

December 2015 Newsletter

www.glenacreshoa.org

All meeting minutes, newsletters, budget, CC&R's, and map of the association can be found on the website.

Glen Acres Homeowners Association is looking great!

The dues cover the maintenance of the greenbelts, retention ponds, parks, playgrounds, two sports courts, landscaping of the common areas & doggie bag stations as well as insurance and taxes. As 2015 comes to a close the board has been busy this year completing neighborhood maintenance projects.

Neighborhood Maintenance:

- Due to the aging sign posts, several signs have come down this past year. If you see a downed sign near your house please report it to the City of Lake Stevens at (425) 334-1012 or www.ci.lake-stevens.wa.us.
- We have had a windy start to our fall season and several trees have been cut down due to their hazardous nature. "Hazardous tree" means a tree which poses an imminent danger of falling on structures. Our HOA has a very tight budget this year and we are trying to address homeowners concerns and take a proactive approach.
- The Board has received many questions about **WHO** is responsible for maintaining the grass strips and trees in front of our homes. As stated in the CCR's each homeowner is responsible for maintain these areas.
- Next year the Board will have several retention ponds cleared and cleaned out. We will be getting quotes from several companies before the foliage returns to the trees.
- The Board would like to remind homeowners to keep in mind the uniformity of our neighborhood when it comes to home maintenance projects such as roof replacements and exterior paint. Please take a moment to read through the CCR's concerning **Uniformity of Use and Appearance Section 4.02.**

Homeowner's Dues for 2015:

We had 157 homes out of 191 pay their 2015 dues!

- Due to taxes and tree budget increasing – the 2016 dues will be going up to \$191. Invoices will be mailed in December, and 2016 dues are due by February 28, 2016.
- We accept check, money order, Visa, or MasterCard. If you cannot pay in full, we can set-up payment arrangements. Please contact the board via e-mail at glenacres1@hotmail.com.
- You can now pay by credit card. We now offer a pay it now option for invoices. Dues can be paid with a click of a button. If a homeowner is interested in paying with a Credit card they should email the board requesting an electronic copy of their invoice. There is a 3% processing fee.

Parking: Over the past few months Glen Acres residents and guests have been parking in the Cul-de-sacs blocking driveways. Let's try to be courteous to our neighbors by obeying the NO Parking areas! If homeowners are having ongoing parking issues please contact the City of Lake Stevens at 425-334-1012 or www.ci.lake-stevens.wa.us . _

Thank you to all the homeowners who have moved their recreational vehicles to an alternate storage location.
RV's, campers and boats are not to be parked in driveways or on the grass areas of a yard as stated in the

CC&R's, homes that are in violation can and will be fined \$10 a day after 2 weeks of receiving a notice from the board. If the fines are not paid a lien can be placed on the home. Please abide by the rules as we don't want to be in the position of having to press the issue.

Camping and fires: The Board has taken action by installing new "No Trespassing signs" stating that fires and camping are not allowed. Camping is prohibited in Lake Stevens. If you spot a fire or camping in the green space please call the fire department and/or the police department.

A BIG thank you: To all the homeowners to help out with the small and simple maintenance that keeps our neighborhood looking amazing, safe and warm. These are a few of the things we have seen home owners and their residents doing; Keeping drains clear of debris and leaves, cleaning up garbage in the parks and trails, raking the park leaves, cutting back trees that are blocking sidewalks, cleaning up after pets & children, watching out for one another's property. These are things that make our H.O.A. special. Keep it up!

Many H.O.A. residents love & enjoy the little free library that was donated and installed by a little girl & her family on her birthday. It's located at the North end of 83rd dr. If you haven't seen it yet come check it out and leave a book & take a book. There will be 2-4 more little libraries popping up this spring in our association thanks to a local Boy Scout completing his Eagle Scout project. SO don't throw your books away save them and swap them out for a new read.

Meetings: We encourage all residents to attend the meetings of the board when possible and get involved in our community; each year we hold an election for one position on the board. Each position serves 3-year term. This year, we will be holding election for treasurer. This is a paid position of \$300 per month and the time commitment is 10-20 hours a month. The duties include daily email, filling out HOA pay-off for escrow, checking association's PO Box, mailing invoices and statements, recording payments, bank deposit, and meets with President to pay monthly bills. Our current treasurer, Michelle Vonderau, would like to serve another term. Election will be held at the annual meeting which is January 9, 2016.

Sincerely, President; Melissa Wageman, Treasurer; Michelle Vonderau, Secretary; Serena Groenig