

2023—1Q

Meadowglen News



Meadowglen Townhomes



Bell-Anderson:

- * Debi Alexander
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Board of Directors:

- * Pat Wells #36
President
- * Margie Peterson #68
Vice President
- * Max Pierce #21
Treasurer
- * Catie Baldrige #57
Secretary

Board Email:

hoaboard@mg-hoa.org

Community Website:

mg-hoa.org

Important Dates:

- ◆ Board Meeting: Monday, April 10th, @ 6:30pm
- ◆ Board Meeting: Monday, May 8th @ 6:30pm

HOA Board Elections

Thank you for all those who attended this year's HOA annual meeting on January 9th, 2023 via Zoom. The annual meeting is an opportunity for us to come together as a community to discuss important matters and make decisions that will shape the future of our neighborhood.

We also conducted elections for one open HOA Board of Directors position. The Board of Directors plays a crucial role in overseeing the operations of the HOA, making decisions that affect the community, and ensuring that the HOA's rules and regulations are followed.

After tabulating the votes, Max Pierce was reelected to the Meadowglen Board of Directors. Although the elections are over, we do welcome volunteers who wish to join in the board discussions. Having these extra voices and perspective can prove helpful when making important decisions for our community.

Also, if at anytime a board member steps down you maybe called upon to fill in as an interim board member.

The Board of Directors typically meet the 2nd Monday of each month. If you have any issues or concerns you wish to bring to the board, or would like to join as an assistant board member, please reach out to us and we'll send you an invite to our next board meeting.

Look back at 2022

Here's a quick review of 2022:

- We completed necessary repairs to several chimney stacks on building 11340 (Units #51~54). This should have been a fairly straight forward repair, but due to multiple factors related to Covid-19 (labor/supply chain shortages), it took us more than year to get repair done. Total cost was over \$20,000 dollars.
- Several other roof repairs to address small leaks around the flashing and chimney caps on several buildings were addressed.
- We replaced the existing wood fence that existed on the property line between Meadowglen and Galilee Baptist Church with 150ft long chain link fence. By replacing this fence we hope it will cut down on the number of people using area near Sport Court as short cut between our two properties. Total Cost \$11,000+.
- The slated fence at the very front of the property, along with garages #2~3 were fixed and/or replaced after a vehicle crashed into earlier in the year. The \$11,000 dollar repair costs were covered by the drivers insurance.
- Several critical irrigation repairs were done in 2022. Total Cost: \$4,500.
- A couple of trees that we felt posed a risk were cutback this year. Total Cost \$1350

Budget 2022:

- The HOA approved a 5% dues increase for 2023 to help bolster our reserves.
- The HOA was about \$26,000 dollars under budget for 2022. A big part of savings was due to a big decrease in our insurance premiums. We've seen our insurance premiums fluctuate lot over the past years, so we're not expecting the same decrease come late 2023.
- Total Reserves stands around \$570,000.

New Business for 2023:

- The board would like to reside all the remaining buildings, but at an estimated cost of \$1.4 million we just don't have the funds to do all of them all at once. Instead, the board will look into residing just one or two buildings this year. But a lot depends on the overall cost and timing. If we feel the timing and costs are still too unreasonable due to the current economic climate then we may not be fiscally feasible to proceed with residing this year.
- The board will also be looking into getting some asphalt repairs done in the months to come. How much work that gets done depends again on cost and timing.

Hollie Diamond Stepping Down as Board Member

Hollie has served on the Board of Directors multiple times over the past 17 years, but choose to step down permanently after recently purchasing a new home in the Renton area. Let's all give a big thank you to Hollie Diamond for her commitment and contributions in making Meadowglen a better place for everyone and wish her well and good fortune in new home.

A graphic with the words "Thank You" written in a black, cursive script font on a light gray rectangular background.

New Recycling/Yard Waste Contamination Reduction Program

Republic Services has started to inspect our recycling containers the day before service. If they find non-recycles thrown in the recycling dumpster, they will be charging the Association a contamination fee. It's their goal to reduce the amount of contaminated material that winds up in recycling. If the Recycling dumpster is found to be contaminated and the board is able to identify the resident responsible, the homeowner could be fine.



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**

A couple more reminders:

The dumpster area is **NOT** a donation area! Anyone leaving large items, such as furniture or household items in or around the dumpster area could be fined. Put them in the dumpster!

Make sure you break down your cardboard boxes before placing in the recycle bin.

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.

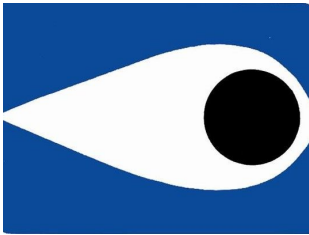
HOA-6 Insurance

The Associations master insurance policy will typically cover any major damage caused by natural forces or fire. However, if the damage occurs from within the unit typically the homeowner would be responsible. The most common situation is water damage from a leaky pipe or failed hot water heater.

This is why all homeowners needs to have HO-6 insurance. HO-6 is a type of policy specifically for condominium owners. It covers the personal property of the unit owner, fixtures, appliances, and improvements to the interior of the unit, and liability insurance. With regard to property, the HO-6 policy should take over where the HOA's policy leaves off. Ideally, the insurance agent for the homeowner should work with the agent for the HOA to be certain that there are no gaps in coverage.

If the damage to your unit exceeds your HO-6 insurance coverage, it's likely that the Associations policy will covered any additional costs to fix the unit. Homeowners should have covered for at least \$25,000 for any water related damage, and \$10,000 for any other types of issues. The HOA's insurance policy does not provide the replacement or reimbursement for the loss of personal items.

BLOCK WATCH



Car Thefts on the Rise:

The HLDI (Highway Loss Data Institute) identified a recent spike in vehicle thefts for 2015-19 model-year Hyundai and Kia vehicles, with claim frequencies for the first six months of 2021 twice as high compared to 2019. Additionally, vehicle thefts were nearly twice as common for Hyundai and Kia than all other manufacturers combined, according to the agency's report.

The reason for the concerning trend is likely that these cars are easier targets because the brands have been slow to add engine immobilizers to their vehicles. (An immobilizer is an electronic security device that prevents an engine from starting without a digital-coded key.) According to the HLDI, only 26% of 2015 Hyundai and Kia models had standard immobilizers, versus 96% for all other brands combined.

To make matters worse, a dangerous challenge was posted on TikTok and other social media platforms that challenged young teens to steal certain cars off the street using a USB cord. This method was used to steal a Hyundai Elantra on Meadowglen property on February 18th. The vehicle has since been recovered, but not without damage.

Hyundai and Kia have recently developed theft deterrent software for millions of their vehicles that lack an immobilizer and will provide it FREE of charge to vehicle owners. The software updates the theft alarm software logic to extend the length of the alarm sound from 30 seconds to one minute and requires the key to be in the ignition switch to turn the vehicle on.

Puget Sound Auto Theft Task Force:

According to the Puget Sound Auto Theft Task Force, more than 1,600 total vehicles were reported stolen in King County and 909 vehicles in Pierce County in January 2023 alone. A total of 45,000 vehicles were reported stolen in 2022 (A 15-year high).

While it's important for all vehicle owners to consider using an anti-theft device, The Auto Theft Task Force strongly encourage residents of apartment/condominium complexes to make this a priority because these complexes are a top target for car thieves. A simple steering wheel lock is available online for around \$40.

Recent Block Watch Incidents:

- ◆ December 2022—Catalytic Converter was stolen in the cul-de-sac area.
- ◆ Late January 2023 — Catalytic Converter was stolen in the cul-de-sac area.
- ◆ Feb 18th, 2023—Hyundai Elantra stolen.
- ◆ Late February— Attempted theft of a Catalytic Converter in the back section.
- ◆ Late February — Punctured gas tank.

If you are a victim of property crime, please contact the police or use the Police Online Reporting System to report the incident. Also, please let the HOA board know so that we can share and track any trends that are going on. The board may also be able to obtain security video of the incident which can be shared with law enforcement.