

# Spring 2016 Newsletter



Volume 10, Issue 1

Newsletter Date: March 2016

## Board of Directors:

- Maureen Larson Bonck  
President
- Dios Serame  
Vice President
- Chris Cornell  
Treasurer
- Tim Lynch  
Secretary
- Mike Bonck  
Member-at-Large

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## CONTACT INFO

253.943.5272  
253.943.5279 (fax)  
info@northshorehoa.com

## Annual Meeting—Meet Your Neighbor

**SAVE THE DATE!**  
**Wednesday, March 23th**

**Social Hour: 6:00 to 6:30**  
**Appetizers, no host bar**

**Business Meeting: 6:30 to**  
**8:00**

**'On the Green' Restaurant**  
**North Shore Golf Course**  
**4101 North Shore Blvd**  
**Tacoma, WA 98422**  
**253-927-1375**

**Speaker:**  
**Officer Brandon Showalter,**  
**Tacoma Police Department**



### A Message from the ACC

Homeowners will lot of home issues will receive a postcard with a description of the violation(s). Improvements not completed by the end of the process will got to the Board to begin the find process. Below is a list of the common violations:

- Garbage/Recycle Containers—Must be stored in an area out of view from the street and moved to that location within 24-hours of garbage collections.
- Sports Equipment—May not be stored in an area visible to from the street.
- Trees—Trees may not be planted to restrict view corridors and no taller than the highest point of their house.
- Landscaping—Lots must be maintained, including weeding, mowing, and watering. Hedges must be maintained, and cannot be taller than 6-feet. Owners with parking strips are responsible for maintenance and that the sidewalk is passable.

### Making Home/Yard Improve- ments

All exterior modifications to your home and/or yard require approval by the Board of Directors. Go to <http://northshorehoa.com/home> and the ACC Guidelines and Application link under ACC News for information. The application is on page 13. Mail completed applications to P.O. Box 24090, Federal Way, WA 98093-1090 or e-mail to [in-fo@northshorehoa.com](mailto:info@northshorehoa.com). Clearly state the work to be done, include contact information and submit at least two weeks before work is to begin. Work done without approval may be required to be removed/modified at the owner's expense.

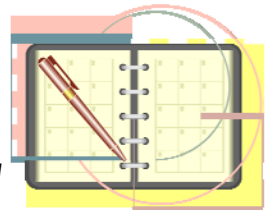
### NEW! Curb Appeal Award

We are going to have a contest each August to determine which home has the best curb appeal. The winner will receive free homeowners' dues the following year. The homeowner selected must be current on dues to be eligible to win. Let's make this a tough decision!

## Annual Meeting Agenda

- I. Call to Order / Introductions
- II. Certification of Quorum
- III. Guest Speaker - Officer Brandon Showalter, TPD
- IV. Board of Directors Annual Report
- V. Committee Reports
- VI. Appointment of Election Judges
- VII. Nomination of Write-In Candidates
- VIII. Introduction of Candidates
- IX. Voting & Collection of Ballots
- X. Homeowner Forum
- XI. Election Results

**Note:** Ballots for the election for the Board of Directors will be available at the meeting. **Please return your proxy ballot by March 21 if you are unable to attend the meeting. We must reach a quorum to avoid a second meeting in April as occurred the last few years.**



## Holiday Decorating Contest



The results are in for the 2015 North Shore Holiday Decorating Contest. The Association is very pleased to announce the winners of this year's contest, along with the winning prizes. In addition, the judges also wish to acknowledge those homeowners whose outstanding holiday decorations greatly contributed to our subdivision's festive appearance and charm.

### 1st Place

Tim & Kim Sedlacek  
\$180 for FY2016 Dues

### 2nd Place

Bill & Dianne Swoveland  
Restaurant Gift Card

### 3rd Place

Eman Lassiter  
Lowe's Gift Card

## Spring is Coming!

All exterior landscaping or structural improvements require review and approval by the ACC and Board of Directors. Exterior painting, additions, storage sheds, re-siding, roofs, and visible landscaping need approval prior to commencing work. This process ensures adherence to high standards of the development.

Visit [http://www.northshorehoa.com/acc\\_guidelines](http://www.northshorehoa.com/acc_guidelines), complete the Homeowner Improvement Project Application on Page 13, and submit it for approval with pictures or paint chips, if necessary.

If you do not have web access, please contact the Board by mail to request the form. Plan ahead and submit your requests early! If an improvement project is completed without approval from the ACC, removal or modification may be required at the property owner's expense in compliance with the CC&Rs and Supplemental Guide-lines.



## Re-roofing? There are some new options!



As our homes age, many roofs in our neighborhood are beginning to fail. You may have noticed that some of our homeowners have re-roofed over the past several months.

In 2012, the Board approved the use of Heavyweight Composite/Laminated Shingles as acceptable within Northshore Country Club Estates Division IV-A, IV-B, Phase I provided the following criterion/requirements are met:

- 1) Manufacturer/Product:
  - CertainTeed (Presidential ShakeTL)
  - Owens Corning (Woodmoor)
  - GAF (Grand Canyon)
  - PABCO (Paramount Advantage)
- 2) Minimum Weight: 450 pounds per square
- 3) Color: Shades of grey to brown (no shades of green, red, yellow, blue, etc)

## Delinquent Dues

Our yearly homeowner dues of \$180 per lot have not increased since 2005. They are due in July and are the only

source of revenue for the HOA's ongoing maintenance and operating expenses. Our records indicate the fol-

lowing members are behind in their dues and cannot vote.

Eric and Suzanne Faker

Ann & Dylan Lippman

Roxanne Stanley

Lisa Alba

Michelle Coolidge-Recknagel

Peter Hughes

Christopher Kaunitz

Paul & Pamela Stanfill

Daniel Larson

Julio & Carolyn Rivera

Thomas Tollen

Josephine Hillsberry

Edward Carr

Chad Mace

Bruce Bennett

Helen Steiben

Charles & Juanita Jeffreys

Ranbir Kalirae



**NorthShore Homeowners Association**  
**FY2015 Summary / FY2016 Budget**  
**As of 31 December 2015**

	FY15 Actual	FY15 Budget	FY16 Budget
<b>Cash Flow Summary</b>			
Beginning Balance (as of January 1)	\$30,867.39	\$30,867	\$21,690
Operating Income	\$36,857.45	\$41,370	\$41,370
Operating Expenses	(\$40,284.40)	(\$40,375)	(\$40,000)
Project Expenses	(\$5,750.00)	(\$17,000)	(\$8,000)
<b>Year End Account Balance</b>	<b>\$21,690.44</b>	<b>\$14,862</b>	<b>\$15,060</b>
<b>Reserve Account Status</b>			
Emergency Fund (\$10,000 min)	\$10,000.00	\$10,000	\$10,000
<b>Reserve Account Total</b>	<b>\$10,000.00</b>	<b>\$10,000</b>	<b>\$10,000</b>
<b>Operating Income</b>	<b>\$36,857.45</b>	<b>\$41,370</b>	<b>\$41,370</b>
Membership Dues	\$36,442.00	\$40,860	\$40,860
Interest Income	\$4.45	\$10	\$10
Other Income	\$411.00	\$500.	\$500
<b>Operating Expenses</b>	<b>\$40,284.40</b>	<b>\$40,375</b>	<b>\$40,000</b>
Bank Service Charges	\$9.00	\$50	\$50
Community Involvement	\$2,338.84	\$1,500	\$2,000
Community Maintenance	\$28,519.56	\$25,000	\$28,000
Office Supplies	\$894.38	\$1,800.	\$1,000
Professional Fees	\$1,492.02	\$5,000	\$2,000
Rent	\$832.00	\$825	\$850
Taxes, Licensing, and Insurance	\$3,360.77	\$3,700	\$3,400
Utilities	\$2,837.83	\$2,500	\$2,700
<b>Project Expenses</b>	<b>\$5,750.00</b>	<b>\$17,000</b>	<b>\$8,000</b>
Street Number Painting	-	\$3,000	\$3,000
Fence Repair	\$4,250.00	\$9,000	-
Monument Repair	\$1,500.00	\$5,000	\$5,000

**NORTHSHORE  
HOMEOWNERS  
ASSOCIATION**

PO Box 24090  
Federal Way, WA 98093

**We're on the Web!**  
**NorthShoreHOA.com**

## **Welcome to the Neighborhood!!**

The NorthShore Homeowners' Association would like to welcome the following families into our community.

- Susan Hope & Mathew Young
- Herber & Angie Morikawa
- Aaron & Heather Mcauley
- Kenneth & Vernia Strickland
- Christopher & Sara Baxter
- John Lombroia & Tonja Wells
- Derek & Mary O'Brien
- Steven Grieger
- Wayne & Kim Gordon
- Benjamin Kamithi & Nelly Magira
- Jeffrey & Ann Marie Smith

- Karina & Joaquin Rivera

We welcome our new neighbors and encourage you to become involved in our Association. The CC&Rs and other pertinent information about the Association is available for download at the Association's website ([www.northshorehoa.com](http://www.northshorehoa.com)). Please feel free to contact any member of the Board of Directors if you or any of your neighbors have questions concerning the Homeowner Association.

