

Morgan Creek Homeowners' Association

P.O. Box 52 Black Diamond, WA 98010-0052

Introducing the New Board

We would like to thank the pervious Board for their contribution to our community. The new Board wants to continue to keep Morgan Creek a safe and desirable neighborhood. We are excited to get started. Positions were secured at our first meeting in September. Below is your 2005-2006 MCHOA board:

President	Lisa Porter
VP	Jane Olsen
Secretary	Rhena Norling
Treasurer	Nicole Cagle
Members at Large	Tzeitel Lorette
	Mark Anderson
	Dick Whitney
	Lon Kiersey
	Chris Webb

We decided to hold our HOA Board meetings monthly to stay on top of business. If you have any concerns or issues please feel free to email us. We will try to respond in a more timely manner &/or discuss the issue at our next monthly meeting.

CC&R's

Copies of the Covenants, Conditions, Restrictions, Easements and Reservations (shortened to CC&R's) are available on disk. Please email the board if you would like a copy. Every homeowner should have a copy of the CC&R's within the paperwork from the title company at the closing of your home purchase.

HOT TOPICS

Dues

Many have asked why they haven't received an invoice and where to send their checks??? The previous board decided to cut costs by not sending an invoice. This board will be sending out statements with your current balance as our records show to date. *Please bear with us, as these records may be incomplete.* If you feel our records our incorrect please contact us.

In case you forgot dues are \$120.00 a year. Currently we are not seeking late charges or interest, this may change if dues are not received by November 1, 2005.

PLEASE EMAIL any questions or concerns to
MorgancreekHOA@hotmail.com
or to the PO Box above.

Safety

At the Annual MCHOA Meeting it was brought to the Boards attention that several cars (at high rate of speed) have been using the trail to the basketball court linking Palmer Pl. and Selleck Pl. **IF YOU WITNESS THIS PLEASE CALL THE BLK DIAMOND POLICE IMMEDIATELY.** This may have been a one-time incident but for the safety of our children we are looking at different types of barriers to put on the trail to prohibit cars from passing through.

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Landscaping

Jane and Lisa are currently reviewing our current contract & the service provided to each tract. We will most likely be putting this out to bid. This might come back costing more than what we are currently paying. Please be patient because this process may be very time consuming. If you feel there is a very neglected area please email the HOA.

Cars, Boats, & RV's

With summer winding down all boats, campers and RV's should be stored according to CC&R 3.6.4. We have received numerous complaints and have been pretty lenient over the summer. We will be reviewing the CC&R's about this and suggest to all homeowners that you do the same. We will start notifying residents if vehicles are not moved &/or stored properly.

Tree Removal

The windy season is upon us once again. If you have any concerns regarding trees on or surrounding your property please notify the HOA. Written permission to remove trees must be obtained from the Board prior to removal or a fine of approx. \$500.00 each tree will be assessed against the property. Tree removal guidelines are CC&R 3.6.17.

**For the Safety of all
PLEASE REMEMBER
the
SPEED LIMIT
is 25**

If you would like minutes of our monthly meetings please let us know and we'll be happy to email them to you.

Let's Make a Deal

LOOKING FOR A CAMPER!!! Well our HOA President has a deal for you. It's a 2002 Flagstaff model camper. Sleeps 7 with a tip out dinette, and kitchenette, hardly used, an awing, furnace, and lots of storage. Tows easily behind a mini van or small SUV. Weight is about 2500 lbs. Asking \$7000.00. Contact Lisa Porter @ 206-271-5472