

## Welcome to the Neighborhood!!

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

- Auston & Audrey James
- Allen & Tina Jackson
- Marian Frederickson
- Jodie & Andrew Cottrill
- Austin & Michaelah McAnelly
- Matthew Lyon & Stephanie Reddaway
- Michael Roots
- Richard & Valerie Boyd
- Chris Coralles
- Wesley & Beverly Stock
- Mark & Theresa Liljenberg

- Weston & Stacy Henderson
- Kevin Funk
- Jason & Rane Clapp

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.



# Spring 2015 Newsletter



Volume 9, Issue 1

Newsletter Date: March 2015

### Board of Directors:

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

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## Annual Meeting—Meet Your Neighbor

**SAVE THE DATE!**  
**Wednesday, March 25th**

**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**

### Speakers:

- **Michael Davenport, City of Tacoma, Earthquake Preparedness**
- **Officer Brandon Showalter, Tacoma Police Department**



As much as we don't want to admit it, time rapidly moves on, unless you're a kid, in which case, time creeps. Looking back at 2014 just makes it clear why our families chose to live in Northshore – there is a real sense of community here – many opportunities for participating in community events and for serving as a volunteer.

The primary purpose of the meeting is to elect three (3) positions on the five-member Board of Directors. The Board of Directors is responsible for managing the affairs of the Association and enforcing the Association's rights as established in the CC&Rs, Articles of Incorporation, and bylaws.

The Association's bylaws require that a quorum (20% of the members) be present at the annual meeting, either in person or represented by proxy in order to transact business or hold the

election. That means at least 46 of our lot owners must be represented either in person or by proxy. If you will not be able to attend the annual meeting, please help by completing the enclosed proxy and assign your vote to a specific person who will be attending the meeting. Proxies must be returned to the Association before or at the meeting.

### WHY PARTICIPATE IN THE ANNUAL MEETING?

This annual meeting is held for the purpose of electing Directors and transacting such other business that may come before the meeting.

Therefore, your participation at the annual meeting is important. Attendance allows you the opportunity to meet and interact with the Association Board of Directors, discuss issues and policies of concern, and elect those individuals that will represent the Association for the upcoming year.

### CONTACT INFO

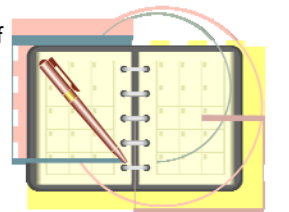
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253.943.5279 (fax)  
[info@northshorehoa.com](mailto:info@northshorehoa.com)  
[www.northshorehoa.com](http://www.northshorehoa.com)

## Annual Meeting Agenda

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

- XI. Homeowner Forum
- XII. 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 24 if you are unable to attend the meeting.**  
**We must reach a quor-**



### Holiday Decorating Contest



The results are in for the 2014 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**  
Marvin & Loretta Nugent  
\$180 for FY2015 Dues

**2nd Place**  
John & Rhonda Turner  
Restaurant Gift Card

**3rd Place**  
Mark & Theresa Liljenberg  
Lowes Gift Card

### Spring is Coming!

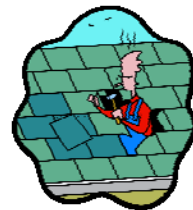
All exterior landscaping or structural improvements require review and approval by the ACC and Board of Directors. Exterior painting, additions, storage sheds, re-siding, roofs, and visible landscaping need approval prior to commencing work. This process ensures adherence to high standards of the development.

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  
Bruce Bennett  
Michelle Coolidge-Recknagel  
Sean & Sally O'Leary  
Mike Kennedy

Christopher Kaunitz  
Chad Mace  
Daniel Larson  
Lisa Alba



Edward Carr  
Frederic & Shirley Gillis  
Eric & Stephanie Smart  
Luis Ramirez  
Charles & Juanita Jeffreys  
Ranbir Kalirae

NorthShore Homeowners Association FY2014 Summary / FY2015 Budget As of 31 December 2014			
	FY14 Actual	FY14 Budget	FY15 Budget
<b>Cash Flow Summary</b>			
Beginning Balance (as of January 1)	\$25,025.39	\$25,025	\$30,662
Operating Income	\$49,728.18	\$41,370	\$41,370
Operating Expenses	(\$33,872.04)	(\$41,985)	(\$40,275)
Project Expenses	(\$10,219.14)	(\$17,000)	(\$17,000)
<b>Year End Account Balance</b>	<b>\$30,662.39</b>	<b>\$7,410</b>	<b>\$14,757</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>			
Membership Dues	\$46,591.23	\$40,860	\$40,860
Interest Income	\$4.28	\$10	\$10
Other Income	\$750.00	\$500	\$500
Mailbox Settlement	\$2,382.67	-	-
<b>Operating Expenses</b>	<b>\$33,872.04</b>	<b>\$41,985</b>	<b>\$40,275</b>
Bank Service Charges	\$3.00	\$50	\$50
Community Involvement	\$243.98	\$1,500	\$1,500
Community Maintenance	\$23,474.35	\$20,000	\$25,000
Office Supplies	\$478.25	\$1,800	\$1,800
Professional Fees	\$3,666.07	\$11,700	\$5,000
Rent	\$600.00	\$825	\$825
Taxes, Licensing, and Insurance	\$3,539.80	\$3,610	\$3,600
Utilities	\$1,866.59	\$2,500	\$2,500
<b>Project Expenses</b>	<b>\$10,219.14</b>	<b>\$17,000</b>	<b>\$17,000</b>
Street Number Painting	-	-	\$3,000
Fence Painting	-	\$9,000	\$9,000
Monument Repair	-	\$3,000	\$5,000
36th Avenue Landscaping	\$7,836.47	\$5,000	-
Mailbox Repair/Replacement	\$2,382.67	-	-