

Morgan Creek Homeowners' Association

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SEPTEMBER 2006

General Neighborhood HOA Meeting

OCT 2nd at Black Diamond Community Center at 7:00pm. The board would like to host another general information meeting for all homeowners of Morgan Creek. This meeting will discuss what the board has been working on. Please plan on attending.

BEEES AT PARK

BEEHIVES HAVE BEEN FOUND IN THE TIRES AT THE PARK. Please check the playground equipment before children play. The board is taking the necessary steps to spray the hives.

Neighborhood Pets-

This is a "hot" issue. Pet owners need to be responsible for their pets. It is essential that animals remain within the homeowner's property and any noise from pets does not disturb neighbors. Owners should also ensure that the activities of their pets do not affect the safety of others. *Please be respectful of residents who may conduct business from home and/or work non-traditional hours and children that may be vulnerable to unleashed pets.*

Article 3.6.6 of the CC&Rs addresses pets; residents need to ensure that they are in compliance. The board will send out a warning letter and if continuous complaints are received, this may result in contact with Black Diamond Police Department or King County Animal Control which has jurisdiction/enforcement powers with local municipal laws and codes concerning animals and pets.

King Cty. NO SHOOTING PETITION

If you have not heard, there have been several incidents involving stray bullets from target shooting on the Plum Creek property. With many hours of research GOOD NEWS has prevailed.

According to the KCDOT engineer, a petition was passed by the King County Council June 5, 2005. Therefore ordinance 15510 prohibits shooting on the Plum Creek Property which abuts the neighborhood along Tract X (walking trail behind Cumberland Way). If you hear shooting coming from this part of the property, please call the **NON-Emergency** number for the KC Sheriff (see end of newsletter for cutout with #) and specify the boundary. The no shooting boundary is Maple Valley-Black Diamond Rd on the west, SE 305 Street (Black Diamond city limits) on the south and Black Diamond-Ravensdale Rd on the east and SE 288 Street on the north (the described area lies to the **NORTH** of Morgan Creek).

NO SHOOTING signs will be placed along the Ravensdale-Black Diamond Rd in the next 6-8 weeks. In fact, an intent of use notice has already been posted by King County and they will remediate the area by re-grading(bulldozing) the pit areas where the target shooting usually takes place.

Sounds of shooting were reported to the Sheriff's office on Saturday 8/19/06. It took **patience** to get through on the non-emergency number to make the report, but a deputy was on sight within about 15 minutes after the complaint was filed and immediately put an end to it!

TRACT X (Cumberland Way Trail)-

In response to numerous homeowner requests, the board has hired a landscaper to clear the blackberry bushes on the walking trail bordering the north side of our neighborhood (Tract X on the maps). This work will take place during August 21-25.

The trail behind the homes on Cumberland Way will once again be passable for all homeowners to enjoy. We hope that residents will take the time to use the trail. It's a great asset to our neighborhood..

Walking trails and common areas are NOT intended for motor vehicle use of any kind. ABSOLUTELY no motorized scooters, quads, dirt bikes, etc...on the walking trails. Please notify the board immediately with an address/or direction of where the quads/motor vehicles are coming from. We need to know who they are.

The board will maintain this trail by spraying several times a year. A possible future project may be to lay fresh gravel along the trail and post at the entrances of the trail. The entrance/exit areas will be re-established (towards the far end of Kanasket and midway on Cumberland Way between lots 27&28 which is tract L on maps). ***PLEASE use only these pathways to enter/ exit the walking trail as opposed to going through someone's personal property.*** Please be courteous to the homeowners along the trail by not going into their yards.

Ravensdale-Black Diamond FENCE

The board is in the final stages of choosing a contractor to repair/re-enforce and stain the fence line running along the Ravensdale-Blk Diamond Rd. We look forward to having this project completed by the end of September. Homeowners along the fence will be notified of the dates the contractor will begin work.

Neighborhood *LOOKING GOOD*

Summer is coming to a sizzling end. The neighborhood looks great. If you would like to get your house painted prior to the rainy season just email the board and we will set up a time to approve your paint samples, deck or fence. REMEMBER to paint your shed (if visible from the street) so it matches the house. There are several sheds from previous seasons that need to be painted the same color as the house.

Also Note: please make sure that your house numbers are visible from the street at all times. If you must remove them to paint or re-side, please figure out a way for emergency personnel (fire, police, etc....) to identify your address!!

Do we dare mention fall???? To prepare for the windy season please survey the trees on your property and if questionable please email the board for approval of tree removal.

PARKING

As always, the board continues to receive complaints regarding the amount of personal vehicles being parked on the street. Please utilize as much of your 2-3 car garage & driveway as possible. We recognize many reasons why this is difficult for some families. Please keep in mind that MANY of your neighbors go to the inconvenience and expense of complying with the CC&Rs.

Thanks to those homeowners making the extra effort to park recreational vehicles in accordance with the CC&R's or parking off-site. The board has noticed and it is much appreciated!!! For those still parking RV's, boats, trailers on the street or driveway please, be courteous to your neighbors and comply with the CC&Rs.

Refrigerator cutout

Kids Play Group

**We hope more kids will join the play group.
We meet at the park with the slide (tract K)
Wednesday's at 10am. We'll see you there.
All ages are welcome.**

Some Notes from the Board:

Our Website has a new look. It is an excellent resource for all homeowner's. Please check it out! Many thanks to Chris Hopkins for creating and maintaining this quality site for the MCHOA. (If you have "ads" posted on the website, please remember to contact us when items are sold or your ad is no longer current so that it can be removed.)

Members of the board and members at large respectfully ask that you NOT contact us individually (on the phone or at our homes) regarding MCHOA business. The most effective way for you to communicate your complaints, concerns, input, ideas, requests, etc... to the board is by email at morgancreekhoa@hotmail.com. We have been very conscientious about checking email almost daily and responding as needed and as quickly as possible. In many instances, we need documentation of issues and e-mails automatically provide this. If you need to mail us a letter, please address it to MCHOA at PO Box 52, Black Diamond 98010.

There have not been any recent sightings of the bears, however their markings have been left on the nature trail. So, still use caution when using the trails. If you are still seeing signs of them in our neighborhood, please alert the board via email.

We have collected nearly 100% of the dues owed for 2006! Thank you to everyone for their prompt payments. Having this money in the bank is what makes it possible for us to take care of the common areas, landscaping, maintain the walking trail and staining of the fence. Our neighborhood is lovely and we are committed to keeping it that way!

The MCHOA picnic/BBQ was a great success. We really enjoyed meeting new neighbors and getting together with so many of you. Watch the newsletters for announcements about other neighborhood get-togethers and activities.

If you have received permission from the board to post information/signs at the mailbox housings, please be sure to check them periodically and remove them (all) promptly if they are outdated or damaged.

We are looking at several "issues" and projects for 2007 in Morgan Creek. Details and information will be provided for some of them at our General Homeowner's Mtg On October 2nd. Possible projects include: locking mailboxes for the neighborhood, fresh gravel for Tract X and basketball court, some kind of security/vehicle blocking measure at the Ravensdale-Blk Rd. entrance, revamping of the small triangular common area towards the end of Kanasket Dr.(where the bench is) and re-wording of portions of the CC&Rs. Some of these ideas may be put out for a vote at this general meeting of all homeowners. ***It is important that a representative from each household attends so that everyone's input can be considered.***

We sincerely hope that you have had a fabulous summer!!! As we prepare for the approaching fall and winter months, please let the board know how we can help to keep this neighborhood safe and an enjoyable place to live.

As the new school year approaches.....
remember that children will, once again, be walking to school or waiting for buses here in the neighborhood. Let's all remember to watch our speed.

***Neighborhood speed limit is
25mph***

**Contact King County Sheriff
Non-emergency #206-296-3311
To report target shooting**