

Morgan Creek Homeowner's Association

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November 21, 2007 NEWSLETTER

The Holiday Season is upon us and the end of year is nearing quickly. This is a brief Newsletter to wrap up the year of HOA Board business and report on our General HOA meeting that was held on October 3rd.

Thank you to all who attended the General Homeowner's Assoc. meeting in October. The full minutes and presentation contents have been posted to the website. I will just touch on a couple of the highlights from the meeting in this newsletter.....

The Board announced that it had voted to authorize the standard 12% increase in dues for the 2008 calendar/fiscal year. Invoices will go out in December and will reflect the increase. Dues will now be \$148.00 for the year.

The proposed project of replacing the fence along Ravensdale-Black Diamond Rd. was revisited. As requested at the previous HOA meeting, the board had sought several bids for current costs of replacing the fence. We consulted 3 different fencing contractors who all told us that we should not consider replacing the current fence at this time as it still has a minimum of 3-5 years of life left. They all recommended that we try to get as much use and life out of it as possible. The general opinion from the "professionals" is that the cost savings of doing the fence now, do not add up to the amount of usefulness we would be "throwing away". This board has voted to table any action on replacing the fence soon. Future boards will need to consider this eventually. There will probably not be funds available in the regular budget for a project of this scope and a probable assessment will need to be voted on in order to finance the new fence.

The budget for 2007 was reviewed and it was noted that we are over-budget for the year due to higher than anticipated landscaping and maintenance costs. A proposed budget for 2008 was not presented as there will be new board members and officers for the next budget/fiscal year and the current board would like those people to be a part of establishing the budget.

Four homeowner's volunteered, were nominated and were voted onto the board for the upcoming 2008-2009 year(s). Sally Sloley, Tom Norling, Richard Johnson and Sharon Jensen will be the new names you will hear and see on the MCHOA Board. Thank you to all of them for being willing to share their time and talents with the residents of Morgan Creek. Jane Olson and Tzeitel Lorette will be stepping down as officers of the board. Jane will remain a member at large thru the first part of 2008 in order to transition the new board smoothly.

Our new board members have already attended two board meeting and we are well on our way to a little re-organization of Officers. Sharon Jensen will be taking over the duties of Treasurer. Tzeitel Lorette will work with Sharon to transition her into this position and hand over the books to Sharon by the beginning of the year. Tom Norling and Richard Johnson will take on the job of MCHOA maintenance and landscape management for the neighborhood. A meeting is scheduled with Jane, Tom, Richard and Rob Collins, owner of Maple Valley Lawn, to discuss our current landscaping needs and possible future needs for 2008. We will be discussing a new contract with MVL to achieve the desired level of landscaping and maintenance services at a budget conscious fee that works for all parties concerned. Sally Sloley has great computer and website skills and will be a wonderful asset to the board and a big help to Chris Hopkins in maintaining communications and our website. Sally has offered to CO-Chair or take on the Vice President role on the board. We will have a finalization on this this at our next, December, board meeting.

Please continue to email 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!

Just a couple of notes to wrap up:

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 (ie Cars, bikes, etc...).

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

We have had reports of vandalism on two separate occasions in the neighborhood this fall. These incidences were weeks apart and not related in any way. In both incidences, damage was done to personal property. All incidences such as this should be reported immediately to the Black Diamond Police. The board appreciates notice of these occurrences as well. It would be wise for all of us to review the exteriors of our homes for safety issues such as proper lighting, clear pathways for evacuation in a true emergency, no deferred maintenance issues and no debris or other things left available that vandals might utilize to cause damage to homes or property. When possible, parking vehicles inside the garage will deter and avoid damage to expensive property.

From the Morgan Creek HOA Board to all of our friends and neighbors, we wish you a happy holiday season and a joyous New Year for 2008!!!