

Morgan Creek Homeowners' Association

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JULY 2006

Neighborhood BBQ - JULY 15

It's time to start the grill.... the HOA will host a BBQ at tract K (park with play equipment) on Saturday, July 15th between 4-7 pm. Hamburgers, hotdogs, and dessert will be provided by the HOA. Please bring a side dish to share with everyone & BYO Beverage.

The board has listened to what neighbors said at the annual meeting....more neighborhood events. Please join us!!!! If you are able to attend please email by July 10th so we can account for how much food to buy. This is another great opportunity to meet people from all around the neighborhood. See you there.

2006 Assessments

The second 1/2 of 2006 assessments are now due if full payment was not made in January. Invoices have been mailed to homeowners still owing. Please mail payments to the P.O. address above.

Mark your calendars....

BBQ - JULY 15

General HOA MTG - OCT 2

Increase in 2007 Assessments

In our June board meeting the members discussed the issue of increasing costs for services being paid for by the HOA. Dues have not been increased since the inception of the neighborhood although costs have risen every year. The maximum increase allowed without a vote of the total membership (by board approval-according to the CC&R's), is 12%. By a unanimous vote of the MCHOA Board, dues for 2007 will increase to \$134.40 annually. Next years invoice will reflect this change.

EMAIL NOTICES

Within the last 2 months the HOA has notified homeowners regarding an attempted burglary & bear alert. If you did not receive these emails then the board does NOT have your email address. Please email us at morgancreekhoa@hotmail.com if you would like to be added to the neighborhood email list. It's the quickest way to get information to you.

Garage Sale

**Thanks to everyone who participated.
Hope everyone had a successful sale.**

BEAR sightings

Bears have been seen by several homeowners in the neighborhood. This could become a serious problem. We do not want to encourage the bears to hang around in Morgan Creek. So please secure all trash cans & set trash out Wednesday morning. Also when using the nature trails make plenty of noise! Please take the necessary precautions to protect your children & pets. If you see a bear please contact the Department of Fish & Wildlife (1-800-477-6224). They will not remove a bear unless there is evidence of a safety issue. That's why it's important to know how often the bears are visiting. You can also contact the BDPD and the board would like to stay informed. We appreciate all homeowner's help in these matters. *Hopefully this is only temporary inconvenience!*

Painting your house?-Thank you, to all homeowners, who went through the painless steps of approval from the board. The houses look great!!!! Please email the board if you need approval on exterior changes such as house paint color, fencing, sheds & tree removal (Section 3.15, 3.6.14, & others).

THE SPEED LIMIT IN MORGAN CREEK IS 25 MPH.

Summer Parking Please be courteous to your neighbors by not storing or parking RVs, boats, trailers, and campers on the street or in driveways. It is a violation of the neighborhood CC&Rs. Make prior arrangements to have such vehicles parked or stored off site. There are several very nice, newer storage facilities nearby and a number of homeowners have gone to the expense of securing storage sites for summer and winter “toys” or RVs at these sites in order to be in accordance with CC&Rs (CC&R 3.6.4). We understand summer prep time is needed. Please keep it to a minimum. If the board receives a complaint a letter will be sent.

Remember that vehicles parked on the street are EXTREMELY dangerous to young children and pets that tend to play in and around them, popping into view of drivers too late to stop safely for them!

Kids Play Group

With the weather getting nice and school out we hope more kids will join the play group. We meet at the park with the slide (tract K) at 10am every Wednesday. We'll see you there. All ages are welcome.

Solicitors

As many of you received the email from the HOA alerting everyone of an attempted burglary on Palmer Place. The person may have previously attempted to disguise himself as a solicitor. Soliciting is illegal in Black Diamond without a permit. Please do not hesitate to ask a solicitor for their permit. Morgan Creek HOA has no authority to stop solicitors from canvassing our neighborhood. Homeowners may post “no soliciting” signs on their property. If you witness suspicious activity or persons loitering in the neighborhood, PLEASE contact the BDPD (see link on website for phone numbers and email address). If we all are watchful of each others homes we can keep our neighborhood safe. Please contact the board if any other important incidents happen so we can notify homeowners.

Neighborhood Pets- there have been a number of complaints to the board regarding pets! Dogs must be leashed & supervised when walked around the neighborhood. Dogs **MAY NOT** be left to wander around the neighborhood. Complaints of animals that consistently make noise after quiet hours will be referred to the BDPD as this is a violation of city ordinances. Also the courteous thing to do is to pick up after your pets “duty.” Your neighbors will appreciate it. Cats and other pets should be kept in control otherwise backyard wildlife will suffer the consequences (CC&R 3.6.6).

Board Message

The board will be hosting a general HOA meeting for ALL homeowners to attend on OCTOBER 2nd at BDCC at 7pm. Please plan on being present. Several big issues are going to be discussed and possible projects to tackle the winter of 2007. Hope to see you there.

PLEASE! PLEASE! PLEASE!

Let's all be very aware of our speed when driving through the neighborhood. There have been a number of tragic accidents in the Maple Valley and Black Diamond involving small children recently. Let's not add our neighborhood to that list. Help keep our kids safe and remember that the speed limit is 25 mph.

The summer months bring out the best in Morgan Creek homes!!!

Is this a beautiful neighborhood or what?!!!! The landscaping of most of the yards is coming to life and the lawns are perking up. So many homeowners are obviously working hard to keep their yards looking great. All homeowner's should appreciate and be making an effort to keep up the exterior of their homes and yards. With so many homes for sale in our neighborhood, we want to put our best foot forward for potential new neighbors. This will ensure that we remain a desirable neighborhood to purchase a family home in and that our property values continue to increase! Thank you to all homeowners for making this such a nice place to come home to every day (please see CC&Rs-3.6.2).

The board likes to hear feed back on how we are doing & any suggestion you have for the betterment of our neighborhood. We have a dedicated and hard working association board trying to do our best for the neighborhood!!!