

Fall 2020 Newsletter



Newsletter Date: October 2020

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- Bill Swoveland
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- Alan Jackson
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Inside this issue:

- Curb Appeal Winners 2
- Landscape Guidelines 2
- Communicate with Us 3
- Welcome to the Neighborhood 4

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Nassau Avenue Fence Replacement


You may have noticed work began this month to replace the fence on Nassau Avenue. This fence is owned by the Homeowners Association and was in dire need of replacement since it had been in place since our development was created. Multiple bids were received for the work and the contract was awarded to Robles Landscaping who has begun replacing the old fence. The anticipated schedule for the project is two weeks barring poor weather conditions or any delays in the delivery of building supplies. We expect the new fence to look great and to last another 20-25 years.



Change to Homeowner Dues Due Date

Replacing the fence on Nassau Avenue was an expensive undertaking, and the HOA budget could not absorb the cost and remain comfortable in our ability to fulfill upcoming monthly obligations. For some time our annual homeowner dues have been scheduled for mid-year payment but to avoid a one-time assessment, the decision was made to move the payment due date to the beginning of the fiscal year. This will provide an earlier influx of the cash needed to keep the Association solvent, avoid the one-time assessment in 2020/21 and permit better management of our expenses throughout future years. Our dues will remain \$180 per year, but will now be due in January instead of July. **This is a permanent change.** Invoices for the 2021 dues will go out the end of December 2020.

Approval of 2020 Budget and Board Members

 Since the annual homeowners' meeting scheduled for March 23, 2020, was canceled due to COVID-19, and we have been unable to gather since, a Special Newsletter was sent out in August requesting that homeowners approve the FY-20 budget and Board Members by mail. We are happy to say we received enough replies for a quorum. The 2020 budget was passed and all current Board Members will remain in their positions. Thanks to all of you who took the time to send in your ballot.

Electronic Newsletters

In the Special Newsletter that was sent out in August, we also asked for the e-mails of those who would like to receive future newsletters via e-mail. Due to limited requests, we discovered it would be a time consuming and difficult process to keep e-mails updated and track who wants an e-mail newsletter vs a hard copy. We apologize to those of you who sent us your e-mail, but we will continue to send the newsletter via the postal service to all homeowners.

Thanks

I want to thank the Board of Directors and the ACC Board for the outstanding job they have all done this year. My position as president couldn't have been possible without all of you. I couldn't have asked for a better team. Many, many thanks,

Diane (NSHOA President)

Fifth Annual Curb Appeal Winners



Thanks to so many of you who are doing such a great job keeping up your homes and lawns. It made the decision for the curb appeal winners very difficult this year, but the judges were able to reach a decision. The first place winner won a 2021 dues waiver, the second place winner a \$75 gift card and the third place winner a \$50 gift card. A member of the Board and ACC hand delivered the prizes to each homeowner. And the winners were:

2020 Winners:

1st Place

Nick & Zoya Nicholyavich
4425 Nassau Ave NE

2nd Place

Heidi Calhoun
4805 34th Ave NE

3rd Place

Adam & Michelle Iwaszuk
3531 44th St NE

Honorable Mentions:

James and Katie Sherrard
3316 49th St NE

Thomas & Melanie McMakin
3530 46th St NE

Ken & Vernia Strickland
4421 36th Ave NE

Many thanks again to all of you who are making our neighborhood a more attractive place to live.

Holiday Decorating Contest

We are pleased to announce that the annual Holiday Decorating contest will be held again this year in December. A single 1st place award will be given to the winner which is a waiver of their FY2021 HOA dues. Other recognized homes will be included as Honorable Mention winners. Judging usually takes place during the third week of December. Please store decorations promptly at the conclusion of the holiday season



Pruning/Shaping of Trees

As a reminder, maintenance of the trees in the parking strip surrounding your home is your responsibility. We have noticed some of these trees, as well as some that are in front and side yards near the street, are not being pruned and shaped properly. This not only bad for the health of the trees, but it looks unsightly and makes it hazardous for oversized vehicles such as first responders, delivery vehicles, garbage/recycling and recreational vehicles to get past. Please take a look at your trees and prune/shape them, if necessary. The best time to do this is in late winter/early spring, while the tree is dormant and before the new growth appears.

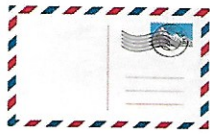
Landscape Maintenance Guidelines

The Covenants, Conditions and Restrictions (CC&Rs) and the corresponding Supplemental Guidelines obligate all members to maintain their yards and landscaping in a manner that represents a pride of ownership.

The adopted maintenance guidelines are designed to help clarify this obligation. The following are some of the items looked for by the ACC when doing their rounds:

- ◆ All lawns shall be mowed in a timely manner;
- ◆ All lawns shall be watered during dry conditions unless a water shortage is declared by the city of Tacoma;
- ◆ All invasive and noxious weeds, including clover, shall be eliminated from the property;
- ◆ All trees and shrubs shall be pruned along streets and sidewalks to allow their unobstructed use.

Communicate With Us



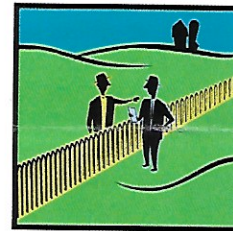
We get angry e-mails from homeowners because they receive a violation postcard for a temporary situation such as garbage cans being visible due to a construction project in the back yard preventing them from being stored properly, or a motorhome being parked in front of a residence because a homeowner has visitors.

We don't like sending the cards any more than you like to receive them, so please send us an e-mail at info@northshorehoa.com if you have a situation that would appear to be in violation of the CC&R's. Let us know the circumstances and how long the situation will last. We are happy to work with homeowners when there are extenuating circumstances and a reasonable request is made. Not only does this communication prevent you from receiving a violation notice, but we are able to let your neighbors know what is going on if they contact us with a concern.

Top Ten Rules for Being a Good Neighbor

This top-ten list was discovered on the Internet and we thought it was good information to pass along:

1. Don't make judgments about your neighbor.
2. Respect your neighbor.
3. Curb your dog.
4. Don't play your music too loudly.
5. Park in your own space.
6. Don't be a six-car family.
7. Clean up after yourself.
8. Take care of your property.
9. End outdoor activities by 10:00 p.m. on weekends and 9:00 p.m. on weeknights.
10. If there is a problem, talk about it with your neighbor. Direct conversation is more effective than sending a letter or asking the HOA/ACC to intervene.



Why Do I Need Preapproval for Work Being Done On My Own Property?



Homeowners agree to abide by the CC&R's when they purchase a home in our development, which require all architectural changes be approved by the ACC before any work is started. The biggest advantage to this requirement is the protection of the property value of your home. The value of your home is directly related to the condition, appearance and aesthetics of our community as a whole. By ensuring conformity and that homes are maintained, we are protecting the property values of all homes in the development.

**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.

- Terrence & Judine Brooks - 4701 35th Avenue NE
- Joseph & Sandrella Ongoco - 4506 Country Club Drive NE
- Jeremy & Amy Warner - 4616 Country Club Drive NE
- Aaron Cutts & Katelyn Crockett - 3309 49th Street NE



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:

As presented on page 1, the 2021 HOA Annual dues will be due in January.

The 2020 HOA Annual Dues of \$180 were due to be paid in July .

If you have not yet made your 2020 payment please send your check to:

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

- Volunteering keeps dues low -