

Morgan Creek Homeowners' Association

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February 2006

Annual Meeting

Thank you to all who attended. The board was impressed with how many neighbors want to be involved in our great neighborhood. For those who were unable to attend the presentation, 2005 expense report and 2006 budget are located on the HOA website. The agenda for the annual meeting topics were landscaping, parking, exterior changes, & possible future projects.

LIENS will be place on lots with outstanding HOA dues from 2003-2005. Please email the board immediately to avoid a lien.

LANDSCAPING

This has been a top priority for the board. Jane, VP, has spent countless hours working with our current landscaper, obtaining new bids and the City of Black Diamond. At the annual meeting we addressed areas of concern & possible future projects such as removing the bridge on tract G and removing damaged trail signs on tract A. There was an overwhelming response of volunteers to remove the bridge. Thank you!!!

Also at the meeting homeowners voiced their concern of not knowing what the landscapers are responsible for. Therefore, on the website, there will be a summary of the current contract with the landscaper. If you feel an area is neglected or needs more attention the board wants to hear from you. We need homeowners help.

Several matters have been brought to the board's attention. First, the trash can in the play park has been over filled with household garbage. The trash cans in the common areas are not intended for personal homeowner use but for misc. litter while passing thru or picnicking. If the misuse

continues the board will consider removing the trash cans altogether. Secondly, dirt bikes have been seen in the play park & sport court areas. They have scattered the bark, gravel, torn up the open areas, and spilled the garbage cans. This is unacceptable behavior and possibly dangerous to small children. Parents please remind your young people that this is improper use of the common grounds in the neighborhood.

**Morgan Creek Work Party
Earth Day, April 22nd**

EXTERIOR CHANGES

Spring and summer will be here before we know it. Please remember any exterior change needs board approval (unless painting the same color). Please email your request & the board will respond within 7 days. The board has agreed on a procedure for handling these request and the homeowner will be given a form with board approval to proceed.

www.morgancreekhoa.com
Check out the website for all the new postings.
**Kudos to Chris Hopkins. This is a great
"bulletin board" to know what the HOA
Board is working on & what's happening in
Morgan Creek.**

PARKING

At the annual meeting, and at every monthly board meeting, parking is always an issue. Thank you to all who have heeded previous request to comply with "parking" issues. We have, for the most part, seen compliance in getting RV's and trailers, etc properly stored off of our streets & driveways. There has also been

a significant reduction in the number of extra passenger vehicles parked on the streets. Parking is by far the issue which we receive the most complaints about. Please help relieve the concern of many in this neighborhood by properly parking and storing ALL vehicles. The board would like to recognize the many homeowners who have made the extra effort to properly store their vehicles & recreational vehicles/trailers in their garage or side yard (according to the CC&R) or have incurred added expense to store them at another location. Your neighbors appreciate it too.

Friendly reminder flyers will be placed on vehicles being parked on the streets over the next couple of weeks that are in violation of the CC&R's.

With spring and summer approaching the board wants to ask all homeowners to please think in advance of the active season ahead and make proper storage arrangements of RV's, campers, trailers, and boats (CC&R's can be viewed on our website).

**“CLASSIFIED”INFO- if you want to advertise your business or an item for sale on the HOA website, please email the board for more details.
It would be great to support our neighbors!**

FUTURE PROJECTS

With our neighborhood reaching 10 years old, the board at the annual meeting asked to hear from homeowners what projects & updates they would like to see done. We heard an outstanding & overwhelming response in favor of neighborhood events. Also, as previously mentioned many volunteered at the meeting to work on removing the bridge on Tract G. Other suggestions with a positive reaction were fixing & staining the fence (HOA property) along Ravensdale Road (tract Y) & removing the damaged trail signs around the neighborhood. There were some other great ideas on the

suggestion sheets. If you were unable to attend we would love to hear your ideas too. Just email the board. The board will keep you updated by email and on the website of what projects it decides to take on.

E-MAIL???

If you do not receive this newsletter by email then the HOA board does NOT have your current email. If you would like updates & upcoming information from the board please email us at morgancreekhoa@hotmail.com

Pet Clean-up

There also have been a number of observations made to the board about pets being walked and going “potty” but not being cleaned up after. Please be considerate and neighborly by picking up after your pet so your neighbor doesn't have to deal with the unwanted “gifts.”

Contacting the Board

The board loves to hear from homeowners regarding issues of concern and want to address them in a timely manner. Please use the MCHOA email or PO Box to communicate to the entire board. Please respect the privacy and schedules of the board members by *not* contacting them at home. We are all busy with work and families and dedicating a significant amount of time to the MCHOA. If you would like to be contacted directly please email the board and provide a phone number & a good time to call your home.

Finally, it's important to remember we are your board. We are here to help preserve the integrity of our neighborhood by keeping it a safe, attractive and welcoming place to raise our families. This means enforcing the CC&R's which we all agreed to when buying our homes.