



Homeowners' Association Newsletter

June 2009

► A Big "THANK YOU"

Anyone driving by our front sign at 25th Ave. SE and Highlands Boulevard has probably noticed the new look created by several neighborhood volunteers. Overgrown and overly mature bushes were heavily pruned or removed and replaced by colorful plants and grasses. The new design is awesome! On behalf of everyone who enjoys the upgrade, we extend a very grateful thank you to Vicci Miller, Wally Miller, Doug Brown, Linda Shulman, Darrel Larson, Steve Ortman and Scott Simonsen.



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► *An Important Message from Architectural Control*

The Mill Creek Highlands Architectural Control Committee (ACC) would like to take this opportunity to remind everyone that homeowners are responsible for maintaining an attractive and healthy landscape around their homes. We can help the Mill Creek Highlands be a nice residential neighborhood by doing our part to properly maintain homes and yards. The following is a list of the most common non-compliance items:

- Not maintaining lawns (remedy: mow, edge and water lawn; trim grass around fences)
- Weeds in flower beds, sidewalks and driveways (remedy: remove weeds)
- Trees and shrubs overgrowing into driveways, sidewalks and streets (remedy: trim back)
- Dead vegetation in yard, flower beds, lawn (remedy: cut and remove)
- Basketball units in public sidewalks/streets/trails (remedy: keep the unit on your property out of public right-of-way)
- Bins – garbage, recycle, yard – left in open view (remedy: organize and store bins out of view on your property)
- Fences not maintained (remedy: replace broken slats, gates, clean moss & lichens)
- Trespass onto common areas such as cutting and clearing vegetation, building play areas, dumping yard wastes such as grass and yard clippings (remedy: use yard waste bins)

The Homeowners Association has unfortunately had to issue 39 non-compliance notices, 11 follow up notices, and 4 fines in the past six months. Please do your part as a resident of Mill Creek Highlands.

Summer is here and is traditionally the time for major projects around the house, such as replacing fences and gates, painting the exterior of the house, or replacing the roof, making additions to the house, building new structures, or removing larger trees. These types of projects require the submission of an ACC Approval Request Form. **BEFORE** starting your project, submit your proposal to our Property Manager Charlotte Fitzgerald in plenty of time for review by the ACC. We thank you in advance!



► *There's a Scent in the Air by Neal Shulman*

And, unfortunately, it's NOT the scent of exotic perfume or daffodils. It's those calling cards left on your lawn and your sidewalk by that occasional dog owner who apparently believes that it's your responsibility, not his, to pick up the "messages" left by his pride and joy.

So, what to do about it?

Rule number one: Don't be shy. When you see a dog whose owner has decided not to stoop and pick up after his animal, let him (or her) know that such lack of courtesy, and carelessness, is not acceptable in our community. In point of fact, the greater majority of Highlands homeowners are neat and respectful of the property of others. Some of the key offenders, however, are those "outsiders" walking their animals through our area. Regardless, let an offender know that leaving an animal mess is not acceptable.

Rule number two: Be sure to set the right example by making certain that you are doing your part in cleaning up after your animal. And, finally . . .

Rule number three: Take pride in the Highlands Community and continue to do those things necessary to maintain and perpetuate the attractiveness of our neighborhoods.

With these three rules, the next scent in the air may be daffodils.





► *The Highlands Homeowners' Association needs your help!*

Our HOA is run by volunteer residents with support from our property manager, Charlotte Fitzgerald. Residents can help improve our community in many ways by serving on one of the committees listed below. We need your help! If interested, call Charlotte Fitzgerald at 425-740-2233, or e-mail her at cfitzgerald@wpmnw.biz. Our next regular HOA meeting will be August 10th at 7pm at Merrill Gardens. Please consider donating some of your time to help make our community the best it can be!

Committees

Architectural Control Committee/ACC – Approves or disapproves of exterior construction, major landscaping, siding, paint and stain requests. Conducts and monitors neighborhood reviews.

Landscape Committee – Plants seasonal annuals. Recommends landscaping maintenance and reports problems (e.g. dumping) to the board for corrective action. Performs light duty grounds keeping as desired and obtains board approval for all expenses.

Maintenance Committee – Monitors irrigation system. Inspects common area structures. Recommends common area structure maintenance and reports problems (e.g. vandalism) to the board for corrective action. Performs light duty maintenance as desired and obtains board approval for all expenses.

Social Committee – Organizes and carries out community enrichment functions. Uses newsletter for homeowner communication.

Newsletter Committee – Creates a newsletter for the homeowners.

