

Fall 2020

Meadowglen News

Meadowglen Townhomes

Bell-Anderson:

- * Debi Alexander
(253) 852-8195
dalexander@bell-anderson.net

Board of Directors:

- * Julie Pock #73
President
- * Pam Wells #36
Vice President
- * Max Pierce #21
Treasurer
- * Catie Baldrige #57
Secretary
- * Holly Diamond #58
General Member
- * Pat Wells #36
Assistant Treasurer

Board Email:

hoaboard@mg-hoa.org

Community Website:

mg-hoa.org

HOA Board Elections— by Julie Pock

Each year Meadowglen homeowners gather at the HOA Annual Meeting in January to – among other business – elect new HOA Board members. This year there will be 2 open Board positions being elected. Pam Wells and I will have completed our current terms.

Board members serve for 3-year terms and elections are not for a specific office. Rather, board members are elected at the Annual Meeting and after the election, the board themselves determine which offices will be filled by whom. Meadowglen's board consists of at least 5 members and the offices are President, Vice-President, Treasurer, Secretary, and General Member. We also have opportunities for Intern positions for those who want to dip their toe into the waters, but not yet dive in. This means that if you are interested in serving on the board, now is your chance to get involved!

On a personal note, I am sad to announce that I will not be eligible to run for another term on the Board as I have purchased a home elsewhere and will be selling my unit here at Meadowglen. I would like to take a moment to thank the members of this community; your support, input, and participation make it a wonderful place to live. Thank you!

Because the Annual Meeting will be done via Zoom, Bell-Anderson will be providing ballots with the list of candidates to all homeowners prior to the Annual Meeting. So, if you wish to serve on the board please let us know in advance so that we can add you to the ballots that will be sent out to all homeowners near the end of December.

If you're interested, you can please contact one of the current board members or Bell-Anderson and we will be happy to answer any questions you may have. You can contact us individually, or you can email the entire board at hoaboard@mg-hoa.org or Debi Alexander with Bell-Anderson at dalexander@bell-anderson.net.

Upcoming Meetings via Zoom

In an effort to practice social distancing, the board has been holding virtual meetings monthly since the start of the pandemic. Since the coronavirus pandemic doesn't appear to be letting up anytime soon, the board is planning to host a couple of important HOA meeting that all homeowners are more than welcome to join in online.

Budget Meeting:

Monday, December 7th, 2020 @ 6:30pm

Annual Meeting:

January 11th, 2021 @ 6:30pm

We will be using Zoom, a very well-known virtual meeting app that can be accessed on most PCs, tablets and phones. For those unfamiliar with Zoom or who haven't joined in a virtual meeting before, this will be a great opportunity for you to see and listen to your fellow neighbors online.

To join the meeting, just go to "zoom.com" and select "join a meeting". Then enter the meeting ID and passcode provided below. There's no need to make an account or sign up for anything.

Join Zoom Meeting

Meeting ID: 919 0209 5969

Passcode: 476200

Information about the Zoom meeting was also included in the budget meeting noticed that was recently mailed out to all homeowners.

Roofing Project update

Over the summer, Achten's finished roofing the remaining buildings. There is still some minor follow-up work that needs to be done, but overall the project as a whole has been completed. The board will like to thank all the homeowners for making the necessary financial sacrifices to pay the special assessment which allowed us to complete this very important capital project in a timely manner.

How was our spending?

Special Assessment Income: \$387,600

Total Roofing/Admin Costs: \$386,476

Project came in under budget by: \$1,124

The board originally factored in an extra 10% to the overall budget for any surprise cost overruns. As a result, the board had to use these extra funds to fix several roof leaks found on building 11357, which got a new roof just a few years ago. Unfortunately, the company the board hired (Banner Roofing) didn't do the best job and shortly later went out of business. These repairs were not part of our original roofing plan, but were necessary in order to fix several mistakes made by the Banner Roofing company. If you notice any moisture or roof leaks in your unit, please let the board know so that we can address them quickly.

If you have any questions or concerns about the work that was done, don't hesitate to reach out to your closest board member.

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 board recently increased the size of our dumpsters, so unlikely you'll find the dumpsters overflowing. So, please make sure everything goes in the dumpsters.

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 or moving out, you must dispose your excess debris at the nearest King County transfer station.

- Bow Lake Recycling & Transfer Station – 6.4 miles.
- Renton Transfer Station – 7.2 miles.

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/or refused service. Here are some examples of non-recyclable items often found in our recycle bins that **DO NOT** belong;

- No plastic bags, wrappings, or envelopes. Also, don't use plastic bags to throw away your recyclables. They just become another non-recycle item mixed in with the recyclables.
- No cardboard that is contaminated with oil or food, such as pizza boxes.
- No Styrofoam
- No yard/food waste
- No scrap wood
- No clothing
- No tires
- No electronics or household appliances
- No kitty litter



Update to the house rule book

With propane fire pits becoming more common these days, the board recently discussed and voted to amend the following rules regarding the use of propane grills and outdoor fire pits.

- 1.4 Using tiki torches or any outdoor burning equipment is prohibited, except for propane grills or propane fire pits. Propane tanks cannot exceed 20 pounds. Fire pits cannot exceed 50,000 BTU's.**
- 1.5 Use of grills and fire pits (in compliance with Article 1.4) is only permitted on ground level patios and at least five (5) feet from the building.**

Propane fire pits are now allowed, but please do not use any other non-propane devices. Such as wood-burning fire pits, or open flame grills that use bequests or wood. Also, don't forget to shut off your propane tanks when not in use.

Out on a Limb...

You're on your front patio having a cup of tea, and you look up to see your neighbor's tree branches dangling directly above you. The branches and their full summer leaves prevent direct sunlight from coming in the windows, sunlight you rely on to keep your houseplants alive. What do you do?

Step 1: Talk to your neighbor. Have a conversation with them and see if you can come to an agreement on how to resolve the problem.

Step 2: Follow through with the solution.

Step 3: High-five your neighbor for excellent team working on keeping everyone happy in their homes. (Please wait to execute on step 3 until after COVID – Social distancing is super cool right now).

But what if your neighbor refuses to compromise and have their tree pruned?

Step 1: Contact the board. hoaboard@mg-hoa.org

Step 2: Attend a board meeting to discuss the issue.

Step 3: The board will hear all sides and will have final resolution.

Trees in limited common areas belong to the HOA, though they are maintained by, and the responsibility of, the homeowner. If a tree in a limited common area poses a risk to surrounding buildings or property the board has the right and obligation to address the issue. Such risks may include the removal of the tree.



But what if a neighbor cut branches from your tree without your permission?

Step 1: Contact the board hoaboard@mg-hoa.org

Again, the trees in the limited common areas belong to the HOA as a whole. The perks of being responsible for trees in your limited common area is that you get to choose what to do with them without first coming to the board to request changes be made. But if a tree is not in *your* limited common area, it is not ok, and even not legal, to prune or otherwise damage the tree.

If you have any questions about the pruning of trees on the property, please reach out to your board. They are there to assist you with your HOA inquiries.

Reminders/Notices:



Clubhouse:

Due to the Washington State Phase 2 guidelines for coronavirus, the board has closed the clubhouse until further notice. State guidelines for Phase 2 limits gathering to 5 people from different households. For Phase 3, gatherings are limited to 10 people.



Gutter Cleaning:

David's Roofing will be onsite mid-December to clean the gutters of all the leaves and fall debris. Please make sure you don't anything on your patios that would impede this work. Thank you.

Community Pets

Our community has recently seen an increase in the number of pets who live here at Meadowglen. We welcome our new four-footed friends! This seems like a good opportunity to remind everyone not only of the rules, but also good practice, when it comes to pets in a community such as ours.

Please remember that not everyone is necessarily an animal lover. Some folks are afraid and others are allergic. Be respectful of others and, if you are walking your dog around the property please ensure that they are on a leash. And also, please, please, please pick up after your dog and dispose of the waste in the dumpsters. Nothing is more unsavory than...finding...a pile of poop!

It is also a good idea to check in with your neighbors regarding your pet's behavior while you are at work or not otherwise at home. Sometimes pets miss their owners and cause a ruckus - barking non-stop or scratching at the doors or walls - because they're lonely. Unfortunately, this can cause significant disturbance to neighbors who are home while you are away. It's also extremely stressful for your pet! Be thoughtful and develop strategies to ensure your pet is comfortable, happy, and quiet while you are not with them.

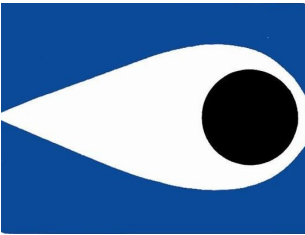
As a reminder for everyone, the section of our House rules pertaining to pets is printed below for your reference.

ARTICLE 5 - PETS AND ANIMAL CARE

- 5.0** Owners are permitted to keep a maximum of three (3) domestic pets in each unit. Livestock is not permitted.
- 5.1** Each unit has a "total pet weight" which must not exceed ninety (90) pounds. This limit is the total weight of the domestic pets in the unit.
- Example 1: A unit may have 3 cats weighing 20 pounds each.
 - Example 2: A unit may have 1 dog that weighs 75 pounds.
 - Example 3: A unit may have 2 dogs that weigh 20 pounds each and 1 cat that weighs 25 pounds.
- 5.2** All dogs must be on a leash and in the owner's control when in any of the Common Elements.
- 5.3** Pets must reside within the unit. Pets must be kept inside the unit during the night (from sun down to sun up). "Inside" is specified to mean inside the residential unit: outdoor pet kennels and garages are not considered part of the residential unit. Pets must not be left unattended on patios
- 5.4** Pet owners/care-givers are responsible for cleaning up after their pets. Waste from pets shall be placed in a plastic bag or like containers and disposed of in the trash dumpster.
- 5.5** Animals shall not be bred, boarded or maintained for commercial purposes on the premises.
- 5.6** Owners/care-givers are expected to control, or if necessary, temporarily or permanently remove any domestic pet which makes frequent, repetitive or continuous sounds that unreasonably disturb or interfere with the peace and comfort of the residents, whether owners or occupants.
- 5.7** Domestic pets that display aggressive behavior, have aggressive outbursts or in any way harm other pets or people when unprovoked shall be subject to confinement or removal.
- 5.8** Dogs and Cats shall have a current King County pet license and be properly immunized. Pets that have no identification and/or where proper ownership cannot be established may be subject to "pick up" by King County Animal Control.
- 5.9** Residents who require a service animal must have the appropriate documentation on file with the HOA's management company. Appropriate documentation is defined as a signed letter from your doctor or other medical professional who, in their professional capacity, has knowledge about your disability and your need for a reasonable accommodation.

The federal Fair Housing Act defines a service animal as an animal that is a necessary reasonable accommodation for a person with a disability. The resident must have a disability, must request the animal as a reasonable accommodation for that disability, and must be able to show that the animal is necessary because of the resident's disability.

BLOCK WATCH



There has been an increase in property crime in around Meadowglen these past few months. It was reported to the Block Watch group multiple times that trespassers (possibly transients) were seen wandering the property. If you notice someone walking around that doesn't seem to belong please let Block Watch know. If you think a crime is being committed then call 911 right away.

Here are a couple recent incidents that have been brought to the board's attention:

- ◆ Someone recently cut holes in the chain-link fence that borders our property and Indigo Springs Apartments. Nobody should be going over or through the fence, so please let Block Watch know if you see anyone doing this. blockwatch@mghoa.org
- ◆ **October 3rd, 2020** – A vehicle parked in the gravel area had one of its windows smashed and items taken from the back seat. Security footage identified the vehicle linked to the crime, but unfortunately, the thieves removed the license plate from their vehicle making it difficult to identify them.

This serves a good reminder to not leave anything on display in your car. Even an old coat on the back seat is a temptation for someone to “smash and grab.” Thieves will even smash a car window just to look inside a bag or box to see if it contains anything of value. Even if it contains nothing, you will still be left with a broken window or door lock. If you can't take the items with you, then the next best thing is to lock them in your trunk.

- ◆ **October 15th, 2020** – Two young adults with backpacks walked onto the property around 1am and took off with 2 mountain bikes that were being stored on a back patio.

This theft might have been prevented had the bikes locked or secured in some manner on the back patio. So if anyone has any similar items of value that could be stolen from your patios, we suggest you find a way to secure them or find room for them in your garage.

- ◆ **November 5th, 2020** - Around 4am, thieves stole the catalytic converter from a Honda Prius parked at the clubhouse. The thieves drove onto the property, identified the vehicle, removed the part, and left in under 5 minutes. These were experienced thieves that knew what they were doing and are likely responsible for similar crimes in the Seattle/Kent area.

The Seattle Police Department says reports of catalytic converter thefts are up across the Puget Sound region. Catalytic converters from Toyota Priuses are one of the most commonly stolen across King County with 514 theft cases this year in Seattle alone, but police say there are reports of thefts from other makes and models of vehicles. Thieves steal them because they contain precious metals such as platinum, palladium, and rhodium. Those who have a Honda Prius or vehicle that is high on the list for catalytic converter thefts may want to consider parking that vehicle in their garage full-time.