

Spring 2020 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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Newsletter Date: February 2020

Annual HOA Meeting—Meet Your Neighbor

Monday, March 23, 2020

6:00 to 8:00 P.M.

Center at Norpoint - Room 101
4818 Nassau Ave NE, Tacoma,
WA 98422
253.404.3900

*** Elect your 2020-21 Board Members**

*** Committee Reports/Awards**

*** Approve your 2020-2021 Budget!**

*** Open Forum Discussion**

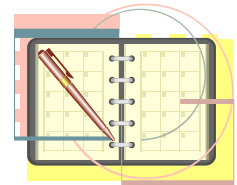
Annual Meeting Agenda

- I. Call to Order / Introductions
- II. Certification of Quorum
- III. Board of Directors' Annual Report
- IV. Committees Report/ Awards
- V. Appointment of Election Judges
- VI. Nomination of Write-In Candidates
- VII. Introduction of Candidates
- VIII. Voting & Collection of Ballots
- IX. Home Owner Forum
- X. Election Results

Note: Ballots for the election of the Board of Directors will be available at the meeting.

Please return your proxy ballot by March 18 if you are unable to attend the meeting.

Quorum avoids a second meeting in April.



Do You Have Your Outdoor Lights On At Night?



Outdoor lighting provides security, comfort and safety. While it is not a requirement of the ACC that outdoor lights be on at night, having a well-lit yard can keep robbers at bay and make it safe for you, your family and your guests to walk around your yard.

Burglars look for easy targets to hit for home invasions. It is not worth it for them to rob a well-lit home when there are other, darker properties where they won't be spotted as easily. Outdoor lighting also makes it easier for you to watch over your children and pets and discourages predatory animals like coyotes and raccoons, which are a problem in our neighborhood.

Holiday Decorating



2020 Winners

Bill & Katherine Contoravdis
3327 48th St NE
FY2020 Dues Waiver

As presented in the Fall newsletter, only a single 1st place award will be given for the Holiday Decorating contest. Other recognized homes are included as Honorable Mention winners.

Honorable Mentions:

Susan Hope & Matthew Young
3505 Nassau Place NE

Tim & Kim Sedlacek
3509 49th St NE

Phuoc Vuong
3417 49th St NE

Jeremie & Victoria Robben
3513 Nassau Place NE

The judges appreciate every homeowners' contribution to our HOA's festive charm!

Call-2-Haul, Free Removal of Unwanted Large & Medium-Sized Items



If you are a customer of Solid Waste Management, they make it easy to properly dispose of unwanted household items that are not part of regular curbside pickup by offering Call-2-Haul services. Residential customers can use Call-2-Haul twice a year for free curbside pickup, saving you a trip to the Tacoma Recovery and Transfer Center.

How to Use Call-2-Haul:

- Check whether your item(s) are accepted.
- You can have up to three large items (large rolls of carpet up to six feet in length and one foot diameter), furniture, power yard equipment (remove oil and/or gas and no riding lawn mowers), barbecues (no propane tanks), large household appliances (refrigerators, stoves, water heaters, washers, dryers, etc.) and recreation and exercise equipment (bikes, skis, treadmills, etc.).
- They do not take televisions, computers or monitors.
- And/or up to 15 boxes or bags of small items (small household appliances, lawn chairs, broken toys, strollers and clothing). Each box or bag must be light enough for one person to lift.

Call 253-573-2468 to schedule a pick up or make an appointment to drop off your items at the Tacoma Recovery & Transfer Center. For curbside pickup, please follow these [set-out guidelines](#):

- Set container out by 7 AM on your pickup day.
- Set container four feet from any obstructions such as other containers, vehicles, telephone poles, fences and buildings.
- The container must be placed on the front street where you normally place your garbage can.
- Container must weigh 250 pounds or less and the lid must sit flat on top. If you overfill your container, you will be charged an additional fee.
- Please contact Solid Waste Management if you need extra garbage picked up.
- Remove container(s) after the contents have been collected.

Report Coyote Sightings



Coyote sightings in the North Shore development have been on the increase since late last summer. Please report any sightings, to include the date, time, location and any other pertinent information to the City of Tacoma by calling 311 and selecting option #2 or on their website at: <https://www.cityoftacoma.org/cms/one.aspx?portalId=169&pageId=38900&rqst=105>

The website offers a link to upload any security/cell camera photos or video for documentation purposes.

Call 911 if you are in immediate danger or if a coyote attack happens when walking your pets.

Parking/Planting Strips and Sidewalks

This article was in our previous newsletter, but with spring coming we thought it was worth mentioning again. 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.

NorthShore Homeowners Association
 FY2019 Summary / FY2020 Budget
 as of December 31, 2019

	YTD Actual	FY19 Budget	FY20 Budget
Cash Flow Summary			
Beginning Balance (as of January 1)	\$ 22,833.77	\$ 22,834	\$ 22,104
Operating Income	\$ 43,009.77	\$ 41,370	\$ 41,370
Operating Expenses	\$ (39,714.41)	\$ (48,060)	\$ (47,810)
Project Expenses	\$ (3,825.00)	\$ (5,000)	\$ (5,000)
YTD Account Balance	\$ 22,104.13	\$ 10,944	\$ 10,864
Reserve Account Status			
Emergency Fund (\$10,000)	\$ 10,000.00	\$ 10,000	\$ 10,000
Operating Income			
Membership Dues	\$ 42,992.54	\$ 40,860	\$ 40,860
Interest Income	\$ 3.23	\$ 10	\$ 10
Other Income	\$ 14.00	\$ 500	\$ 500
Operating Expenses	\$ 39,714.41	\$ 48,060	\$ 47,610
Bank Service Charges	\$ 12.00	\$ 50	\$ 50
Checks, Deposit Slips & Ledgers	\$ -	\$ -	\$ -
NSF Checks	\$ 12.00	\$ -	\$ -
Other	\$ -	\$ 50	\$ 50
Community Involvement	\$ 513.20	\$ 1,500	\$ 1,500
Entertainment Committee	\$ 60.00	\$ 500	\$ 500
Welcome Committee	\$ 453.20	\$ 1,000	\$ 1,000
Community Maintenance	\$ 21,328.01	\$ 32,250	\$ 30,500
General Maintenance	\$ 156.00	\$ 250.00	\$ 1,000
Landscaping Maintenance	\$ 21,170.01	\$ 22,000.00	\$ 22,000
Landscaping Materials	\$ -	\$ 10,000.00	\$ 7,500
Office	\$ 1,837.91	\$ 1,500	\$ 1,500
Postage	\$ 115.25	\$ 500	\$ 500
Printing and Reproduction	\$ 1,616.56	\$ 600	\$ 600
Supplies	\$ 106.10	\$ 400	\$ 400
Miscellaneous	\$ -	\$ -	\$ -
Professional Fees	\$ 8,580.80	\$ 5,800	\$ 6,500
ACC Expenses	\$ -	\$ 1,000	\$ 500
Accounting Services	\$ -	\$ 500	\$ 500
Collection Services	\$ -	\$ 500	\$ 500
Legal Services	\$ 7,206.20	\$ 3,000	\$ 3,000
Management Services	\$ 135.90	\$ 500	\$ 500
Support Services	\$ 495.68	\$ -	\$ 500
Tax Preparation	\$ -	\$ -	\$ -
Website	\$ 743.02	\$ 300	\$ 1,000
Rent	\$ 888.00	\$ 850	\$ 550
Post Office Box	\$ 268.00	\$ 250	\$ 250
Storage Room	\$ 600.00	\$ 600	\$ 300
Taxes, Licensing, and Insurance	\$ 3,400.24	\$ 3,610	\$ 3,610
County Taxes	\$ 147.24	\$ 200	\$ 200
Licensing	\$ -	\$ 10	\$ 10
Liability Insurance	\$ 3,253.00	\$ 3,400	\$ 3,400
Utilities	\$ 3,176.25	\$ 2,500	\$ 3,400
Electric	\$ 770.72	\$ 1,000	\$ 800
Surface Water	\$ 356.27	\$ 500	\$ 400
Water	\$ 2,049.26	\$ 1,000	\$ 2,200
Project Expenses	\$ 3,825.00	\$ 5,000	\$ 5,000
Fence Repair	\$ -	\$ -	\$ 5,000
Monument Repair	\$ 3,825.00	\$ 5,000	\$ -

Delinquent Dues

Our yearly homeowner dues of \$180 per lot have not increased since 2005. They are due in July & are our only source of revenue for the HOA's ongoing maintenance and operating expenses. If dues are chronic delinquent, the assessed liens will prevent refinancing and sales of that property.

- | | | | |
|--|---------------------------|------------------------|----------------|
| Kaewett Nelson & Leslie Bautista Salinas | Jeremie & Victoria Robben | Eric and Suzanne Faker | Teresa Parly |
| Michael & Stephanie Esbenshade | Kevin D. & Mary Jo Heckt | Wayne & Kim Gordon | Jane O. Lee |
| Clinton & Lonnese Ronae Taylor | Clarence & Mary Sylva | Jason & Marlo Hirl | Chad Mace |
| Michael S. & Lori M. Rugani | Todd & Elizabeth Word | Thomas Kaapana | Michael Conn |
| Frederick J. & Shirley A. Gillis | John & Denise Jimenez | Dale & Janice Pool | Luis Ramirez |
| Mathew & Sarah Zuehlsdorff | Daniel & Joni Johnson | Invitation Homes | Chris Coralles |
| Michelle L. Coolidge-Recknagel | Greg & Trining Hawkins | Makasi Yamada | James Gasper |
| Charles & Juanita Jeffreys | Scott & Carrie D. Eklund | Ronald Molzahn | Kevin Funk |
| Kevin Shanl & Jennifer Oliver | Richard Scott Robinson | Youngjoo Koh | Bryan Bennett |
| Kenneth & Vernia Strickland | Rick & Arhonda Reyes | Bruce Bennett | |

**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.

- Sheldon and Mary Jane Garcia - 4413 Nassau Avenue NE
- Cornel & Natalia Cupceanu - 4101 Country Club Drive NE
- Mike & Pamela O'Neil - 4407 Country Club Drive NE
- Kenyacktie Hartshorn - 4702 35th Avenue NE
- Snezhana and Oleg Kamerzan = 4502 Country Club Drive 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

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

- Volunteering keeps dues low -