

Morgan Creek Homeowner's Association - Newsletter
November 21, 2007

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Hopefully the New Year finds you all well. As we get this year underway we have a lot of business to discuss.....

First and foremost on everyone's mind is probably the issue of homeowner dues. We've had a lot of questions regarding how we handle late payments and two-part payments. The board would like to apologize for any confusion caused by wording in the latest statements for 2008 homeowner's dues regarding the charging of late fees/interest.

Homeowner's Dues Payment Policy

Homeowner dues/assessments are payable by February 10th every year. All homeowners have the option to pay their dues in full or to split dues in half and pay the first installment of dues by February 10th and the second installment of dues by July 10th. As long as a payment is received in February for at least ½ of the outstanding dues, no fees, penalties or interest will be assessed on the remaining balance due. This balance is not considered past due until after July 10th, at which point fees and penalties would be applied if the final balance were unpaid. If no payment at all is received in February, then fees and penalties are applied.

Happily, we continue to have great cooperation from Morgan Creek residents in paying the assessed dues and have collected almost 100% of dues owed for 2008. The board appreciates your concerns and questions and we look forward to working with residents to resolve any issues. Please feel free to contact us any time you have questions or if there is a need to discuss alternative payment arrangements.

The annual "General Morgan Creek HOA Meeting" is scheduled for March 5, 2008 at 7pm

Please join us at the Black Diamond Community Center on this evening. We have a number of new homeowners in Morgan Creek and we look forward to meeting and getting input from them as well as answering questions about what's happening in our community.

Also on the agenda will be introduction and ratification of new Board Members and officers. The board will present and discuss the 2008 Approved Budget. Tom Norling and Richard Johnson have already been hard at work reviewing and evaluating our current landscaping contract with Maple Valley Lawn as well as going out to bid with other contractors. If you have items or issues you would like to have placed on the agenda for the March 5th meeting, please email the board at morgancreekhoa@hotmail.com and we will see that your suggestion is given a spot on the agenda.

Development in Black Diamond

There is much interest, among the residents of Morgan Creek, in the plans for the Lawson Hills and The Villages Master Planned Developments. The Yarrow Bay Group, developers of these projects, are holding a number of informal and informative events for the public in order to have open dialog and communication regarding these plans. For the latest information and status, timeline information, etc... you can attend one of these open houses or meetings. Watch your mailbox or postings around town for notice of dates and times. The next public meeting is planned for February 20th at 7pm at BD Elem. School. This one is being sponsored by the city of BD and they will be providing information on the environmental review process and the intended areas of review for this study.

Missing Cat?

FOUND in MORGAN CREEK on 1/26/08

Female cat, less than 1 year old. She is housebroken, very happy, giggles when you pet her. She is a brown colored Brindle and Tabby mix, weighs about 4 pounds.

Call Susan or Gary at 360-886-2912

Morgan Creek Babysitters

We have room on our website to post the names of Teens who are qualified and wanting to do some babysitting in the neighborhood. We have a couple of names already, but it would be great if all the eligible babysitters could post (at least) a first name and phone number on the Morgan Creek website. Have your parents e-mail the board and we'll get your information posted.

A few reminders

The board has been asked to post the following notice: could those neighbors with children who are waiting for the school bus in the mornings, please discuss respect and consideration for other neighbors property. Point out to children that they should not be in neighbors yards uninvited or playing around or touching other peoples personal property without permission (i.e. Cars, bikes, etc...).

Please remember the speed limit in our neighborhood is 25 MPH. Keep our kids safe and watch your speed!

Please continue to e-mail the board with any concerns, suggestions or notifications of "happenings" in the neighborhood. Check the website regularly for updates on MCHOA activities and community goings-on as well!

<http://www.morgancreekhoa.com/>