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November 2016

Maintenance performed in 2016: The board has been busy getting ahead of maintenance issues which have been deferred from past years. This “facelift” will continue into next year. Some of the changes:

- Grass seed at the park on 3rd Street
- Hazardous trees removed from several of our common areas
- New fencing and picnic tables along 83rd Drive. The picnic table closest to the wooded area is now secured to cement pad to prevent recurrence of vandalism.
- Retention pond on 3rd Street has been cleared of overgrowth
- Unsafe play structure removed from park on 1st Place
- Safety issues following vandalism at park on 83rd Drive have been resolved. A big thanks to residents who helped clean up! We will discuss further repairs in 2017.

Looking ahead to 2017: As our neighborhood passes its 20th birthday, we must work to prevent further decay in our common areas. We will be working on modest improvements to our playgrounds on 1st Place and 83rd Drive, clearing another of our five overgrown retention ponds, seeding more grass on 3rd Street, continuing general maintenance of our picnic benches and tables, and looking into cleaning moss from mailboxes.

Dues in 2017:

- We had 161 homes out of 191 pay their 2016 dues, which is more than we have seen in previous years. With the money collected, we were able to complete all of those maintenance projects listed above; hopefully you have had the chance to get out and enjoy some of those improvements first hand.
- As you can see, we still have a lot more to do, which is why dues will be increasing to \$200 for 2017. Invoices will be mailed in December, and dues are due by February 28, 2017.
- We accept check, money order, Visa, or MasterCard. If you cannot pay in full, we can set-up payment arrangements. Please contact the board via e-mail at glenacres1@hotmail.com.

- You can now pay by credit card. We now offer a “pay it now” option for invoices. Dues can be paid with a click of a button. If a homeowner is interested in paying with a credit card, they should email the board requesting an electronic copy of their invoice. There is a 3% processing fee.

National Night Out: Our neighborhood celebrated this annual nation-wide event by gathering for an ice cream social. Thank you to all the neighbors who attended, and we hope to see more neighbors next year! If you would like to help plan next year’s event, please email the board. We’d love the help!

Landlords: Please direct renters to our website for the CC&Rs. We have a link to the full document, and also a shorter document addressing Frequently Asked Questions about residing our neighborhood. These codes help keep our neighborhood pleasant and our property values up, if we all follow them.

Forested areas: Please report suspicious activity to 9-1-1. The Lake Stevens police have requested that homeowners call immediately so they can investigate. There is absolutely no camping, burning, or trespassing allowed in common and/or forested areas. The response time to our neighborhood is very fast!

On-street parking concerns: Please report street parking violations directly to the police at their non-emergency number (425) 334-9537. Our CC&Rs state there is no parking allowed in yards, and no storage of boats, trailers, or similar vehicles within our neighborhood; however, street parking is not outlined in our codes.

Changes at the Board: All three members of the board moved out of the neighborhood during 2016. Thank you to Melissa Wageman, Michelle Vonderau, and Serena Groenig for helping our neighborhood! Your new interim president (Lisa Van der Veen), interim treasurer (Angie Hein), and interim secretary (Caryn Willis) are serving the rest of each board member’s term.

Election for Secretary Position: At our January meeting, each household in the association has the opportunity to vote. This is a paid position (\$150/month) with a term of three years. The secretary duties include taking meeting minutes, composing and sending violation letters, tracking the status of violations, formatting and sending newsletters, and general help to the Board as needed. Please contact the board at glenacres1@hotmail.com, if you are a homeowner who plans to run for secretary in January.

Thank you for being a great neighbor, and Happy Holidays! From the Board