



Owners' Association Board  
PO BOX 1393  
SNOHOMISH, WA. 98291  
[glenacres1@hotmail.com](mailto:glenacres1@hotmail.com) | [glenacreshoa.org](http://glenacreshoa.org)

### Spring 2019 Neighborhood News

#### *Reminders at a Glance:*

- **Exterior Improvements**-On your lot or home including; painting, roofing, fencing, front yard landscaping and/ or additions, must have prior *review & approval* from the Board *before* work commences to avoid fines.
- **Garbage, Recycle & Yard Waste Containers**-As of July 2019 fines will be \$30 a day / per container for non-compliance. Containers are Not to be *stored* in front of homes or garages, must be out of *view* from all *roadways* or *buildings*, and *removed* from curb on collection day (Wednesdays). Please keep in mind-Trash Containers stored in front of homes have a negative impact on our entire neighborhood.
- **Unauthorized Parked Vehicles**-Such as campers, trailers, recreational vehicles, boats, and jet skis are prohibited to be parked within our neighborhood including; yards, driveways, and / or streets. Exception: inside garages. Fines are \$30 per day and now subject to our Towing Enforcement Policy adopted in 2018.
- **Street Parking**-Please use your garage & driveway to park your personal vehicles. Our limited street parking is for the *occasional guest* only and Not for homeowner daily parking. Our streets must remain clear for Emergency Vehicles, Law Enforcement & Postal Services to navigate our neighborhood streets *Safely*. We will be working closely with LSPD and per our neighborhood CC&R's assessing daily fines \*Please call LSPD if you cannot enter/exit your driveway or street safely due to street parking concerns.
- **Sidewalk Planter Strips & Trees**-Please prune, weed, mow, and remove fallen leaves in this area. This Is the homeowner's sole responsibility to maintain. Please contact the Association Board immediately, if you are experiencing a hardship that is preventing you from maintaining this area.

#### *Neighborhood Observations:*

- **Homeowner Fencing**-Several fences are damaged and need repair. If this applies to you, please contact the Association Board ASAP with your anticipated completion of repairs. We understand this may be an unanticipated expense and we will work with you on a reasonable completion timeline. However, if you are unable to repair your fence in a timely manner, please remove and discard it immediately, to avoid daily fines.
- **Trees-leaning, diseased or fallen**-Please report any trees in question immediately to the Association Board.
- **Suspicious Activity**-Help keep our neighborhood safe and free from *costly* vandalism, homeless encampments, and trespassers. Please call Lake Stevens Police Department *immediately*, if you see or hear suspicious activity in our common and / or wooded areas day or night. Our common areas are closed at *Dusk* and only for resident use. i.e. ALL activity after Dusk should be considered suspicious and reported to LSPD immediately.

#### *New Notices / Policies Posted to Website:*

- Project Playground Improvement, Action Plan & Overview of Inspection.
- New Enforcement Policy for Repeated Violations-Effective July 1<sup>st</sup>,2019. Fines to \$30 a day.
- Towing Enforcement Policy for unauthorized vehicles-Effective 2018.
- Playgrounds Closed, Volunteers and Fund Raiser needed.

#### *Annual Assessments FAQ:*

Due: January 1<sup>st</sup> and Late: January 16<sup>th</sup> of each year. Invoices are Emailed through QuickBooks in October. If you do not receive your invoice by November, contact the Association Board. Please keep your Email address current with us and add *QuickBooks* and *intuit.com* to your safe email list to ensure you receive your invoice.

#### *2019 New Homeowners:*

Welcome New Homeowners! We look forward to seeing you at our HOA meetings and around the neighborhood. Meeting schedules listed on our website. If you haven't already, please provide us your Email Address to complete your HOA account. Annual assessment invoices & most correspondences are Emailed only.

*The Association Board & CC&R's (rules) sole purpose is for the preservation of our community and for the protection of our property values. Thank you! Glen Acres Association Board*