of business and information to kick off a great summer season enjoying **our park, the jewel of our community!** LJM

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.

The MVPCC Board has discussed whether the community's governing documents are up to date with current requirements for a non-profit community association such as ours and whether they provide adequate protection for the community and Members individually. Our documents were drafted in the late 1960s-70s, total 10 pages and although efforts have been made in the past, they have never been revised. With this in mind, funds were allocated for general legal review and the Executive Committee progressed with a further look at this.

Last fall the Board discussed concerns for the community relating to general overall protection and liability not accounted for in our documents. This past winter, proposals were requested and received for an initial review and assessment of MVPCC's Governing Documents from five legal firms, all of which work specifically in community association law. In the request for proposal, basic information about MVPCC was provided and the following six questions were posed:

- 1. What, if any, articles do you see as missing from the MVPCC Governing Documents that you feel are minimum recommended inclusions in a Homeowner Association (HOA) governing documents today?*
- 2. Is there any language in the MVPCC documents you see as being obsolete, needing removal?*
- 3. Do the current Governing Documents adequately protect individual owners, specifically from liability, financial or otherwise, should proceedings be brought against the Association? (for reasons that may include the dam failing, fire, park incidents i.e. drowning, boat accident or injury on the park property).*
- 4. What is adequate verbiage for special assessments in the event of an unforeseen significant or catastrophic event?*
- 5. What are the recommended minimum insurance requirements for a HOA specifically of the scale and nature of MVPCC?*
- 6. Is any kind of enforcement verbiage or clause needed relating to consequences for violations of the document, such as Article 8 in the Covenants, Conditions & Restrictions (CC&Rs)?*

In the requests, it was also clearly communicated that 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 is not anxious for its lifestyle, operations and/or its Governing Documents to become unduly complicated or restrictive. The Executive Committee is in the process of reviewing the proposals and selecting a firm to move forward with an actual review of our documents with their recommendations.

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. The Board is **not** contemplating specific "rules" for the community at this time. Rules, regulations and policies are generally developed and adopted by a Board allowing flexibility for individual communities to customize rules and policies specific to its needs and desires. These types of documents can be addressed at a later time if deemed necessary after a better foundation has been established.

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**. Please watch for additional information as this process moves forward on the MVPCC website, in upcoming newsletters and meeting minutes (posted on the website). Board meetings are open to all Members to attend as well. General discussion with time for questions are scheduled at the upcoming Season of Change event on April 18th as well as the Annual meeting June 12th. -SM

Road Safety...

We have been made aware of several "near misses" involving Vehicles and 4 wheelers. The vehicle drivers were forced to take evasive action to avoid serious accidents. Additional instances of recreational vehicles driving recklessly, sometimes without helmets and other hazardous behavior has also been brought to our attention. Community drivers are **very concerned**.

We have considered having an educational meeting for recreational/off road vehicle drivers, please contact a board member if interested.

For everyone's safety, **PLEASE** ensure your family understands where they are allowed to ride and that every one follows the **legal** rules of the road including the 25mph in our neighborhood.

Mountain View Community Park Rules

Park Access is for Members only

Lock the gate behind you

...Get Your Guest Passes....

One guest pass per lot when dues are paid

Access by non-members is a liability for the community in case of a fire, injury or damage. Members can enforce our private community park access by explaining the member only policy, asking any strangers to show their guest pass and then typically asking them to leave.

If members are not accompanying guests during their visit to the park or lake, guests need to take a pass with them to show their authorized presence at the park or lake.

Members do not need to carry the guest pass. All members must comply with park rules.

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

Park Improvement Committee (PIC)

PIC dates will begin with a review of the Approved Park Plan at a **planning meeting** April 25th, 10-11AM.

PIC season is scheduled for every other **Sunday May 2 to Sept 5**.

We will start at 10AM, and ask a minimum of 1 hr. of work at the park. PIC dates are for group effort, **any individual volunteer work toward the Approved Park Plan is appreciated** at any time members are able to contribute!

MVPCC Board of Directors (2008-2010)

<u>Position</u>	<u>Name</u>	<u>Phone #</u>	<u>Email Address</u>
President:	Lisa Mallant	425-327-9948	lisamallant@earthlink.net
Vice-President:	Peter Jones	360-794-0772	impeterjones@earthlink.net
Treasurer:	Beverly Jacobson	360-863-1180	beverlybjk@earthlink.net
Secretary:	Molly Graham	206-779-3750	mollyg1@comcast.net
Director:	Jim Giuntini	425-643-1580	ginmartini4@msn.com
Director:	Riittaliisa Kivirinta	360-805-3100	rkivirinta@kivirinta.com
Director:	Shellie Monson	360-794-4297	shelliemonson@gmail.com
Director:	Tom Morgan	360-805-1755	
Director:	Mike Pearson	425-314-2550	mtnbvrkyak@aol.com