



Spring 2020

MeadowGlen News

SLOW DOWN!!!!

Bell-Anderson:

By Pam Wells

- Debi Alexander
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Is that gallon of milk, 12-inch hoagie, gym time, slurpy, pack of smokes, or bottle of wine at the store more important than taking a few extra minutes to drive a little slower through the community? Can't that text, phone call, traffic report wait until you are parked?



Over the past few months, I have seen a lot of close calls between cars, kids, and pets in the front section of the property. I've had a few close calls myself just walking to my garage or backing out of my parking stall.

PLEASE be careful while driving - the speed limit on our property is 10 MPH. No one wants to receive a phone call from Kent's finest or be the reason that call is made. Nor does anyone want to be the reason a pet or family member was laid to rest.

Board of Directors:

- Julie Pock #73
President
- Pam Wells #36
Vice President
- Max Pierce #20
Treasurer
- Pat Wells #36
Assistant Treasurer
- Catie Baldrige #58
Secretary
- Holly Diamond #59
General Member

PLEASE SLOW DOWN and PAY ATTENTION!!!

In Hot Water

A leaking water heater will do a lot of damage to your home. Even a small, slow leak can soak into the particleboard subflooring and cause the subfloor to decay. Leaking water may also seep into carpeting, create mildew, and permanently stain your walls. Make sure you inspect and maintain your water heater to avoid costly repairs down the road. Remember, if your water heater fails, you will be responsible for any damages, not the association.

Roof Replacement

We have just six buildings remaining that need their roofs replaced. At this time there are no dates set. Just know they will be completed this year.

In the order of being worked on first:

Worked on last:

- Building 9 (20912) Units 19 to 22
- Building 15 (11347) Units 75 to 78
- Building 14 (11343) Units 55 to 72

- Building 2 (20819) Units 5 to 8
- Building 1 (20814) Units 1 to 4
- Building 8 (20906) Units 13 to 19

Residents will be notified as soon as the roofing company notifies the HOA of a start date. Please be patient with both the vendor and the board of directors while work is going on.

Block Watch

- Pam Wells, Captain #36
- Julie Pock, Sergeant #73

Block Watch Email:

blockwatch@mg-hoa.org

Board contact: Pam Wells #36 253-856-3420 Email: mghoa36@gmail.com

Board Email:

hoaboard@mg-hoa.org

Community Website:

mg-hoa.org

Garbage Reminders

We have some basic reminders regarding our Garbage areas.

All garbage and recycling items must be placed inside the dumpsters. If they are not, Republic Services will charge the Association extra for any bags left on the ground -- a cost that is passed on to all our homeowners.

- The dumpster area is not a donation area! Anyone leaving large items, such as furniture or household items in or around the dumpster area, will be fined.
- If you're doing any remodeling, you must dispose of your debris at the nearest King County transfer station.
- Know what's recycling and what's not! If Republic Services finds non-recyclable items in the recycle dumpster, our Association may receive a fine, and they may refuse service.
- If you see anyone illegally dumping anything in our dumpsters, try to get a description of the person and/or license plate of the vehicle involved and contact a board member.



Trash & Recycling Pickup is every Monday & Thursday.

Pet Corner

By Julie Pock

(Etiquette for dog owners modified from <https://www.animalhumanesociety.org/behavior/etiquette-dog-owners>)

Dog owners have a responsibility to manage their pets' behavior and follow certain rules of etiquette. Follow these guidelines to ensure that you and your dog are being courteous community members.

- ⇒ **Scoop your poop.** Bring several bags on your walks to be sure you have enough. If you run out, either come back and clean it up right away, or ask another walker if they have a bag to spare. The only acceptable place to dispose of your pet's waste – once it's scooped – is in the garbage dumpster.
- ⇒ **Prevent barking.** Practice getting your dog's attention to easily redirect him if he barks at people or other dogs.
- ⇒ **Only let your dog greet a stranger if the person requests to do so.** The same rule applies if you see another dog and owner approaching. Ask first and respect the other's response.
- ⇒ **Always leash your dog.** Not everyone is comfortable around dogs. Keep your dog close to you and stay alert to others. Your leash should be short enough to prevent your dog from contacting or jumping on passersby. This is especially important as the law in King County states that all dogs must remain on a leash at all times except in designated off-leash areas.
- ⇒ **Be aware of other people's feelings.** If your dog does something to upset someone (jumping up, barking) apologize to them and take measures to prevent the situation from reoccurring.



Please also be sure to **Register your pet.** Meadowglen requires pet registration forms be completed for all your pets. If you have questions about our community's rules regarding pets you can find them in the House Rule Book or online at:

http://mg-hoa.org/wp-documents/Meadowglen_House_Rules_3.8.pdf

The HOA Toolbox – Compliance Letters

Part of living in an HOA community is understanding that we are all expected to comply with the various rules and regulations which govern our neighborhood. Those rules are codified in the CCR's, the House Rules, and of course, the laws of our city, state, and country. Each of these are designed to ensure the safety and security of our community. Laws are enforced by the local municipality by police officers and other government officials, but it falls to the HOA Board of Directors to respond to infractions within our community. When it comes to the attention of the Board of Directors that one of our neighbors is not following the rules of our community, there is a process followed to try to bring that neighbor into compliance. That process is laid out in Article 7 of the House Rules. It is designed to ensure that the rules are applied in an equitable way.



The types of things for which compliance letters are sent include placing construction debris in the dumpster, not leashing or picking up after your pet, or not using the guest parking in accordance with the regulations.

Once an infraction is reported, the Board requests our management company to send a compliance letter to the homeowner. This letter will identify the nature of the violation and include a form allowing the homeowner to respond. Homeowners also have the right to request a hearing on the issue. The first letter will usually be informational -- the goal is to let the homeowner know that there is an infraction occurring, as they may not be aware they are out of compliance.

If the rule violation continues or occurs again, the Board will send additional letters that may impose a fine or take other action as outlined in Article 7 of the House Rules. If you would like to review the House Rules, you can find them here: www.mg-hoa.org/documents/.

If you have any further questions about rules infractions or the process surrounding compliance letters, feel free to contact a Board Member or stop by a monthly Board Meeting.

Committees



Wondering what kind of committees there are that you can join?
Want to help around the community?

- Safety/Emergency
- Block Watch
- Landscape
- Maintenance
- Board Apprentice

Chairs: Max Pierce #20
 Captain: Pam Wells #36
 Chair: Pam Wells #36
 Chair: Pat Wells #36
 Chair: Board of Directors

mghoa20@gmail.com / Julie Pock #73 julie.mghoa@gmail.com
 Sergeant: Julie Pock #73 blockwatch@mg-hoa.org
 mghoa36@gmail.com
 pwells9816@yahoo.com

Parking Policy

ARTICLE 4 - VEHICLE OPERATION AND PARKING

4.0 A "vehicle" is defined as passenger motor vehicle (i.e., car, truck or motorcycle) and shall have valid Washington State registration and display current Washington State license tabs.

4.1 All vehicles on Meadowglen property must obey the 10 mph posted speed limit.

4.2 All vehicles owned, leased, rented, or used by an owner/resident of a unit at Meadowglen must be registered with the Association, and must display a valid Meadowglen Parking permit (numbered sticker) in the back window of the vehicle.

4.3 Owner's/resident's vehicles must park in their unit's designated garage or designated parking stall. Using a garage for storage in lieu of parking is not permitted. Owners/residents who have a third vehicle must park that vehicle off the property or are subject the **PARKING FEES AND PENALTIES** noted at the end of this section.

4.3.1 Limited Supplemental Parking

- Owners/residents who have a third vehicle may only utilize street surface parking spaces by applying for, and receiving, one of 10 additional yearly parking permits. The annual permits cost \$75 per month and are non-transferrable to other vehicles.
 - The 10 additional yearly permits will be distributed on a first-come-first-served basis beginning on May 1st of each year. Early requests will not be accepted.
 - Requests will only be accepted from units whose HOA accounts are in good standing and both other vehicles associated to the unit are registered with the community. If fees/dues are late or in arrears, or if other vehicles are not already registered, any application will be denied.
 - All requests for a yearly parking permit must be made in writing via email to hoaboard@mg-hoa.com.
 - No more than 5 (of the 10 total) yearly permits may be renewed from year to year. If an owner/resident holds a yearly parking permit from the previous year they may request to renew the permit beginning April 15. Once 5 "renewal" permits have been allotted requests must be made beginning May 1st even if a permit was held for the previous year. "Renewal" requests must be made in writing via email to hoaboard@mg-hoa.com.
- Owners/residents who have 2 or fewer vehicles will not be eligible for annual parking permits. An exception may be made, at the board of directors' discretion, if there are unclaimed yearly parking permits.
- Parking spaces identified with the word "Visitor" may **never** be used by owners/residents. These spaces are reserved for guests to the property. Parking spaces with no painted designation are available for guests or owner/residents who have a yearly parking permit.

4.4 No vehicles shall park in marked fire lanes. This action is considered cause for potential endangerment of Meadowglen Townhomes residents; therefore, vehicles in violation shall be towed immediately.

4.5 Vehicles found blocking garages, parking stalls or in any location other than a designated parking stall, shall have a fine assessed and the vehicle shall be towed.

4.6 Owners who have guests parking more than five (5) days on Meadowglen property should contact the Board to receive a temporary parking pass.

4.10 No vehicles on Meadowglen property may be inoperable or unsightly. Such vehicles will incur fines, and after 90 days will be subject to towing.

4.12 Parking and vehicle violations may be brought to the attention to any Board member, block watch officer, assigned Property Manager, or other person assigned by the Board.

Further information on the Parking Policy can be found in the House Rule Book located online;

<http://mg-hoa.org/documents/>