



Mill Creek Highlands

Homeowners' Association Newsletter

April 2010

► *Letter from the President*

I would be remiss if I did not start off with a huge *thank you* to Neal Shulman, whose term expired in February. Neal has served as our HOA president for the past 4 years and has volunteered countless hours. In 2007, he was instrumental in our association switching property management companies to Windermere, a change that has greatly improved the administration of our HOA. Neal, we thank you for your work and dedication in making the community a better place to live!

The board is excited about several projects this year. With HOA reserves at a healthy level, we will soon be scheduling asphalt trail repairs, a project that has been in the planning stages for several years (see page 2). Also, we are working towards improving communication by updating and enhancing the HOA website, www.MillCreekHighlands.org, to include more information, forms, and timely news items. We've been contacting other HOAs, namely our neighbors at The Parks, to get ideas and advice. If you have experience with web design and are willing to donate a few hours a month, please let us know.

And lastly, thanks to all who attended the annual meeting, sent in their proxy, or have provided the board with feedback, both positive and negative, as homeowner input helps us in our decision-making process. Please don't hesitate to stop by one of our monthly meetings as they are open to all homeowners and take place the second Monday of the month, 7pm, at Merrill Gardens.

Have a fun and safe summer!

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Directors & Officers

Jen Hirman, President
Vice President - Vacant
Laurie Ortman, Secretary
Gary Corless, Treasurer

Architectural Control Committee (ACC)

Pos. 1 - Open
Pos. 2 - Filled
Pos. 3 - Open

Website

Jen Hirman

Newsletter

Kathy Corless



► *Property Inspections*

A proactive review of Highlands property was conducted in late March. It was a “snapshot in time” when some properties looked their best, others needed minor attention, and a few showed signs of chronic neglect. Windermere mailed non-compliance notices to 72% of homeowners indicating that one or more “issues” relating to property maintenance required attention within 30 days. The vast majority of notices required simple remedies such as weed removal or edging.

If you received a notice and complied with the reminder, THANK YOU! Your efforts reflect pride in your home and respect for our neighborhood.

Unfortunately, a small number of homes and yards in our community are not maintained consistently to the standards set forth in our CC&Rs and Rules and Regulations. Ideally, the board should not have to “police” homeowners. However, due to numerous complaints from residents about “eyesore” properties, and in the interests of the entire community, regular inspections are performed. The board is then required to equitably and consistently enforce the Rules and Regulations which are legally binding for all residents.

The second round of inspections is planned for early May and photos will be taken to document non-compliance issues. Our property manager will then mail **Second Notices** to homeowners who have not corrected violations cited during the first inspection. If you do not receive a Second Notice, you may assume that your property is in compliance. Again, thank you for your efforts to maintain the beauty of our neighborhood.



► *Trail Repairs are Coming!*

Over the years, tree roots have caused the walking trails throughout our community to lift, buckle and crack. Have you noticed the green marks along the walking trails recently? Volunteers have marked the worst points on the trail and repairs are planned in May to fix those sections. Portions of the trail system will be closed in May for 2 or 3 days during these repairs. Work dates will be posted on our website, www.MillCreekHighlands.org, as soon as the work is scheduled.

► *Medians on Highlands Blvd.*

Several homeowners have voiced concerns about crumbling curbs and moss growing along Highlands Boulevard. These medians are owned and maintained by the City of Mill Creek. Please call Les Anderson, Public Works Supervisor, at (425) 921-5739 to report any maintenance issues or concerns you have.

► *Want to Get HOA News?*

The HOA will begin sending out news and alerts via e-mail. Once initiated, this program will be for only HOA-related information. Your e-mail address will not be shared and you may discontinue this service at any time. To sign-up, send an e-mail indicating your preferred e-mail addresses to News@MillCreekHighlands.org.

► *Coming Soon*

This summer, additional information will be listed in the Architectural Control Committee (ACC) section of the website.