

All Arrowhead Point Homeowners

It's springtime!



It's a great time to "Clean up, Paint up, and Fix up" our Neighborhood.

- Does your home, fence, or yard need repair, repainting, or clean up?
- After a long winter, we encourage neighbors to pay extra attention to the condition of their fence & yard.
- Help the Annual Arrowhead Point "Clean up, Paint up, and Fix up" campaign.

We all want our neighborhood to be the best looking neighborhood in Spokane!
(We already know we have the best neighbors!)

Look around, talk to your neighbors and help each other to make Arrowhead Point even better.

Let's make it a spring tradition!

REMEMBER: If you decide to repair, repaint, reroof, landscape, and it changes the exterior appearance of your home, please contact a member of the Architectural Committee listed below **prior** to starting your project.

Architectural Committee Members

Felix Jimenez, Chair (406) 871-6237
Eddy Birrer (509) 720-1011
Connie Voight (509) 981-4356
David Liu (212) 365-0756

HOA Board Members

Pat Clark, Pres (509) 954-7160
Tom Sawyer, Vice Pres (509) 999-2473
Dave Noonan, Treas (509) 220-6327
Dave McClellan, Trustee (509) 995-6250
Felix Jimenez, Trustee (406) 871-6237



Arrowhead Point HOA

Yours for a beautiful and friendly neighborhood,
Your Arrowhead Point Homeowners Association Board of Directors

*For your reference, a summary of the CC&R's and HOA covenant is attached.

ARTICLE 4

MAINTENANCE AND ASSESSMENTS

4.1 Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Project, hereby covenants, and each Owner of any Lot by acceptance of a deed or contract therefor, whether or not it shall be so expressed in such deed or contract, is deemed to covenant and agree to pay to the Association: (1) regular assessments or charges, and (2) special assessments for capital improvements and unexpected expenses, such assessments to be established and collected as provided herein and in the Bylaws of the Association. The regular and special assessments, together with interest, costs, and actual attorneys' fees, shall be a charge and a continuing lien upon the Lot against which each assessment is made, the lien to become effective upon levy of the assessment. Each such assessment, together with interest, costs, and actual attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due. No Owner of a Lot may exempt himself from liability for his contribution toward the common expenses by waiver of the use or enjoyment of any part of the Project or by the abandonment of his Lot.

ARTICLE 7

COVENANTS FOR MAINTENANCE

7.1 Lots to be Kept in Good Repair; Creation of Lien. Each owner shall keep all Lots owned by him, and all improvements thereon, in good order and repair, including, but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, the proper maintenance of septic systems, and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. Garage interiors shall be maintained in a clean and orderly manner, so as to avoid the danger of fire. If, in the opinion of the "Architectural Committee" as hereinafter defined, any owner fails to perform the duties imposed by the Association, after approval by a two-thirds (2/3) decision of the Association Board, and after fifteen (15) days written notice to the owner to remedy the condition in question, the committee shall have the right, through its agents and employees, to enter upon the Lot in question and to repair, maintain, repaint and restore the Lot or such improvements and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien (enforceable in the same manner as a mortgage) upon the Lot in question.

ARTICLE 9

ARCHITECTURAL CONTROL

9.1 Approval of Plans by Architectural Committee. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Project, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to quality of workmanship and materials, and harmony of external design and location in relation to surrounding structures and topography by an architectural committee composed of three (3) or more representatives appointed by the Board of Directors of the Association. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it or if no suit to enjoin the erection of such structures has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with.

9 SIGNS IT'S TIME FOR EXTERIOR PAINTING

from CC'S Painting of Pewaukee, Wisconsin at:
<https://ccspainting.com/9-signs-its-time-for-exterior-painting/>
POSTED BY WLISLYR ON DECEMBER 21, 2019

As time goes the exterior painting on your home and fence will get affected by cold, rain, pollution & changing weather conditions. The exterior paint fades loses color brightness due to the heat and thus looks dull. And if you live in places that are exposed to damp or moisture in the air, the water in the exterior paint gradually tries to strips out & peels off subsequently from the exterior walls.

But when is the right time to repaint? Below we will reveal some signs that will let you know when it is time for exterior painting.

Why is the exterior paint on your home so important?

The exterior house paint is significant for many reasons. The exterior paint is the first layer of protection for your house. It can protect your home from weather, insects & other damage. Also, it is essential for home maintenance as well.

Of course, the other factor is that house paint enhances and beautifies the nature and personality to your house. So it is vital to take enough time planning which shades, colors, and paint styles you need to decorate your home.

9 Signs for New Exterior Home Paint:

So when is it time to repaint your house? Well, there is no actual timeline to repaint a home. It varies relying on different aspects. When paint *peels, fades or chips*, it is time to repaint of course. But below we will discuss some more signs that indicate that it is time to repaint your house.

1. Fading Paint:

Fading is a painting term which means the loss of color. Faded paint seems a displayed area of your home. It is one of the most significant signs that indicate that your home exterior needs to repaint. The scorching heat of the sun causes the paint to fade which is easy to identify.

The color will lose the gloss that it once had. The paint may look good, but you need to repaint your house to make it appealing. Only the new exterior painting will give your home with bright colors that you will enjoy to see.

2. Peeling Paint

You need to take action when the paint of your home starts to peel off. The peeling paint of your house is a warning sign. The sun, rain, and snows can peel the exterior paint. Peeling paint implies your wood or other outer part is disclosed, and that leads to decay, mold & mildew.

The more these issues increase, the longer you leave it. The fresh coat of paint will make sure that the exterior of your home is not at risk with water.

3. Flaking, Cracking or Bubbling paint:

The flaking, cracking or bubbling paint is a sign due to poor weatherproofing. They are frequently signs of wet and dry rot. Also, they are caused by disclosure to:

- Harsh Winters
- Heavy sunlight

- Blowing sand, dirt and other debris

4. Damaged Stucco, Wood or Cedar

Some people believe that some particular types of wood would never need painting. But it is not true; you may see cracks in the wood. So it does not matter how the material or color is, every home exterior needs protection.

No wood is unbeatable. If you need to replace the materials of your home's exterior, we suggest repainting. This will ensure that everything is secure and protected against the weather.

5. Chalky Residue

Always try to touch the painting of your house. Have you found a chalky residue on your fingers? The chalk is a vital sign which also indicates that your home needs to repaint.

It will start to weaken your house because the paint breaks down. You can call a professional painter when you get a chalky residue on your fingers.

6. Hardened Caulking:

Caulking is designed from materials that enable it to expand your home during changed weather situations. Nevertheless, this continuous expanding can cause the caulking to lose its flexibility and become hard.

You need to come on your exterior caulking, touch on it with your fingers. If you feel that the caulking is hard, then it is time to call an expert to re-caulk.

7. Outdated Colors:

When you last painted your home? The exterior painting of your houses is always changing over time. The paint colors that you used on your home may be outdated today.

Did you have any idea that a brick exterior can be painted? Also, you need to update the paint colors if you have any plans to sell your home. Do research what colors are trendy today to enhance the look of your home.

8. Personal choice:

Have you an idea to change the color of your house? Or do you think that it is time to update the painting of your home exterior? Well, it is time to do that. Always consider the color that you would like to have.

You can talk to the expert painters which color would approve to the homeowners' organization. The painting experts can help you choose the right color for your home exterior as well.

9. Dirty Patches (that don't clean):

If you get a dirty patch on the surface of your home that you cannot clean, then it is wise to repaint your house. A new color of paint can give your home exterior a fresh and attracting look.

Does Landscaping and Landscape Maintenance add value to our homes?

YES!! (see link below)

This Summary From: Adding Value Through Landscaping: The Homeowner's Green Thumb Guide

by Valerie Kalfrin Posted on March 31, 2020

<https://www.homelight.com/blog/does-landscaping-add-value/>

Create amazing curb appeal on a budget

Critchfield says he advises clients to do these basics to create striking curb appeal without having to spend too much:

Cut and edge your grass

If you have a mower and edger, you can handle this yourself. If not, the average cost of mowing a lawn ranges from about \$30 to \$80 per visit, depending on square footage, with extra fees for edging. (Although you also can trim your trees and snip your shrubbery with a handheld lopper or pruner — check out our visual guide for the proper way to cut — it's wise to let a landscaper prune trees that are close to your house or exceptionally tall or overgrown, which can cost about \$75 to \$1,000, depending on height.)

Just make sure you don't cut your grass too short or too often, or you'll risk brown patches and more sunlight reaching the weeds, causing them to sprout. Lowe's recommends never removing more than one-third of the blade length. Also, mow when the grass is dry for fewer clumps, and leave the clippings on the lawn (unless they form clumps or rows) to return nitrogen and nutrient to the lawn.

Apply fresh mulch

Mulch helps soil retain moisture, reduces weeds, and makes a landscape look fresh.

Add beauty with groupings of flowers

For about \$100 or less, you can purchase potted flowers or plants that intrigue buyers with color.

Make your backyard an outdoor paradise

Punch up the garden

Even with a small yard, you can create the feeling of ample green space. Using plants of varying sizes or planters with multiple tiers adds visual interest through height as well as depth, so the landscaping doesn't appear flat.

Stain your deck

Over time, weather can wreak havoc on a deck, causing the stain to fade or crack and leaving the wood vulnerable to rot. NAR recommends power-washing your deck and applying at least two new coats of stain to maintain the deck's look and integrity.

Refresh your patio

You can power-wash the patio and any seating as well to jettison any dirt and cobwebs. (Roughly 90% of HomeLight's top real estate agents recommend homeowners remove dirt, grime, and cobwebs from the front entrance alone to ramp up curb appeal before selling).

Care and Maintenance of your Cedar Fence



Cedar is a durable and resilient wood that can withstand a lot of wear and tear brought on by the weather elements. A cedar fence provides beauty and privacy to the exterior of any home. Cedar fences are low-maintenance, although specific care is required to keep the fence in good condition. Cleaning and general maintenance is necessary to preserve cedar wood fences. If cared for properly, a cedar fence will remain attractive and structurally sound for many years to come.

Water Damage

Apply a waterproofing sealer to the cedar fence to protect the wood from splintering, cracking and warping due to the weather elements. Brush on two thin coats of waterproofing sealer using a paint brush. Allow the sealer to dry in between coats. Seal your cedar fence every three to five years.

Avoid letting excessive amounts of water hit the fence. Preventing rainwater from getting on the fence is impractical. Do not place sprinklers where the water stream hits the fence, even after applying a sealer.

Weeding

Keep bushes and vines from growing up the fence. Planting landscaping around the perimeter of the fence is fine. Cut down weeds and vines that may begin to grow on the surface of the fence.

Cleaning

Clean your cedar fence at least once every year. Combine 3 qts. warm water, 1 qt. oxygen bleach and ¼ cup non-ammonia dish soap into a garden sprayer. Saturate the fence with the cleaning solution. Allow it to set on the fence for about 10 minutes. Scrub any tough stains from the fence with a scrub brush. Rinse the fence clean with plain water from a garden hose.

Remove mold and mildew stains promptly. Mold and mildew will eat away at the wood if left untreated. Mix a solution of 4 oz. oxygen bleach and 1 gallon of hot water into a bucket. Scrub the mold and mildew from the fence with the cleaning solution and a stiff scrub brush. Rinse the fence with plain water.

CC&R Highlights
(Covenants, Conditions, and Restrictions)

Topic	Summary	Comment
Amendments §11.3, p. 24	Until June 2007, it takes a 90% favorable vote of lot owners to change the CC&Rs, thereafter 75%.	There have been 3 amendments so far, for §6.1.4, §9.10, and §9.12. In the 2006 CC&R reprint, the changes are put into the document. In earlier reprints, the changes can only be found in attachments at the end.
Animals §8.11.1-8.11.3, p. 18	Typical household pets like dogs, cats, and birds are ok, but not commercial breeding of them. Not ok are livestock and poultry. Keep dogs leashed or under close supervision.	The normal civility when walking dogs is to keep them leashed, scoop the poop, and take both home with you. Spokane County has other restrictions.
Antennas §8.16, p. 19	No higher than 10 feet above the roofline, but the Architectural Committee could approve something higher.	TV and radio reception antennas are contemplated. Transmitting antennas must not impose radio frequency interference on neighbors.
Association duties and powers §5.1.1-5.1.6, pp. 14-15	The Arrowhead Point Homeowner's Association, through its Board and committees (especially the Architectural Committee), has the obligation and authority act to enforce the CC&Rs.	As a part of the title closing process, purchasers of homes in Arrowhead Point agree to be bound by the CC&Rs. Failure to comply with the intent of the CC&Rs may cause monetary or legal action to be taken. The names and phone numbers of Board and Committee members are listed on the first page of the Neighborhood Directory.
Architectural Committee §9.1 - 9.12, pp. 19-22	No structure of any kind can be built (or, if already built, kept) on a lot without prior written application to, and prior written approval from, this Committee. Significant landscaping and planting changes are also under their authority.	A big part of keeping our re-sale values high is maintaining the harmony of design and quality of materials to be found here. Refrain from any major changes to the outside of your house until you can bounce the idea off a Committee member. They'll advise you on what, if anything, must be done and how to proceed.
Assessments ("dues", e.g.) §4.1-4.8, pp. 11-14	A quorum of our lot owners at the annual meeting vote approval of regular annual assessments for general operations and maintenance, and occasional special assessments for larger special projects. For unpaid assessments, late fees apply. Ultimately, unpaid assessments will be collected by lien or lawsuit.	Large common property projects, such as the Mill Road fence replacement, are impossible without timely payment of assessments. If cash flows are uncertain, the planning for an improvement can't even start, and ongoing projects must be deferred or abandoned.
Business activity restrictions §8.2, p. 17	Home office type businesses are ok. Not ok are larger-scale businesses involving lots of obvious comings and goings, bulky inventory, commercial vehicles, parking problems, etc., No outdoor storage or activity should indicate that a business is active. This means specifically that commercial vehicles can't be parked outdoors.	8.2 and 8.15 have additional restrictions on both private and commercial vehicles.
Construction (unapproved) §9.3, pp. 20-21	There are penalties for construction activity that has not been approved by the Architectural Committee.	Architectural committee approval considers both design and construction material of the contemplated project.
Exceptions §11.5, p. 24	A 2/3 vote of the Board can grant exceptions to CC&Rs if deemed to be in the best interest of the Association and the CC&Rs.	
Fences & Borders §9.1, p. 19; §9.11, p. 22	The Architectural Committee must first review written plans and give approval. Plants used as lot borders must also have prior approval.	In the interest of neighborly good will, it is best to confer with owners of adjacent lots to get their input when considering fences and border. There are additional Spokane County rules.
Garbage §8.6, p. 17	No dumping. Keep waste in sanitary containers.	Garbage cans and yard waste cans should be stored out of public view.

CC&R Highlights

<p>I .section sight lines §8.9, p. 18</p>	<p>Plants and structures near street corners and driveways must not be such that drivers will have trouble seeing one another. Tree branches should be pruned up and shrubs pruned down to keep clear the 2 foot to 6 foot elevation, 25 feet back from street corners and 10 feet away from a driveway exit corners. There are specific instructions for how to measure.</p>	<p>Related to this is how we drive. The speed limit on all our streets is 25 mph, too often exceeded. All of our internal intersections are 'uncontrolled', so the general rule is to slow down, look for approaching vehicles, yield as traffic laws require, and only then proceed with caution. It is not ok to always blow through every intersection. You might put your a neighbor in violation by planting too close to their driveway exit. If traffic safety is an issue, basketball hoops set up for playing in the street don't make any sense.</p>
<p>Landscaping plans §9.12, p. 22</p>	<p>[This section was revised by Amendment 1, 29 July 1987] These rules relate to newly-constructed residences, not existing ones.</p>	<p>Check with an Architectural Committee member if you're going to undertake a significant landscaping revision. Plantings at lot borders must be approved.</p>
<p>Lighting (external) §8.14, p. 18</p>	<p>Get prior approval from the Architectural Committee before adding or changing it. The concern is that it not glare so as to disturb neighbors. This relates to lights on the house as well as lights by walks and in flower beds.</p>	
<p>Maintenance of homes and landscaping §7.1, p. 16</p>	<p>OK is seeding, watering, mowing, pruning, cutting, and painting, consistent with good property management. Garage interior cleanliness and order is required to reduce fire risk. The legal and financial penalties for non-compliance are described.</p>	<p>Many of us have lots so big that a little help from a yard service company is needed. Think about plants so overgrown that pruning doesn't help (should be removed), tall pines threatening to fall, aggressive trees and ground cover that invade your neighbor's lot, weeds growing in gutter and driveway cracks, watering systems that leave dead spots, etc., etc.</p>
<p>Nuisances §8.2, p. 17, §8.12, p. 18</p>	<p>Not ok are nuisance, annoyance, and noxious or offensive activity.</p>	<p>These are general restrictions to caution all of us and to give the Board something to work with in unusual circumstances.</p>
<p>Siding and roofing §9.9-9.10, p. 22</p>	<p>[§9.10 was revised by Amendment 3, 22 June 1998] Before you re-side or re-roof, get written approval from the Architectural Committee, which keeps lists and samples of pre-approved materials.</p>	<p>Some projects have had to be stopped in the middle because the materials being used were wrong.</p>
<p>Signs §8.8, pp. 17-18</p>	<p>The signs allowed are strictly limited in type and size: only of the "house for sale" kind.</p>	<p>Per RCW 64.38.034, political signs can't be prohibited but manner & placement can be regulated.</p>
<p>Storm water disposal system §2.2.4, pp. 8-9</p>	<p>We do not have street drains that direct gutter water into underground sewer lines. Instead, most lots have curb drops from the gutter that direct water into grassed hollows ("swales"), where it percolates into the aquifer. Homeowner upkeep rules are generalized here, but the specifications are in freely-available Spokane County publications. Spokane County has the power to impose penalties.</p>	<p>Neighborly consideration is essential. Some swales were poorly positioned, so some neighbors get more than their fair share of gutter drainage. Cleanup from construction projects will wash sediment and toxic waste into all your downhill neighbor's yards. Washing out a concrete mixer will permanently clog your neighbor's asphalt and kill their grass. Large water discharges, such as draining a pool, will flood your neighbor's yards and could impact the sewage lift station on Center Court.</p>
<p>Structures (general) §8.3, p. 17</p>	<p>The only building of any kind allowed on a lot is one single-family house and a private garage.</p>	
<p>Structures (temporary) §8.4, p. 17</p>	<p>Prohibitions relate to using temporary structures as a residence. Specifically excepted is homeowner "camping out" in tents.</p>	<p>Not ok is camping out in trailers on the street, in driveways, or on lots for extended periods. The tent camping exception is for homeowners and their families, not to non-resident visitors.</p>
<p>Vehicles (general) §8.2, p. 17; §8.15, p. 19</p>	<p>Not ok are large vehicles and junk cars, if outside. It's not ok to park any vehicle, or trailer of any type, working or not, anywhere, and leave it there unmoved for more than 48-hours. The Board can grant a one-time, 14-day-only exception.</p>	<p>The wording is muddy and scattered, but the Board has the power to decide that any vehicle parked outside of an enclosed, attached garage is in violation of CC&Rs, regardless of its location, size, type, or state of repair.</p>
<p>Vehicles (recreational) §8.13, p. 18</p>	<p>This is both a "use" and a "storage" restriction on a vehicle type. The prohibition on motorcycle use relates to off-road dirt-biking, not to other normal, legal, licensed operations. The prohibition against use of other such vehicles is absolute. Storage must always be in an attached, enclosed garage.</p>	<p>Spokane County and Washington state have other rules.</p>