



Glen Acres
Owners Association Newsletter

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November 2017

Welcome New Homeowners: We would like to welcome all of our new homeowners to the neighborhood! If you haven't received your new homeowner letter, please be sure to provide the Association Board your email address and phone number for our Association records as soon as possible. We are going **paperless**, the Association Board will be **emailing** most all correspondences including the invoices for the 2018 dues. Additionally, our neighborhood CC & R's are posted on our website at: glenacreshoa.org. If you have any questions regarding your neighborhood this is a great place to start and / or feel free to email the Association Board at: glenacres1@hotmail.com.

Thank You Volunteers: A big *Thank you*, to all the homeowners who have volunteered their time and effort for the benefit of our community this year! We've had several homeowners who have picked up debris, cleaned up our forested parks and common areas throughout the year. We appreciate all of you for taking such great pride in your neighborhood!

Association Board Changes: The Association President, Lisa Van Der Veen, moved out of the neighborhood in September and we want to thank her for all she accomplished for our neighborhood during her tenure! Thank you Lisa-We wish you and your family many years of happiness in your new neighborhood!

New Association President: In September *Travis Wright* was voted in as the interim President. Travis has been busy working behind the scenes getting the business side of things prioritized. Starting in November, he plans to roll out new activities in hopes to grow homeowner participation, to help "shine up" our neighborhood, and to continue to preserve all our *home values*! He has been reviewing all of our parks, greenbelts, common areas and all 191 homes to evaluate our overall neighborhood health. Additionally, he has been reaching out to homeowners who are & have been in violation of our neighborhood CC & R's and requesting immediate compliance.

Association Address Change: Post Net Lake Stevens closed their business without notice in September. We have opened a new PO BOX at the Snohomish Post Office. Our new mailing address is: PO BOX 1393 Snohomish, WA. 98291. We have posted this information to our website for your convenience as well.

Neighborhood Volunteer Committees: We would like to create committees to continue to preserve our neighborhood common areas and to keep our home values growing! We are looking for homeowners (approximately two per committee) who would like to volunteer approximately one hour a week to walk / drive the neighborhood and to be in charge of neighborhood activities throughout the year. Committees:

- Park and Common Area Health
- Wooded & Greenbelt Health
- Violations & Exterior Homeowner Improvements
- Events and Activities (walking / running groups, annual garage sales, craft nights, book clubs, neighborhood national night out w/LSPD, monthly neighborhood clean-up groups and neighborhood resources list for pet care, day care and contractors- to name a few)

Neighborhood Website: If you haven't already, please go check it out and keep checking back! As updates, changes and new information comes our way, we will be sharing it on our website. Our website address is: glenacreshoa.org.

Getting Involved: Please email the Association Board to sign-up, if you are interested in volunteering your time. We'd like to host one weekend in November, December and January to clean up our wooded and common areas. The goal is to fill as many garbage bags as we can in 2 hours and to wash up border fencing & play equipment as needed. You may sign up at: glenacres1@hotmail.com

Treasurer Update: Our new Treasurer and Attorney have been working closely with our delinquent homeowners to catch up on their dues. A big ***Thank you***, to all the homeowners who have been making monthly payments to become current; every penny counts and goes towards the maintenance, management and beatification of your neighborhood! As of November-181 out of 191 homeowners have paid (Or making payments on) their 2017 dues. The remaining unresponsive delinquent homeowners have been forwarded to our Attorney for collection. *If you are delinquent, please respond to the Notices you've received from our Attorney immediately. He is available to set-up an approved payment plan.

Annual Dues: The annual assessments are due on December 31st for the following year and late after 2/28. Invoice reminders will be ***emailed*** out in December. The 2018 dues will be \$210.00. Dues may be paid by credit card with the "pay it now" option on your ***emailed*** invoice. If you are interested in paying with a credit card, please email the Association Board. There is a \$10.00 convenience fee per transaction for this service. You may also mail a check or have your financial institute issue a check to us on your behalf.

Maintenance & New Legal Services: In 2017 we have successfully completed some long pending neighborhood projects as follows:

- Detention Ponds- Clearing of overgrowth for proper drainage of our storm water.
- Park on 1st Place-Play area border and play chips replaced.
- New Attorney- Providing the Association Legal Services and CC & R's enforcement.

Last Meeting- 2017: November 4th @10 AM- Lake Stevens Haggens-Eatery. Please come join us! This is a great place to meet your neighbors & Association Board Members! The meeting schedule is posted to our website for your convenience as well. Additionally, we would like to fill the interim Secretary position during this meeting. See you all there!

2017 Interim Secretary Position: We would like to fill this position right away. The Secretary duties include but not limited to: present at all Association meetings, taking meeting minutes and posting them to our website. In addition, as directed by the Association President- composing and sending violation letters, tracking the status of violations, formatting and sending newsletters, website management, homeowner contact information updates, new homeowner letters and general help to the Association Board as needed. Please contact the Association Board at glenacres1@hotmail.com, if you are a homeowner who is interested in this position.

2018 Annual Meeting: January 6th at 10:30 AM-Haggens Grocery Lake Stevens-Eatery. Please visit our website for all future meeting dates, times, upcoming activities and updates. We will be electing new Association Board members during this meeting for the President and Interim Vice President Position. Please come cast your vote. We look forward to seeing you all there.

2018 Election- Interim Vice President: The Association Board would like to fill this position at the January 2018 Annual meeting. Please contact the Association Board if you are interested.

2018 Election-President: The Association Board would like to fill this position at the January 2018 Annual Meeting for a term of (3) years. Please contact the Association Board if you are interested in this position and / or if you would like to vote again for, Travis Wright, the newly elected Interim President to retain this position. Please come join us at the January annual meeting to cast your vote or please email us your vote, your opinion matters.

Happy Holidays!

Travis Wright-Interim President & Glen Acres Owners Association Board



Helpful Neighborhood Reminders

Presidents Weekly Neighborhood Review: During our weekly neighborhood reviews, we've noticed several rule violations. At this time we ask that you please review your CC & R's located on our website, and to make any necessary corrections immediately. (Violation Notices will follow shortly.) In addition, we also noticed many well maintained homes that make our neighborhood shine; your pride in homeownership definitely shines through! We thank all of our homeowners in advance for continuing to make our neighborhood a great place to live for everyone!

Garbage, Recycle & Yard Bins: To be stored-*screened* from view of adjoining structures, streets and / or roadways. In addition, please remove your bins immediately after garbage pick-up. A fine of \$10 per day / per bin will be assessed for any bin that remains *unscreened*.

Exterior Paint: Requires-*Uniformity of Use and Appearance, Quality, Workmanship, Materials and Design, following Traditional Styling*. No loud colors or contemporary exterior improvements are allowed. If you are planning to paint your home, please submit the color scheme to the Association Board and / or request a review, to make sure the color scheme falls within the CC & R's guidelines of *Uniformity & Appearance* established within the neighborhood.

Exterior Improvements, Roofing & Siding: Requires-*Uniformity of Use and Appearance, Quality, Workmanship, Materials and Design following Traditional Styling*. Please review the neighborhood CC & R's before starting any exterior improvements. Most exterior improvements require written approval from the Association Board. If you have completed exterior improvements without written approval of the Association Board, please email the Association Board to request a review.

Parking: No trucks, campers, trailers, boats, motorcycles are permitted to remain on any lot. A \$10 per day fine will be assessed for any home that is in violation. *If you have any of the above parked on your lot please remove it immediately and / or please contact the Association Board to give us the date it will be removed.

On-Street Parking Concerns: Please report *street* parking violations directly to the police at their non-emergency number at: (425) 334-9537. LSPD will come out and access the vehicle and leave a notice to tow, if the vehicle is in violation of Public Streets right of way.

Suspicious Activity Common & Wooded Areas: Please report suspicious activity or any activity after dark to 9-1-1. These areas are designated for the use of Glen Acres Residents and their guest only. There is absolutely no camping, burning or trespassing allowed in common and forested areas. LSPD has requested that homeowners call them immediately so they may investigate promptly. They are committed keeping our neighborhood safe.

Front Yard & Planter Strips Landscaping: Please keep your front yard and any planter strips in front of your home mowed, weed free and trees properly pruned.

Trees: Please notify the Association Board immediately by email, if you see any tree that has fallen and / or is leaning in the wooded or common areas. We will contact a tree service company to come inspect immediately.

Violation Reminders: CC & R's Violations will be assessed a \$10 per day fine until corrected to the satisfaction of the Board. If the violation is not corrected and / or fines remain unpaid, the homeowner may be forwarded to our Attorney (at the homeowners cost) for collection, a claim of lien placed on the property and the lien may be foreclosed upon if necessary. Lastly, a delinquency report may be forwarded to your Financial Institute and / or Mortgage Lender.

Delinquent Dues (paid after 2/28): Delinquent homeowners will be *automatically* assessed a \$10 late fee, plus 12% of the balance, and if remain unpaid for more than ten days, the account may be forwarded to our Attorney (at the homeowners cost) for collection. In addition, a claim of lien may be placed on the property and foreclosed upon if necessary. Lastly, a delinquency report may be forwarded to your Financial Institute and / or Mortgage Lender.

Notes From-Association Board: Our goal as homeowners and as your neighbors, is to the preservation of the overall health of our community! Let's all work together to make our neighborhood a great place to live and enjoy for many years to come. We thank all of our neighbors for taking such good care of your neighborhood, and making *Glen Acres* a great place to call home!

Happy Holidays!

Travis Wright-Interim President & Glen Acres Owners Association Board