

Glen Acres Homeowners Association  
PMB 168  
303 91<sup>st</sup> Avenue, Suite E502, Lake Stevens, Washington 98258

## **March 2013 Newsletter**

We have a brand new website. All meeting minutes, newsletters, budget, CC&R's, and map of the association can be found on the website. There are many more features. Check it out!!

**[www.glenacreshoa.org](http://www.glenacreshoa.org)**

### **Annual Meeting 2013:**

We held treasurer elections in January. We took a vote, and we had a tie between Michelle and Melissa. We took a second vote, and had a tie again between Michelle and Melissa. This was the first time ever the association had a tie. After much discussion, it was decided that Michelle and Melissa could both be treasurers. Jerry took a vote, and the vote passed.

### **Board Officers for 2013:**

President: Jerry Stein  
Treasurers: Michelle Vonderau  
Melissa Wageman  
Secretary: Sheryl Connolly

### **City of Lake Stevens Projects:**

- Railings – City fixed railings on 1<sup>st</sup> St SE after it was hit twice by drivers.
- Lane markers – City put down lane markers to help direct drivers through the curve on 1<sup>st</sup> St SE.
- Sidewalk – Jerry has contacted City to fix sidewalk on 83<sup>rd</sup> because it has risen and become a hazard.
- Signage – Jerry has contacted City to replace signage because of fading.

Many homeowners have not paid their dues. Before 2012, there was \$15,885 that was past-due. For 2013, there is \$14,203. Total past due is \$30,088.

### **What do the dues cover?**

The dues cover the maintenance of the greenbelts, retention ponds, parks, playgrounds, two sports courts, and landscaping of the common areas. It also covers insurance and taxes. We, the board, ask that you pay your dues so we have the funds to maintain the association and keep it looking nice for the residents. If you have a hardship, the board can work with you and set-up a payment plan.

### **What happens if a homeowner doesn't pay their dues?**

The association will place a lien on their house, and that gets added to the balance that's owed. Each time the association has to place a lien, it costs the association \$110 that we don't collect until the home is sold. This cuts into our operating expenses for years.

**Playgrounds and sports courts:**

The playgrounds and sports courts are overdue for major maintenance. With many homeowners past-due on their dues, we can only address the items that are unsafe for children. If there are monies left-over, we will look at getting the rest of the items fixed. Below is a list of what needs to be fixed at each playground and sports courts.

Across from big rock on 83<sup>rd</sup>.

- Wood boundary border needs to be replaced and rebar not exposed
- Replace ground cover (chips) and holes need to be filled in
- Asphalt repaired
- Repair metal flashing on slide
- Remove paint from hand holds
- Remove graffiti and pressure wash bench
- Get estimates for new playground equipment

Big rock on 83<sup>rd</sup>.

- New signage
- Fill in holes
- Stump removal
- Clean debris behind rock
- Clear brush around rock
- Replace board on fence

Sports court on 83<sup>rd</sup> Dr and 1<sup>st</sup> Pl:

- Fix or replace backboard and net
- Pressure wash court and retaining wall
- Fix hole in chain link fence

Playground and detention pond on 3<sup>rd</sup> St and 84<sup>th</sup> Ave:

- Wood boundary border needs to be replace and rebar not exposed
- Replace ground cover (chips) and holes need to be filled in
- Pressure wash bench
- Repair or replace slide
- Repair hole in chain link fence and replace lock on fence

Sports court on 3<sup>rd</sup> St and 85<sup>th</sup> Ave:

- Pressure wash court, retaining wall and fence
- Replace net
- Remove crank mechanism on post

Small Park on 83<sup>rd</sup> Dr & 1<sup>st</sup> Pl:

- Pressure wash park bench

**Other needs around the association:**

- Replace missing caps on white vinyl fence posts
- Estimate for bark and or removing bark and plastic ground cover and replacing with grass
- Dog poop stations
- NGPA signs
- Trails signage clean or replace

If you see any maintenance that needs to be done in a common area, please either e-mail the board at [glenacres1@hotmail.com](mailto:glenacres1@hotmail.com) or through the website at [www.glenacreshoa.org](http://www.glenacreshoa.org).

We all need to do our part to help keep this a nice place to live.