

# ***Morgan Creek Homeowners' Association***

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***NOVEMBER 2006***

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## **GENERAL HOA MEETING**

This newsletter is an overview of the topics discussed at the General HOA meeting held on October 2<sup>nd</sup>. The purpose of the meeting was to inform homeowners of finished/ongoing projects around MC and other neighborhood issues.

### ***Current Expenditures/Dues Increased***

The most "significant" project this board tackled was collecting outstanding dues from 2003 - 2006. Thank you to everyone who cooperated in this endeavor of reconstructing the books. To date, we have collected over \$20,000.00 in previously outstanding dues. There are currently no liens and less than \$120 to collect for 2003-2006. Thank you (invoices work)!!!!

Invoices for 2007 will be going out in mid December in the amount of \$134. As previously mentioned in newsletters and at the October HOA meeting, the board has voted to increase dues by the maximum 12% (per CC&R's). Dues have never been raised from the original inception of the CC&Rs over 10 years ago.

The proposed budget and current expenditures to date are posted on the website for all to review. After reflecting on the 2006 budget the board realized that the current dues were not and will not

be sufficient to cover operating costs in the future. The overruns in 2006 are due to huge increases in the amount of work performed by Maple Valley Landscaping this year. We accomplished some significant projects, which had previously not been pursued. In the upcoming 2007 budget, we will not anticipate such large costs going towards landscape and maintenance, but towards other areas that need improvement.

Another unexpected surprise to the board was non-existent insurance covering MCHOA board members. Insurance coverage is approximately \$3000 a year. This will be a recurring annual cost that will be built into the future budgets. (Note approximately 70% of the budget goes towards just insurance and landscaping).

### ***Landscaping***

Maple Valley Lawn (MVL) has worked very well with the board to improve the upkeep of common areas while helping us to keep costs under control. There are many areas around MC that need to be done occasionally instead of on a monthly basis. We would like to hear from homeowners if there are issues that affect your property or if you notice areas not being taken care of. We can request MVL perform these tasks for us on an "as

needed" basis, but the board needs to here from you.

### ***Family Pets***

Pet noise and unleashed pets were a very BIG issue this summer. We had numerous complaints from many neighbors about homes with barking dogs and/or pets (dogs and cats!) roaming free. PLEASE REMEMBER pets cannot roam the neighborhood at will and their waste should be picked up by you, the owner. Owners may be able to tune out their pets' noise, but others do not. Please be respectful of neighbors who work from home or work nights so need to sleep during the day. If your pets are home alone all day please take steps to ascertain that they are not barking constantly, and take appropriate steps to curb this. Dogs, even small puppies that chase pedestrians, joggers or bikers pose a safety threat. Some people have legitimate fear of dogs and other animals (of any size) and should have the peace of mind of knowing they can walk our neighborhood streets without being menaced by unattended pets. You may know that your pet is harmless, but not everyone else will.

Thank you to all pet owners who responded favorably and immediately to issues regarding pet complaints when contacted by their fellow neighbors or the board. The HOA board will respond to pet complaints by sending a letter if more than 2 complaints from different sources are

received. Please email specifics date/time/address of incident.

Pet owners please beware, as a last resort if issues continue and are not resolved- according to the CC&R 3.6.6 ...*The Board may at any time require the removal of any pet which it finds disturbing other Owners or tenants unreasonably, in the Board's determination, and may exercise this authority for specific pets even though other pets are permitted to remain.* The board does not want to invoke this authority.

We recommend that you address your concerns to the pet owner if possible and if not satisfied with that response contact the appropriate authorities- either Animal Control or BDPD, please email the MCHOA board of these complaints so we can keep apprised of ongoing problems in the neighborhood. We encourage neighbors to resolve any issue civilly.

### ***Mailboxes***

The board has researched replacing our current mailbox housing with locking mailbox stands for all 129 residents. This project would cost approximately \$15,000-\$18,000 and has been rejected by the board as a solution to the mailbox tampering reported by some residents this year.

The Board has voted to allow residents to purchase & install an approved USPS locking mailbox. Since making this

announcement at the general HOA meeting, we have been made aware that there is a size problem with the approved locking mailboxes on the website. Our current mailbox housing only allows 11 inches between mailboxes. Please keep this in mind when looking for mailboxes. The board is looking into additional options. There are mailboxes (in black) available with locking insert kits. And there is the option of PO Boxes at Black Diamond, Ravensdale or Maple Valley. If you are installing a locking mailbox before the end of the year or have any resolutions to this issue please contact the board.

#### **Something for the kids**

Black Diamond Library has story time Monday's at 10:30-11am. It's great fun. The sessions run in 6 week intervals with 2 weeks off. Check the KCLS website for information.

#### ***Tract X - Cumberland Way Trail***

This summer the walking trail along the northern boundary of MC was cleared. The board encourages homeowners to enjoy the trail but please be considerate of homeowner's personal property.

**NO MOTOR VEHICLES are allowed on the trail. This includes but is not limited to dirt bikes, motorcycles, quads, cars and other vehicles.**

Since the tract is now posted with "private property" signs stating motor vehicles are

not allowed, all incidences of violators can be reported to BDPD. A number of homeowners have expressed concern over safety from trespasser's accessing MC via tract X. The board is continuing to discuss options to increase safety. Please notify the board with any concerns regarding the trail.

#### **Ravensdale-Black Diamond Fence**

The board obtained several bids for the fence which included repair, pressure washing, staining and partial/full replacement. Bids ranged from \$5000 - \$25,000. The board approved MVL's bid to proceed with minor repair and staining and the work was completed in September. This will preserve the brittle 10 yr. old fence at best another 3-5 years. The fence is MCHOA property and therefore replacement, in a few years, will need to be paid by HOA funds. A project of this amount is simply not within our annual budget. The current estimate for full replacement was \$25,000 and can be expected to increase in the future. The board is considering a special assessment (CC&R 7.8) in order to prepare for this expense.

At the October meeting the board asked how many homeowners would rather have a one-time assessment or spread the assessments out over a couple of years. By a show of hands, homeowners in attendance, preferred that the assessment be spread over a couple of year's.

The board will continue to discuss this issue and distribute more information early next year.

### **Parking**

Many residents in MC own recreational vehicles and *most* have gone to the great expense of storing those vehicles off-site or within the CC&R parameters. The board appreciates all homeowner's consideration in this matter. There should be no parking or storing of vehicles on the street or storing recreational vehicles in the driveway. This is a matter of safety and respect for neighbors as well a protecting our property values. Please familiarize yourself with the neighborhood CC&R's.

### **SPEED**

The question of what the board can do about persons who insist on speeding dangerously through MC was brought up again. Unfortunately, there's not much the board can do. The board has been in contact with the city engineer who has informed us that speed bumps create a huge liability issue for the city and are not allowed. Several ideas mentioned at the meeting (painting the speed limit on the road or a gated entrance) have been noted and will be looked into further. In the meantime *please* **WATCH YOUR SPEED-it's only 25 MPH.**

### ***INTERESTING NOTE....***

Allied Waste Management will offer the large (90 gallon) recycle bins for NO ADDITIONAL CHARGE to customers who already pay for recycle with their garbage bill. Call the number on your statement to inquire about this.

### **No Shooting Zone**

Most of you are aware that there have been incidences of MC homes being struck by stray bullets from the unauthorized shooting zone on Plum Creek property. Many MC homeowners have reported target shooting on Plum Creek property (just north of MC) to the KING COUNTY SHERIFF with great success. This very large no shooting area (north of MC all the way to Kent-Kangley), became a no shooting zone in June 2005. Within the last 2 weeks the DOT has posted 2 "no shooting" signs (one just north of MC on Ravensdale-Balk Diamond RD). Another sign is coming and will be placed at the power lines.

***To report shooting please contact the KING COUNTY SHERIFF'S non-emergency number 206-296-3311.***

***They will ask where the shooting is taking place...it is north of Morgan Creek.***

## **NOTES from the Board:**

- HOA President, Lisa Porter, has resigned from her position. Thank you Lisa for your service as past secretary & President and your dedication to the neighborhood. We will miss you.
- The Board has voted Jane Olson to be President.
- Check out Morgan Creek's fabulous website. It was great before but now it's even better. All minutes, cc&r's, expenditure, budget, etc. are available. It's a great tool to know what's going on in the neighborhood.
- We encourage all parents to discuss the issues brought up in this newsletter with children, especially teenagers who are driving or have friends driving in and out of the neighborhood. It is important that we ALL know the rules and strive to be considerate neighbors.
- Please remember to secure your garbage and recycle containers against animals, inclement weather and strong winds. The board suggests that cans be put out on Wednesday morning rather than the night before. If your can is blown over or your garbage scattered, It is each homeowner's responsibility to pick up all trash and retrieve cans immediately.

The next MCHOA general meeting will likely be held in March 2007. Please email the board with any issues you would like to discuss at that time.

*The Morgan Creek HOA Board wants to wish all of you a safe a happy HOLIDAY SEASON!!!*