

Morgan Creek Homeowners' Association

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MAY 2006

Second 1/2 of Assessments due July 1st

Just a reminder for homeowners who opted to split their assessment the second half (\$60) is due July 1st. If for some reason your lot has not paid any part of 2006 assessment then the full \$120 will be due in July. Invoices will be mailed to all lots with outstanding balances. Interest will be applied to accounts that have not paid dues by August 5th.

Mark your calendars....

**June 24 & 25 Neighborhood
Garage Sale**

Neighborhood Garage Sale

If you didn't get rid of everything over the Spring Clean weekend and still need to make room in the garage then let the board make it easier for you. The weekend for the NEIGHBORHOOD GARAGE SALE is JUNE 24 & 25.

By having everyone participate on one weekend we'll attract more people & the board will cover the costs of advertising in local papers. We would appreciate some volunteers to make & post signs. If you are interested please email the board. For advertising purposes we would like to know how many homes plan on participating.

Kids Play Group

Come meet some new friends at the park with the slide (tract K) at 10am every Wednesday (weather permitting). With so many kids in the neighborhood it's nice to be able to get them together. All ages are welcome. See you there!!!

**For the Safety of All
Please Remember the**

SPEED LIMIT Is 25mph

Neighborhood Spring Clean-A HUGE SUCCESS—

Thank you to all who participated. The neighborhood looks great. The list of projects tackled was great & saved the association money. The barricade at the end of Kanasket Drive was pressure washed, scrubbed and painted. After much consideration and research it was decided that the bridge by the retention pond at tract G and A cannot be removed. In order to make it safer roofing material was rolled along the entire length of the bridge and the entrance on tract G side was filled in with gravel. Flowers were planted at the entrance and general garbage pick-up was done throughout the entire neighborhood. Many homeowners worked VERY HARD to make a large portion of the walking trail (tract X) passable again. The "crew" removed all the brush being cut down to the dumpster which was brought in. We appreciate all of the homeowners who reside along tract X that are keeping up the maintenance on the portion of the trail that borders their property.

Many neighbors took advantage of the yard waste and household waste dumpsters that were brought in for the use of all Morgan Creek Homeowners. We have already heard positive input about this but would like to hear more comments on whether or not to do this again in the fall or next spring-please send an email with your comments.

Mailbox tampering

It's been brought to the board's attention that there may be an ongoing problem of mail thief. The board is currently looking into the cost of lock boxes. If you have had any problems please let us know. We need to know how big this problem is and make sure all residents are aware of it!!!

CC&R's

With nice weather approaching please remember that exterior changes such as house paint color, fencing, sheds & tree removal (Section 3.15, 3.6.14, & others) needs board approval. The board has agreed on a procedure for handling these request and the homeowner will be given a form with board approval to proceed. Fencing specifications for new or replacement fencing projects will be posted on the website at morgancreekhoa.com.

Let's not forget the parking issue-

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. Please 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. We understand summer prep time is needed. Please keep it to a minimum.

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!

It's been brought to the board's attention there are several basketball hoops blocking the sidewalks, please move them onto your property in accordance with neighborhood CC&Rs.

Several complaints have been made to the board about dog's not being properly leashed or supervised around the neighborhood. Another area of concern is that pets being walked should be discouraged from disposing in people's yards. Please control pets at all times when they are outside and allow them to only use the common tracts to do their "duty" ***and pick up after them.*** Remember that some people, especially small children can be intimidated even by smaller dogs. Please review the CC&R's on MC website.

For the latest info or contacting the board visit

www.morgancreekhoa.com

The Morgan Creek HOA Board receives a number of emails each week from homeowners reporting or questioning activity around the neighborhood that is unusual or inappropriate. WE APPRECIATE this information very much! The more we hear about an incident or incidents, the more we realize how it is affecting the neighborhood. Whether it is an isolated problem or an ongoing one, how many residents are concerned about a particular issue will impact on how the board will respond or how to prioritize issues in the best interest of Morgan Creek homeowners. PLEASE contact the board any time you have questions or concerns. Even if you just have a really great idea for the betterment of our community. We sincerely appreciate any and all input from the homeowners.

Our landscaping contractors, Maple Valley Lawn and Landscape, have been doing a ***great job*** of maintaining and improving the landscaping of the common areas in our neighborhood. If you see an area that is being overlooked or needs some additional work, please let the board know so we can request this service from them. The outline of our contract with MVLL is posted on the website. We only have to ask MVLL and they will perform any additional services requested of them! **(As a caution to those with certain health issues, please be aware that MVLL will be spraying for weed control over the next few weeks on all common areas).**