

Fall 2019 Newsletter



Board of Directors:

- Diane Swoveland
President
- Bill Swoveland
Interim VP
- Chris Cornell
Treasurer
- Marcie McCandliss
Interim Secretary
- Alan Jackson
Member-at-Large

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Revised Interpretation of CC&R's Regarding Trees/ Vegetation and View Blockages



Previous Architectural Control Committee (ACC) interpretation of the CC&R's was that trees and shrubs in existence when homes were constructed or planted by the developer (sometimes referred to as "native" trees) were exempt from height and view restrictions. We were challenged on this interpretation and sought legal counsel. **The determination was that scenic views for homeowners must be preserved whenever possible, regardless of who planted the tree/vegetation or when.** The Covenants, Conditions & Restrictions (CC&R's) support the legal opinion received. Please refer to Sections 23, 23(c) and 23(d) for additional information. They can be found at <https://northshorehoa.com>.

Homeowners who have a view they would like restored are encouraged to discuss the issue with their neighbor prior to reporting the issue to the ACC. If resolution can't be reached, or you would rather not contact your neighbor directly, contact us at info@northshorehoa.com. Please provide your name and contact information as well as the address of the home you feel has a tree or vegetation blocking your view.

Board Updates

Maureen Larson Bonck and Mike Bonck, who served most recently as Board President and Member at Large, decided not to run for reelection at the end of 2018. Vice President Tim Lynch submitted his resignation in July due to a change in jobs and Board Secretary Suzanna Smith (Stoike) submitted her resignation in October after relocating. Over their years of service, all four made significant contributions to the neighborhood. Their participation on the Board will be missed.

At the 2019 annual HOA meeting, Diane Swoveland was elected as the new Board President and Alan Jackson was elected as Member at Large. The Board made two appointments to fill the remainder of Tim & Suzanna's terms until elections are held in March/April: Bill Swoveland as interim Vice President and Marcie McCandliss as interim Secretary. Chris Cornell will continue to serve as Board Treasurer.

ACC Postcards

Many of us have received them, so to clarify: The intent of the ACC post cards is to bring attention to something that might need homeowner action to keep the curb appeal as well as home values up. It is not the ACC's intention to imply you are not taking care of your home or to cause undue homeowner frustration. When the ACC representatives make their observations, they try to treat all homeowners in a fair and consistent manner.



Regardless if the issue is garbage cans, paint, weeds, siding or any other violation, they will send a notification. If you receive a post card in the future, it would be helpful if you would send us a short note explaining the circumstances and provide a timeline for correction. We can also answer any questions you may have about the observed violation. We welcome feedback on how the HOA can better work for the homeowners and we are **in need of additional volunteers to work with the ACC**. If you might be interested please let us know. Please send any comments or questions to info@northshorehoa.com

Curb Appeal

2019 Winners:



1st Place

Ken & Kathy Lehman
4225 Country Club Dr
FY2020 Dues Waiver

2nd Place

Tomi Weese
4413 36th Ave NE
\$75 Gift Card

3rd Place

Joe & Cecilia Schlueter
3420 49th Street NE
\$50 Gift Card

Honorable Mention:

Nick & Zoya Nicholyavich
4425 Nassau Ave NE

To recognize outstanding curb appeal, the Board added these awards beginning in 2019. There will still be a single 1st place award for the Holiday Decorating contest to be announced in the Spring Newsletter. The judges appreciate all homeowners' outstanding care, contributing to our HOA's alluring charm!

Vehicle Parking

Homeowners need to be respectful of other homeowner's properties. If you have several vehicles, you need to park in your own driveway and in front of your own house. We have received reports that homeowners can't put their garbage bins in front of their own residence because of other people's vehicles being parked in front of their home. Since there have been complaints about these and other issues we thought we'd share the information below:



Did you know the City of Tacoma has regulations for properly parking vehicles in residential areas and you could be ticketed for violating them? Parking in the City of Tacoma is controlled by Tacoma Municipal Code 8.23, 8.30, 11.05 and Revised Code of Washington 46.55 and 46.61.

You must:

- Park with the passenger side to the curb and the driver's side facing the street.
- Turn your wheels into the curb if parking downhill and away from the curb if parking uphill.

You may not park:

- In such a way that you are blocking sidewalks and/or planting strips.
- Your vehicle where it obstructs traffic or jeopardizes public safety.
- In the same spot for longer than 7 days.
- An unlicensed, inoperable, abandoned, disassembled or dilapidated vehicle on the street or your property.
- Any bus, trailer, semi-truck or other commercial vehicle on a residential street longer than one hour.
- Where you block access for emergency vehicles.

Call 253-591-5001 to report issues with vehicles on **private property**.

Parking issues on **public property** can be reported to the Abandoned Auto Hotline at 253-591-5926. For emergencies such as blocking or immediate life safety issues, call 911 or visit <https://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=38900&rqst=14> to complete an on-line form.

Parking/Planting Strips and Sidewalks

Maintenance of the parking strip (the strip of land between the sidewalk and the curb, which is also called a planting strip) and the sidewalk in front of your home are your responsibility. Please keep the sidewalks free of vegetation at ground and eye levels and your parking strip maintained. And as stated under "Vehicle Parking" above, vehicles may not be parked where they block either.

Homeowner Improvement Approval Process



The Architectural Control Committee (ACC) is occasionally asked questions about which homeowner projects require approval. In general, any significant project outside of your home requires ACC approval.

Prior approval is required to ensure the end product is in harmony with the surrounding neighborhood structures and topography. The ACC will assist homeowners in the interpretation of the Covenants, Conditions & Restrictions (CC&R's) to ensure consistent application of the various guidelines and standards.

Receiving ACC approval is fairly simple:

- Just fill out and submit the Homeowner Improvement Application found on our website at the ACC Guidelines/Application page. A diagram of your lot detailing where the fence, outbuilding, landscaping changes etc. are to be constructed will assist the ACC in their approval process.
- Once the application is received the ACC has a goal to respond within 48 hours. Any decision made by the ACC may be appealed to the Board of Directors.
- The ACC requests the homeowner to complete the project as expeditiously as possible to minimize the impact to their neighbors.

More detailed information can be found at our website (www.northshorehoa.com). Stay tuned for an improved Homeowner Project Application form that will be easier to use and submit by having interactive input boxes.

Garbage and Recycle Bins Must Not Be Visible from the Street

Garbage and recycle bins being stored where they are visible from the street continues to be an issue. Per our CC&R's, they must be screened from public view. Please store your bins appropriately.

Be Safe - Slow Down

We have noticed lots of cars speeding through the development, especially down Nassau, 47th and Country Club Drive. In Tacoma, the speed limit on residential streets is **25 mph** unless otherwise posted. Drivers are expected to know and obey the speed limit. Please keep our children, pets and pedestrians safe by obeying the speed limit.



Please Pick Up After Your Dog



Even though we put this in every newsletter, we continue to receive complaints about dog droppings in yards & islands and on sidewalks & parking strips. Please bring bags with you when walking your dog and clean up after them.

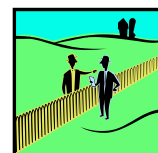
Pets play an important part in the livability of our neighborhood, but only if pet owners are considerate of others.

Fall is a Good Time to Aerate & Overseed Your Lawn

To keep your lawn healthy, aerating and overseeding your lawn in early fall and spring is recommended. Putting peat moss over bare spots after overseeding will encourage new growth.

Neighbor Problems?

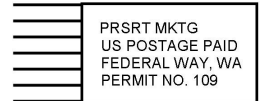
Before contacting the HOA, please discuss problems face to face with your neighbor first. Many satisfying, long-term resolutions occur between neighbors who communicate directly and respectfully with each other. If that fails, please email us with the property address and the potential CC&R violation. All reports are individually evaluated, and any neighbor/homeowner notifications are anonymous with sources protected. We do not address law enforcement issues.



**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 wish to welcome the following families into our community.

- Robert and Myla Colbert
- Gregory and Katrina Obata
- Michael and Stephanie Ebsenshade
- Yesenia Rosas and Cesar Rosas-Chavez



We welcome our new neighbors and encourage you to become involved in our Association. The CC&Rs and HOA map are downloadable at the Association's website NorthShoreHOA.com

Just a friendly reminder:

HOA Dues are \$180 per year and were due to be paid in July . If you have not yet made payment please send your check to:

North Shore Homeowners Association
P.O. Box 24090
Federal Way, WA 98093-1090

- Volunteering keeps dues low -