

MORGAN CREEK HOMEOWNERS' ASSOCIATION

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APRIL 2007

MCHOA 2nd Annual Earth Day/Spring Clean Event

Happy Spring to all Morgan Creek Homeowners!!! Join us **Saturday April 21st at 9am**. Please meet in front of the gazebo for a rundown on projects and to pick up supplies or materials.

The recent sunshine feels great and it's good to see landscaping and yards coming back to life again. Our Second Annual Earth Day/Spring Clean Event is just around the corner. The board is looking forward to another great turn out this year. Last year, we had about 20 adults and a number of teens and kids that turned out to help. We hope the even more families will take this opportunity to come out for a few hours and meet new neighbors. We will be tackling some not too difficult projects around the neighborhood. The board feels this is a really big help to the MCHOA budget as it saves us from having to pay contractors to come out and do these small projects.

Currently on the project list: apply moss kill to mailbox housings, spread fresh rock/gravel at the basketball court entrance and entrances to tract X, plant some flowers at the neighborhood entrance, apply slip-proof material to the steps leading to and from the nature trail (tract A). Kids can help too by picking up trash &/or sweeping the paved paths to the playground and basketball court.

These ideas have been suggested by homeowners and we would be happy to add any projects that seem doable for this time frame. Email MCHOA with your input and let us know if you are able to attend!

ALSO: by popular demand, a yard waste dumpster will again be on hand for Morgan Creek homeowner's convenience. The dumpster will be delivered on Thursday 4/19 and remain until Monday 4/23am. It will again be placed at the end of Kanasket Drive in front of the barricade. If you require assistance with a truck or trailer in order to move yard waste to this dump site, contact the board and we will try to help in these arrangements.

NOTES From the ANNUAL MCHOA MEETING

The board would like to thank the members of the MCHOA who turned out for our general HOA meeting on March 12. We had nearly ½ of the households in Morgan Creek represented at this meeting. It was the best turn out in years!

Guest Speakers

Several guest speakers were introduced; the Black Diamond police, fire department, our new neighbors from the Real Life Church and representatives from the Yarrowbay Group. All spoke about upcoming events and/or projects that will have substantial impact on Morgan Creek residents and the City of Black Diamond over the next several years. We will continue to monitor developing issues which

affect our neighborhood and appreciate everyone who has contacted the board with information regarding issues, public meeting dates and other pertinent information. Look for more information as it becomes available to us through these new contacts!

2006 Expenditures & 2007 Budget

The 2006 year end expenditures were briefly reviewed and the 2007 budget was presented. Both of these are posted on the website for viewing. Collection of homeowner dues went very well last year. Invoices will go out in June to households still owing second half of 2007 dues. We had a very busy and productive 2006. Several neglected issues around the neighborhood were addressed. This resulted in a fairly large and unanticipated expenditure for landscaping, maintenance and repair needs. Although these projects put us significantly over budget, the board feels that it addressed a number of homeowner concerns and we are now at a very good place with the overall upkeep and appearance of our neighborhood. We do not anticipate such heavy expenditures in these areas this year but will continue to address the needs of all homeowners and common areas in Morgan Creek as they become apparent. Please communicate any concerns or input that you may have in this regard via email to the board.

Replacing the Fence along Ravensdale-Black Diamond Road

The replacement of the fence along the Ravensdale-Black Diamond Road was a major point of discussion. Several homeowners asked if the MCHOA is responsible for the maintenance and/or replacement of this fence. The board referenced CC&R 2.1 and interprets this as indicating that MCHOA is indeed responsible for the maintenance of this easement.

Homeowners at the meeting expressed unanimously that the front fence represents Morgan Creek and benefits all homeowners and were in favor of a special assessment. Several homeowners expressed the opinion that perhaps if a special assessment is approved for this project then homeowner's that abut the fence line should be responsible for more of the cost because they benefit more by having the fence in their yard. The board references CC&Rs 7.5 and 7.8 which specify that only equal distribution of a special assessment among all lots in the subdivision may be passed.

Several homeowners questioned if we should consider proceeding sooner than 3-5 years with the fence replacement due to the escalating cost of future materials and labor. A motion was made that the board should solicit bids for the cost of replacing the fence now. This motion was seconded and approved by the majority of members present. The board will solicit bids for the fence over the next few months and hope to present this information at our next general meeting.

For more comments/concerns made regarding the fence please check the meeting minutes on the website.

Spring Clean Event

The Spring Clean/Earth Day event was discussed and a list of projects based on homeowner input has been put together by the board. It was suggested that homeowners include projects that address issues of CC&R compliance such as; removing personal property from sidewalks or HOA property (basketball hoops, toys, etc) as well as overhanging shrubs, bushes or trees that impede the sidewalks. Painting of sheds or other exterior buildings to match the house color was brought up.

Much discussion ensued about bringing in the dumpsters as we did last year for all Morgan Creek homeowners to utilize. The final indication was that the yard waste dumpster especially was well utilized and the board should try to make arrangements to have one brought in but reduce the cost if possible.

REMINDER:

Most exterior projects require board approval.
Please contact the board via email or mail your proposal to us for painting, new or replacement fencing, major front yard landscaping, re-roofing projects and building of any semi-permanent or permanent additions on your property. The board will attempt to respond to all requests for approval within 10 days.

Parking

Issues of proper RV and vehicle storage were also brought up during the meeting. A number of homeowners present expressed a desire to have the MCHOA more stringently enforce the CC&Rs in this regard. Though we were unable to discuss this issue at length during the meeting, the board would like all homeowner's to know that this is an issue of discussion at every one of our monthly board meetings. We have discussed various ways to deal with this issue and the implications of trying to strictly enforce CC&Rs which were written by the builder over 12 years ago.

Many previous boards have granted special allowances to various properties regarding variance in compliance to CC&Rs. Previous boards have not enforced compliance on this issue at all. However, it is a valid point by many of our neighbors that they *have* gone to the time and expense of properly storing their RVs and trailers on their property or have made arrangements to store these vehicles off-site. The term "selective enforcement" was used at the meeting and it was expressed that some did not care for the board to allow for variances or "preferential treatment" for some homeowners.

This board's stance has been to respond to issues and complaints by homeowners rather than to "police" the neighborhood. We have tried to be open to special requests and make reasonable decisions that keep the best interest of all Morgan Creek homeowners in mind as well as serving the individual needs of our neighbors when it seems appropriate.

As requested, the board will work over the next several weeks to draft a notice of non-compliance to homeowners, review individual lot files for prior board approval on issues and to deliver notices to homeowners regarding specific issues of non-compliance for which we have received a complaint. We ask that everyone be tolerant with this procedure and if a non-compliance letter is received to please communicate and work with the board. Again the board does not police the neighborhood but must act on complaints or notifications of non-compliance from homeowners.

Pets

Another major topic of discussion at our meeting was pets and related violations of the CC&Rs. We have had numerous complaints of dogs being allowed to wander unleashed many times unaccompanied by owners and regarding barking dogs at all hours.

The Black Diamond Police spoke regarding this topic and simply said they will need plenty of documentation (tape recorder at various times) before taking action or filing charges on the pet owner.

The ultimate result of an ongoing problem is for the MCHOA to request the permanent removal of a pet from the property. It is in the best interest of homeowner's who own pets to take responsibility for their animal(s) and make sure that they are in compliance with CC&R 3.6.6. The board will notify pet owners when a complaint has been received. We encourage all homeowner's with complaints to attempt to speak to the pet owner directly regarding the issue. All complaints filed with the board will be kept confidential unless legal action must be taken. We also suggest that ongoing or serious problems be reported to the Black Diamond PD and to KC Animal Control as well as the board.

We can only rely on pet owners to be good and responsible neighbors.

New Member Nominations

Finally, at the close of our meeting, the floor was open to new nominations for those who wished to serve as MCHOA Board members. Tina McGann was nominated, the motion seconded and approved by the members in attendance. We welcome Tina to the board as a Member-at-Large. Current serving members and officers have all agreed to stay on in their current capacities for the remainder of this 2007-2008 period. Both Lon Kiersey and Dick Whitney have plans to move out of the Black Diamond area in the coming months and so have resigned their positions as Member-At-Large. We appreciate the many years of residence and service that both have given to the MCHOA. You and your families will be missed!!

Current MCHOA Board

Jane Olson- President

Tzeitel Lorette-Secretary

Nicole Cagle-Treasurer

Chris Hopkins-Member-at-Large/Webmaster

Chris Webb-Member-at-Large

Mark Anderson-Member-at-Large

Tina McGann-Member-at-Large

Please check our website for posted minutes of all board meetings and general HOA meetings, budget info, links to other/community websites and lots of great information on upcoming neighborhood events. The minutes of our monthly board meetings are a good way to know what issues we are working on and what projects have been proposed. We appreciate having homeowner input at all times so.... **keep those emails coming!**

Happy Spring!