

Morgan Creek Homeowner's Association

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Newsletter

September 8, 2007

A LETTER FROM THE PRESIDENT:

Hello to all Morgan Creek residents. For those of you who are groaning about seeing another newsletter, I promise that this one will not be nearly as lengthy as the one that was put out in June! In fact, I have thought that the past couple of months have been very quiet around Morgan Creek. At least this has been so for the board, which is a very good thing.

I'm sure that we all noted the number of homes for sale this summer in our neighborhood and many of them have sold successfully. The board responded to this unusual number of houses being for sale by requesting that our landscapers service the common grounds of Morgan Creek more frequently. Our hope was that this would contribute in a very positive way to the constant manicured appearance of the neighborhood and allow homeowner's and their agents to ask, and get, top dollar for homes being sold. The increasing value of our homes is something that all residents want to protect and we hope that this action had the positive effect that we expected. We still have a number of homes on the market here in Morgan Creek and I'm sure we would all like to take pride in our own property and the neighborhood in general by continuing to keep up our yards and exteriors of homes as best we can.

One way that we can improve the appearance of the neighborhood is to be sure that there are no unnecessary cars, RVs, utility trailers and other items being stored in driveways and especially not on the street. Part of everyone's fall clean-up and "winterizing" preparations should be to remove any debris from yards and along the sides of houses or garages, especially if visible from the street. Working vehicles should be parked in driveways (or in the garage) and not in the street. Non-running vehicles may not be stored on properties in the neighborhood and should be properly stored elsewhere or gotten rid of. Recreational vehicles may only be stored on properties after receiving board approval to do so. If you have plans to make proper accommodations for an RV on your property, please submit the plans and your request to the board as soon as possible so that we may review and issue the proper paperwork.

Please refer to the CC&Rs which each homeowner has been given or go to our website for viewing and/or downloading of additional copies. Contact us at the above email address if you have any questions about the parameters for proper RV storage on your property.

The board has scheduled our annual fall **General Homeowner's Meeting**
Wednesday October 3rd at 7pm (BDCC)

As always, a number of important topics will appear on the agenda.

Most importantly: Both myself as President and Tzeitel Lorette, our Treasurer are announcing that we will step down as officer's of the board effective no later than January 1, 2008. It is our intention to remain on the board until that time with the hopes of transitioning new board members and officers into these positions.

PLEASE consider joining the board and helping to make a difference, in many ways, right here in our own neighborhood. If you have questions regarding participation or about the various duties of the board members and officers, please feel free to email us. Any of our current board members will be happy to talk with you.

Those who are interested in joining the board must be nominated from the floor that night. You may be nominated by yourself or someone else. All nominations will be seconded and then a general show of hands will vote the nominees as members of the board. If you are interested in being nominated to the board but cannot (for some very dire reason☺) attend the meeting on October 3rd, please contact the board via email and we will submit your nomination *inabsentia*.

Currently, we have only 6 people participating on the board. This has been a very active and dedicated group of people that have worked very hard for Morgan Creek and it's residents. We started this year with 3 other board members who have since moved away or moved on to other projects. It made things much easier and more fun when there were more participants! Please consider joining our board and putting your own thoughts and desires for Morgan Creek into action.

For myself, I would like to say that this has been a very rewarding and fun time and I have enjoyed getting to know my neighbors. I feel privileged to have been able to work with the group of people comprising the board for the past two years and have the greatest respect for each and every one of them, their opinions and ideas. And, finally, I take pride in the appearance of our development and in the accomplishments of the board these past two years. We will be handing over what I feel is a very organized and up to date set of books and records and have established some routines that greatly simplify dealing with many of the issues that the board is called on to deal with.

Thank you to all Morgan Creek residents for your appreciation, cooperation, input and support of the volunteers who serve on the board for Morgan Creek Homeowner's Association.

Jane Olson, MCHOA Board-President

JUST A COUPLE OF ITEMS TO WRAP THINGS UP.....

Let's all remember to observe the **25 mph speed limit** within the neighborhood. Young drivers are the most frequent violators of this law in Morgan Creek. Please remind teenage, drivers and their friends, to carefully obey the speed limit and to be on the look out for small children playing or waiting for school buses.

If you were the victim of some vandalism to your property on Friday night Sept. 7th please contact the board. The young perpetrators were apprehended and their parents have promised to make restitution for broken lights and any other damage done. The board will be happy to provide contact information to those affected.

We have had a significant decrease in the number of complaints to the board about pets this summer. Noise-barking, and failure of pet owner's to clean up after their pets when pottying are still the most frequent complaints that we get. It would be helpful if all pet owners would be pro-active regarding the level of disturbance their pet may be causing by simply asking your neighbors if there are any problems. Often times when the board approaches a homeowner about a noise complaint, they have no idea that their animal is causing a problem because they are not home to witness it. Remember that most of us do not want to be confrontational or create "bad feelings" between ourselves and our neighbors so, we will complain to a third party instead of facing off with a neighbor about these types of issues. Of course, compliance is an easy issue once we know there is a problem. And please remember that our neighbors yards and the common areas that we all want to utilize and enjoy are not meant to be bathrooms for neighborhood dogs **OR** cats. Please do not allow your pet to wander unleashed and unsupervised for this reason. Also, please realize that a large number of homes in this neighborhood now have water features in their yards. Some of these are large and fairly deep and a curious animal should not be allowed to wander into these yards where they might be in danger or where they can, and have, caused damage (several reports this year from various homeowners) to expensive landscaping.

We hope that we will all be enjoying a lengthy "Indian Summer" this fall and that the upcoming winter and holidays will be a special time for everyone. We look forward to seeing all homeowners at the meeting on
October 3rd at 7 pm
At the Black Diamond Community Center