

Morgan Creek Homeowners' Association

P.O. Box 52 Black Diamond, WA 98010-0052
morgancreekhoa@hotmail.com or www.morgancreekhoa.com

December 2005

HAPPY HOLIDAYS

The board has been working hard collecting dues, gathering landscaping bids, and discussing how to keep our neighborhood desirable. We hope you'll join us at the Annual Meeting scheduled for Tuesday January 24, 2006 at 7:00pm at the Black Diamond Community Center. There are many issues that need to be discussed to make our community better. Please mark your calendar.

<p>ANNUAL MEETING JANUARY 24, 2006 at 7:00pm at the Black Diamond Community Center. Mark your calendar.</p>

Website

Morgancreekhoa.com is our official website address. Thanks to Chris Hopkins for designing the great looking website. Morgan Creeks CC&R's are now located online. Board meeting minutes, the latest treasurer's report & upcoming events will be posted to the site. We hope this tool will make it easier for residents to contact the board and know what's going on.

Homeowner Dues

A BIG thanks to all homeowners who made payment or were able to prove past payment. We appreciate your patience & understanding while we clean up our books. We have nearly collected all outstanding dues from 2003-2005 and look forward to closing the books for 2003-2004. Our next big task is to put together a 2006 budget proposal for presentation at the January homeowner's meeting. Please plan to attend so

that your opinion can be heard and some very important neighborhood decisions can be made!

Final notices have been sent to households still in arrears of dues from 2003-2005. Per the CC&Rs, it is the boards prerogative to apply fines, penalties and interest on past due accounts and to enforce payment by placing liens on properties who are delinquent in payment of annual homeowners dues. Please contact us via e-mail or the above address, if we can assist you in clearing up your Morgan Creek Homeowners Account. It is imperative that we know your status before 12/31/2005.

In 2006 new invoices will be sent out to all residents. For your convenience payment will be collected at the annual meeting.

Exterior Changes

Exterior changes to a home were discussed in detail at our last meeting. We have developed a protocol for dealing with these homeowner requests to modify the exterior of their property. Many homes were painted over the last two years without board approval and there have been complaints regarding some of the colors. Some disputes between neighbors have arisen due to construction of exterior structures (sheds, fences, decks, patio covers, etc...) This board VOTED and APPROVED the following: Any exterior change that needs board approval (reference CC&R 3.15, etc.) MUST be submitted to the board and a reasonable amount of time given for the board to consider the request. Three board members must meet with the homeowner(s) to view the plans, a building permit (if necessary) must be obtained from the City of Black Diamond and a form stating board approval obtained. A lien of up to \$5000 will be

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levied against any lot that does not comply with getting board approval.

Exterior paint color must be approved, even if the color is already established in the neighborhood.

Timely response from the board will be given to all requests presented to the board via e-mail or regular postal service.

Cars, Boats, & RV's

There are still a number of boats, campers, RV's, and vehicles parked on our neighborhood streets. Safety issues abound in regards to this-children and pets entering the street from in-between or around parked vehicles cannot be seen until they are directly in the path of oncoming traffic. Household security issues also arise-thieves; prowlers and arsonists consider neighborhoods with "cluttered" driveways and sidewalks to be "easy pickings." And of course, all of us want to protect our investment in our homes by having the neighborhood appear clean, well cared for and the most desirable of places to live.

Please be courteous and neighborly by properly storing all cars, RVs and trailers according to CC&R 3.6.4. It is a violation of the covenants of this neighborhood to park vehicles (EVEN CARS) on the street. It is a further violation to park RVs, boats, utility trailers, etc... within sight of the street. Vehicles of this nature may be stored on the homeowner's property, provided that the vehicle is behind a fence and/or out of sight of passersby (on the street) and of neighbors (windows, doors...).

Letters of notice are going to homeowners currently in violation of these CC&Rs and there

will be a grace period of approximately one month for homeowners to comply. After this

time period, fines and/or liens will be levied against those properties still in violation.

Individual circumstances must be taken into consideration in all issues having to do with personal property of homeowners and payment of dues. The board would like the opportunity to work with any of our neighbors who may have difficulty in complying with the current requirements of the MCHOA CC&Rs. Our purpose is not to pose hardships for any of the residents here, but to help make Morgan Creek the best neighborhood in Black Diamond and all of the surrounding areas for us to raise our families and live better lives. Please contact us with any questions, concerns and/or suggestions that may come about.

We wish you all a joyous holiday season and all the best as we head into 2006!!!