

MORGAN CREEK HOMEOWNERS' ASSOCIATION
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JUNE 2007

Dear Morgan Creek Homeowners,

I apologize in advance for the length of this newsletter. It has already been a very busy summer with lots going on and a lot to report to you about! There are a number of very important issues addressed in this newsletter. I encourage everyone to read through the entire thing over the next couple of days. The board also encourages feedback from residents at all times regarding any issues. Please feel free to contact us with your thoughts about any issues affecting you and your property or with any questions or concerns that you may have.

Wishing all of Morgan Creek a very Happy (and safe) 4th of July and a sunny, relaxing and enjoyable summer!

Thank you,
Jane Olson, President-MCHOA Board

So.....where to start?

<p><u>KEYS FOUND</u> in Cumberland Place last week have been turned in to the Board and remain unclaimed-they are a set of 4-5 keys with a Nissan key and electronic fob. There is also a memento attached from the "SAFECO FIELD Inaugural Game"-if these are your keys or you know whom they belong to, please email the MCHOA or call 206-755-3075.</p>
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With the 4th of July holiday coming up next week, the Board has been asked to remind residents to be very considerate of neighbors and other peoples property while celebrating! Fireworks are illegal within the city limits of Black Diamond. If you will be celebrating with fireworks, please keep in mind that the noise from the fireworks will disturb sleeping neighbors and, many times, upset pets. Since the holiday falls on a weekday, many people will need to be up and at work the next morning so ending fireworks use at a reasonable time will be most considerate. Please also consider that **emergency response vehicles** may still have to deal with **delayed access** to our neighborhood because of the road closure out front. Limiting fireworks use during hot, dry weather when fire might be a concern will be the prudent thing to do for Morgan Creek residents. It is expected that all residents be responsible for picking up the litter and debris from any fireworks display or other celebration.

Here's wishing everyone a "SAFE AND SANE" 4th of July!!!

HOMES FOR SALE-

As we are all aware, there have been a number of homes in Morgan Creek for Sale for the past 4-5 weeks. Several of these homes have already sold, and the market is still slow. This is no surprise because this neighborhood looks fabulous! Yards are well kept and people are really doing a great job of maintaining their homes. We have been told time after time that Morgan Creek is one of the most desirable and sought after neighborhoods in this area. The board is very aware that keeping up home values in Morgan Creek is a top priority for all HOA members. We have responded to this issue in a number of ways and ask that all Morgan Creek residents do their part to comply with the CC&Rs and therefore put forth the best possible image to potential buyers and agents and to new homeowners.

In April, the board asked our landscape company, Maple Valley Lawn, to increase their services to an appropriate level so that the common areas of the neighborhood appear manicured and well maintained at all times. Weather permitting; they have complied with our request to the best of their ability. We feel that MVL has done an excellent job in helping to make Morgan Creek look and feel like the welcoming, clean neighborhood we all want it to be.

The board has informed a number of homeowners in the neighborhood about notices and complaints received with regards to non-compliance with the CC&Rs. These notices deal mostly with RV, trailer and extra or commercial vehicle parking and also with animal and pet violations. Several homeowners have readily complied with our request to remove vehicles and RVs or properly store them. Others have requested temporary leeway due to extenuating circumstances. These requests will be considered on an individual basis by the board (read further for more info.).

Being aware of these issues and having all properties be in compliance with CC&Rs makes a big statement to homeowners, buyers and agents and also to incoming new homeowners who have the immediate impression that the CC&Rs are enforced and all homeowners are expected to comply.

**Thank you to everyone for making Morgan Creek in Black Diamond
a great neighborhood!!**

Neighborhood Common Areas and LANDSCAPING-

We would like to again thank Maple Valley Lawn for their efforts in maintaining the Morgan Creek Common areas. This was an “awkward” spring, weather-wise, and presented some challenges for them when it came to certain repairs (front entrance retaining walls), application of weed control agents and cutting back of growth in certain areas. Timing is everything when it comes to some of these tasks!! They are now on top of it and doing a great job of maintenance.

On behalf of the crews from MVL and the Board, we would like to apologize to the homeowners along tract X who had requested that their property not be sprayed with herbicide and that the blackberries not be cut on during the clean up of the trail. In the end, the crews failed to recognize which properties those were and so ended up mistakenly working in some of these areas. Homeowners who individually posted their property with “do not touch” signs had a very good idea. If there is a way that the board can assist and do a better job with this issue next time, please let us know your ideas!

Also, with the assistance of one of our residents, some threatening trees have been removed from HOA property. A large maple that had been overhanging the nature trail at the south end of the property (behind the gazebo) was taken down. Two tall and diseased fir trees that stood in the

middle of the Kanasket Drive entrance to the tract X walking trail were also dropped and removed.

We appreciate notice of any issues or problems regarding the landscapers or the common areas around the neighborhood. Please contact us with any questions, concerns or ideas that you have.

****THIS IS YOUR NEIGHBORHOOD****

ROAD CLOSURE-

There have been a number of emails to and from homeowners over the past two weeks regarding issues surrounding the closure of the Ravensdale-Black Diamond Rd. for the culvert replacement project.

These communications have resulted in the development of some very good contacts and information for Morgan Creek residents and the Board. At issue most especially has been the railroad crossing just after the detour route sign coming from Ravensdale. This crossing has been before and will continue to be an issue even after the road is re-opened. We had hoped to have King County take care of the potholes and the poor condition of the road at that crossing prior to the closure, only to find out that this is “not in their job description”. Apparently BNSF Railroad is responsible for these crossings in rural areas. The county reported that they have asked BNSF RR repeatedly over the past year to take care of that crossing in anticipation of the road closure. They had little to no response from the RR Company. At least one of our residents was able to contact the Ombudsman for our area and he forwarded our concern and emails on to a higher county authority who will be petitioning to have BNSF RR allow the county to maintain this and similar crossings in the county as they are not doing a good job of following the dictates of the Utilities and Transportation Commission. If you would like to view some of the communications regarding this issue, please contact MCHOA and we will be happy to forward copies to any resident.

Eventually, BNSF RR was persuaded to do a very minor repair to the pavement at this crossing and they report that they have plans to “take care of this area” in late July or August. An email has been sent to the head of Road Services Div., in the name of all 129 residences in Morgan Creek that this is not a sufficient response by Burlington Northern Santa Fe Railroad Company.

The construction crew and the county were very cooperative and responded quickly to our request that additional signs be posted at the entrance to the development that there is “NO OUTLET”. This has helped diminish the flow of traffic into the neighborhood looking for faster access to 169 (after they ignored the detour warnings along the way)!

For future reference, the following contact information can be saved and utilized:

Barbara de Michele-Community Relations Planner, King County DOT
Barbara.demichele@metrokc.gov or 206-263-3792

King County Dept. of Transportation (DOT)
201 So. Jackson St., KSC-TR-0824
Seattle, WA 98104-3856

David Spohr-Ombudsman for the Black Diamond area in King County
David.spohr@metrokc.gov

Linda Dougherty-Head of Road Services Div., King County
Linda.Dougherty@metrokc.gov

If you missed our earlier email to homeowners (last week), we were informed that the construction out front was well ahead of schedule after only 4 days of work. It seems that they have achieved a good pace and crews have been able to put in a lot of hours this week as well. If they are still on pace and ahead of schedule, the project manager had anticipated being able to wrap the entire project up and fully re-open the road by the 4th of July!!!

Let's all cross our fingers.....

NEIGHBORHOOD SPRING CLEAN and GARAGE SALE-

Our neighborhood Spring Clean event was held in April. Thank you to everyone who turned out to help with some small projects around the neighborhood. The mailbox housings were treated with a moss killer to improve their looks. The stairs leading to the nature trail along our southern boundary had some anti-slip materials applied to them at both entrances to that tract-they look great and are much safer. And some gravel was placed near the tract X trail entrance on Kanasket Drive. It really helps to have these projects done by homeowners and saves the HOA money! Thank you again to those who participating.

Our neighborhood Garage Sale was held at the beginning of this month and was planned to take place before school got out and people got ready to start their summer. We hope that everyone who participated had a successful sale!

If there are residents out there who would like to help in coordinating future garage sales or other neighborhood events, we would love to know who you are and how to contact you. Any assistance the board can get is always greatly appreciated.

ANOTHER WORK PARTY IS PLANNED-

Although much was accomplished at our April Spring Clean event, there are still a couple of projects that the board would like to finish this summer. We are planning another work party in July.

Saturday July 21st from 9am to noon we will tackle the following projects:

*Fresh paint on all mailbox housings *move and fill in the gravel at the Kanasket entrance to tract X * place gravel to fill in entrances to the nature trail at both ends and *repair of the recently placed (and already damaged) anti-slip material on some of the steps at the nature trail entrances.

More participants means less work for everybody. Please become involved in the maintenance of your neighborhood. It's a great way to meet some of the other residents too!

BOARD MEMBERS have been busy addressing some additional issues around the neighborhood...

New signs indicating park hours (8am-8pm) have been posted at the sport court and play park in response to notice from bordering homes that there was sometimes activity at the parks very late into the night. Please work with children and teens to respect quiet time.

The board has addressed a number of requests for exterior modifications, fencing, paint, etc. Thank you to all homeowners for recognizing the requirements of the CC&Rs and complying.

We are working on setting up our next general HOA meeting at the BD Community Center. Our turn out at the last meeting, earlier this year, was really great! We hope to repeat this attendance at a fall homeowners meeting (mid to late Sept.). A number of topics will be on the agenda for

follow-up or to be newly addressed. ***We will once again be soliciting for new board members as we have lost several this summer that have moved out of the area!!***

As requested at our last general meeting, the board has been pursuing additional information and bids on the eventual replacement of the fence along Ravensdale-Black Diamond Road. We will revisit this topic at the upcoming meeting and provide further input. (Please see additional information below).

An item that may be of priority for MCHOA, is the issue of the incomplete fencing around the retention ponds on HOA property. Both the City of BD and our liability insurer have raised this issue with the board. We will place this item on the general HOA meeting agenda. In the meantime, the board would like to hear from residents about your feelings on this issue. The retention ponds are up to 8 feet deep in spots and pose an obvious threat to small children and household pets. It is typical for builders to fully enclose these areas with appropriate fencing and therefore reduce the liability of the HOA or property owner and the risk to residents. Please let us know your thoughts. We are in the process of obtaining pricing and bids utilizing various types of fencing material.

The HOA Board received a number of complaints this winter about a drainage issue that was causing an icy and dangerous build up of water running across the entrance to the play park at Cumberland Way. Thru conversations with residents, the head of the maintenance department for the City of BD, and a review of property files and maps it was determined that a French drain system had been installed on an HOA easement for the entrance path to the park shortly after completion of this areas homes. This drain system was intended to handle all of the drainage from the properties directly above that point. It is proving to be insufficient for the amount of water draining down from so many properties especially since there was and is no way to tie it into the city's drainage system which is buried under the street and cannot be accessed without considerable time, equipment and destruction of the sidewalk and street.

With the permission of the homeowner whose property borders this easement, we asked our landscapers to investigate the extent of the problem and advise us if there was anything that could be done. They have excavated an area near the sidewalk to tie in some draining waters that were not accessing the French drain and they have lowered the trench in that area and filled it with a deep bed of gravel. The hope is that this will encourage water flowing to that point to drain deeper into the ground instead of overflowing where it meets the sidewalk. We will monitor this area as we get sufficient rain to test its capacity and see how it does.

Our website is being maintained and monitored. Webmaster Chris Hopkins is keeping all posting as up to date as possible. Remember that we have a "bulletin board" for ads for goods and services. Let us know if you would like to post something.... It's FREE!!!

THE FENCE along Ravensdale-BD Road-

While the members of the MCHOA consider the issue of replacing this fence, it is in the best interest of all households that we do what we can to maintain the current structure. The professionals who have evaluated the fence advise us that it is in very sound shape at present. However, allowing debris, woodpiles, and plant material such as weeds, tree limbs, climbing vines, etc...to accumulate and rest on or against the fence will diminish it's strength and cause "weak spots" in the structure. These areas are the most vulnerable to being blown over or apart in a windstorm.

We ask that homeowners along the fence line evaluate their yard for these conditions and remove items that are piled along the fence and cut back landscaping so that it does not impact the fence. The landscapers will be maintaining the street side of the fence line per the above parameters. Homeowner's along the fence line should refrain from tossing debris over the fence and please retrieve toys and other items that inadvertently end up on the other side. Please contact the board if you have issues with the maintenance of the fence at your property lines, especially those requiring any alteration of a gate that has been placed. The fence is HOA property and is to be maintained by MCHOA only. There should be no direct access to Ravensdale-BD Rd. from any property, per the CC&Rs.

The board has been asked to give the number of rented homes in our neighborhood to escrow agencies handling closings in Morgan Creek. Unfortunately, we do not have a firm number to provide. If you are renting your property or know of a neighboring property that is being rented, please forward that address to the board so that we can provide accurate information to appropriate agencies.

The following email was received by the HOA:

Date: Wed, 23 May 2007
Subject: Nice Weather/Kids Toys

I am urging the board to place in the next newsletter, send out an email or both. With all the nice weather kids are out playing, as they should be. With this comes bikes, helmets, balls, and assorted other kid accessories. **TEACH YOUR KIDS NOW TO PICK UP AFTER THEMSELVES!** DO NOT allow them to leave their things lying out in the street blocking other people's driveways, general roadways & mailboxes. There is no excuse at all to let your child drop their items where they stand to run off and do something else. Today I had to move a bike out from my driveway and nearly ran over the helmet that was dark in color lying in my driveway itself. Which is really another issue that needs addressing. It's also a great time to teach your children to have respect for other people's property and make sure they know it isn't proper to play in someone's driveway or yard when they are not home and if you have not been invited to do so. Many homeowners take a great deal of pride in their yards and it's bad enough that there are animals running free to soil any place they please but now we have children playing on our lawns when we do not want them there. This Email may sound harsh and unkid friendly but that really isn't the case. I however am very serious about these issues and think it is very important for parents to take the time to make sure their children understand how easy it can be for a cherished bike to get run over because they think it's ok to be careless.

Thank you
Morgan Creek Homeowner

PROPERTY TO OUR NORTH FOR SALE AGAIN-

"For Sale" signs were posted this week on the property north of Morgan Creek and abutting Ravensdale-BD Rd. One homeowner has contacted the Board questioning whether the Board had any information and ideas for "stopping" the sale of this property to a developer.

The Board contacted Joan Burlingame, Land Use and Mgmt Consultant, who spoke at our last general HOA meeting and is working with The Real Life Church and has worked with the Yarrow Bay Group. She shared the following information with us....

The property that we are speaking of had a sale pending last year. The developer who was bidding on it was attempting to have the City of BD annex that property into the city limits. Apparently he was unsuccessful and has withdrawn his interest. The property is +/- 200 acres with a peat moss bog taking up a considerable amount of the property at the NW corner (towards Ravensdale). The parcel is zoned by the county for low density housing only. Because of the wetlands on the property, only about 22-24 homes could be built on approx. 2-acre parcels and would be clustered closer to the Morgan Creek northern property line or the south end of that parcel.

Joan is also a member of an active citizens group who has worked for many years to protect thousands of acres in this area from being developed. Although they have tried, this group has been unable to get that particular parcel protected. She reports that the best thing to do at this point would be to “hand pick” a buyer/developer who would be cooperative in working with current residents in the area and abide by the current residential zoning. Joan has already exhausted all of her contacts and resources to this end and is open for any ideas that Morgan Creek residents might have!

If you are interested in being a part of or helping to organize a citizens group to tackle this issue, the board would be happy to put people in touch with each other towards this end. Contact the HOA email and let us know!!!

Following is some information on how the board is currently handling the two issues that are of greatest concern to Morgan Creek residents.

**RVs, Boats, Trailers and vehicles parked on the street-
& Animals, Pets and everyday common courtesy-**

***STREET PARKING of ANY and all vehicles is strictly prohibited by the CC&Rs. This presents an extreme safety hazard and an unappealing appearance to the neighborhood and cannot be allowed (no exceptions). The board will notify residents if a vehicle appears to be regularly parked on the street. We ask that residents readily comply with all requests to move cars, RVs and trailers off the street and **properly** store them on your property. While the CC&Rs currently prohibit the parking or storage of ANY vehicle in driveways, the board feels that this is too restrictive a policy for most Morgan Creek homes today. We have opted to allow for extra, non-commercial, passenger vehicles (no RVs or trailers) to be parked in driveways if they cannot be parked in the garage.

***RV AND TRAILER STORAGE is addressed by CC&R 3.6.4. While the regulations do not allow for RVs, boats or other utility vehicles to be parked or stored improperly on any premises for ANY length of time, The Board recognizes that preparation for a trip or weekend outing and clean-up afterwards, requires a reasonable time period for homeowners to have an RV onsite. We have generally recognized a 48-hour time period for both prep and clean up before requiring that the vehicle be moved off-site and/or properly stored on the property. We ask that during this time period, the RV be parked in a driveway, preferably along side the garage (as *invisible* as possible).

We appreciate notification from residents when a need for some leeway in the current neighborhood policies and CC&Rs may be requested. The MCHOA Board will consider any request for special exceptions (short-term) to the RV parking policy.

Examples of these special circumstances may include but are not limited to the following examples:

Visiting relatives will be bringing an RV or utilizing one that the resident owns for a time period **longer than 2 days**.

The RV is being ACTIVELY sold.

There are security concerns at a priorly arranged storage facility for the RV which Require temporary removal of the RV from that facility.

Please apply to the board for any and all exceptions regarding short-term and long-term storage of an RV on your Morgan Creek property. We are sorry but long-term storage of RVs and trailers cannot be authorized unless the guidelines of the CC&RS are met for that property.

Also, please DO NOT agree to provide short or long-term parking of RVs, Boats, utility trailers or equipment for family and friends or for work purposes.

The Board is honoring previous agreements and authorization from prior boards to homeowners regarding the storage and parking of RVs on-site. These prior authorizations must be on file with the MCHOA and available in each homeowner's record.

***The board regularly receives complaints and notification of CC&R violations regarding PETS. We typically deal with 3 or 4 a week and sometimes more. The specific issues of concern with pets are the number of dogs allowed to wander, UNLEASHED around the neighborhood and BARKING.

The following may sound harsh and lecturing but, lets be honest here, it should be obvious to all Morgan Creek residents what is good, neighborly, COMMON COURTESY when it comes to controlling your pets and exercising proper PET ETIQUETTE. There is no reason for any homeowner to ignore the CC&Rs or assume that they don't apply to you... CC&Rs apply to everyone in the neighborhood. If you are willing to take on the responsibility of a pet, especially a dog, we ask that you be willing to take whatever steps are necessary to ensure that your pet is not a nuisance to neighbors and to immediately address all improper behavior. Children must be trained to properly control a pet as well.

Following is a list of the behaviors over which the board has received complaints over the past few months.

Constant/incessant barking when the owner leaves the house (Either from the yard Or from inside the house or garage).

Constant/incessant barking when the owner IS AT HOME and refuses to address The issue!

Allowing guests to bring dogs and secure them in the front of the home and Having the dog bark incessantly or menace passersby on the sidewalk.

Allowing a dog to roam freely in the neighborhood, obstructing traffic, chasing
And nipping at bicyclists or runners and walkers. (2 reports of actual biting
incidents)

Having unleashed dogs on the nature trails and allowing them to enter neighbors
Properties to poop or pee. And also putting flower beds and water features
(possibly filled with expensive or beloved fish) at risk for being damaged by the
dog. (homeowners are not responsible to fence their yard in anticipation of a neighbors
dog or pet wanting to use their yard as a bathroom).

**Having properly leashed dogs out for a walk but allowing them to enter neighbors
Yards or MC common areas to poop or pee and then not cleaning up after them.**

Unleashed dogs at the play park startling and/or menacing small children.

Unleashed dogs wandering the neighborhood and menacing older residents trying
To get to their mailbox.

Large dogs tethered to the front area of the yard or house that bark at or menace
Passersby and may be on a long enough tether to still approach people on the
Sidewalk.

Unleashed and unattended dogs roaming the neighborhood and menacing other
Pets and/or pet owners in their yards or out walking with a properly leashed pet.

Notices are sent to homeowners regarding complaints received and in some cases, the board has
requested a face-to-face meeting to discuss the issue and try to come to some resolution to an
ongoing situation.

The board would like to see an end to the high volume of complaints received about these issues.
Please evaluate your individual situation and lifestyle with regards to pets. Be sure that your
household and your pets are not in violation of the CC&Rs and that their AND YOUR behavior is
not creating animosity between you and your neighbors. The statement most commonly
contained in each of the emails that we receive is; "why don't people recognize how discourteous
these actions are?" We don't have an answer to that. Hopefully, raising the level of awareness,
and impressing upon residents that this is a serious and frustrating issue for other homeowners
will help.

In closing, I would like to thank you for making to the end of this newsletter! We feel strongly
that communication with homeowners is key to making Morgan Creek a beautiful, safe, clean and
strong community.

On behalf of the entire Board of MCHOA, we wish everyone a wonderful summer and look
forward to seeing you all at our next general meeting.

Sincerely,

MCHOA Board
Jane Olson-President

