

Elk Run 3 & 5 HOA Newsletter

8/31/2019

Hello Neighbors. This is the first of the bi-yearly newsletters the HOA will be producing. Our goal is to let everyone know what we are doing, while being transparent about our budget and goals. We hope you find this informative. If you have any questions, please contact us at elkrunhoa35@gmail.com.

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Mission Statement

The vision for Elk Run HOA (we refer to it as HOA light) is to perform four main functions;

- Landscaping of shared areas
- Maintaining common fence on 228th
- Protect homeowners against liability
- Communicate shared interests to city and others

Annual Meeting

The annual HOA meeting will be held at 7:00 PM on Wednesday, October 30th, at the Maple Valley public library. We will be discussing the items outlined in this newsletter. We hope to see you there.

Landscaping of shared areas

In May, a volunteer work party was organized and neighbors completed initial cleanup of all shared areas. Once complete, we took bids for on-going maintenance. The objective is to keep the areas maintained to the standard set by our neighborhood clean-up activity. We had two landscaping companies provide bids that were within our budget. Of those, we chose to go with Sean Cirillo from SC Custom Solutions. Budget details can be found in the treasurer report below. Sean will be providing maintenance on a bi-weekly basis and this will hopefully ensure that any future HOA gatherings will be parties and not work-parties.



Maintaining common fence on 228th

In the last HOA newsletter we discussed maintenance of fences along 228th and our desire to help homeowners, if possible, to make sure their fences are in good condition. Unfortunately, as detailed in the treasurer's budget numbers below, we don't have funds available to pay for fencing materials. That said, there are experienced folks in the neighborhood who have volunteered to help with fence building projects. Hopefully this will make it easier for those with properties along 228th to make needed improvements. If you would like help with fence repair or replacement, please let us know at elkrunhoa35@gmail.com.

Architectural Committee and Guidelines

One of the requirements outlined in the bylaws of our association is to have a working Architectural Control Committee ("ACC"). To comply with this, our first step will be to establish a group of three or four interested members willing to help residents by providing limited design direction on home improvements and additions to the Elk Run community. Property values will be maintained if improvements to our homes (fences, landscaping, additions or renovations) sustain the character and enhance the visual harmony of our neighborhood.

The first task for the ACC will be to provide a proposed fence design standard for those properties bordering 228th Avenue SE. As the HOA continues to help maintain this entrance to our community, residents needing to replace their fence along this roadway could benefit by having a set of design guidelines that includes standardized materials. Later ACC work will be to review the existing CCR's for proposed revisions with less intrusive oversight.

If you would like to participate on the ACC, contact one of the HOA board members.

Ownership of open lots within Elk Run Division V

As previously reported, the empty lots within Elk Run Division V will be changing ownership as the development of the former golf course continues. The lots on the South side of 279th Street are currently owned by the golf course. The owners of the golf course no longer wish to maintain their ownership of the lots and have said that they will be letting them default to the county for lack of property tax payment. This is the default position unless some other solution can be reached.

The HOA board has heard from many neighbors that there is an interest in not having the county take over the land as the county is hard to work with in terms of property maintenance. We have also heard that there is little interest if having the HOA take over ownership of the properties as suggested by the owners of Elk Run Golf Course as we would be assuming liability for the properties when we really just want limited access to help maintain them. The argument is that we would be incurring liability for a relatively small benefit.

Taking this feedback into account, the HOA has been working with the city to urge them to take over the property and work with the HOA to help maintain it. We had several discussions with city officials and have petitioned the mayor at their suggestion. Unfortunately, the city has been unwilling to take over ownership of the land. We are still in discussions with city planning to help guide us to the best course of action.

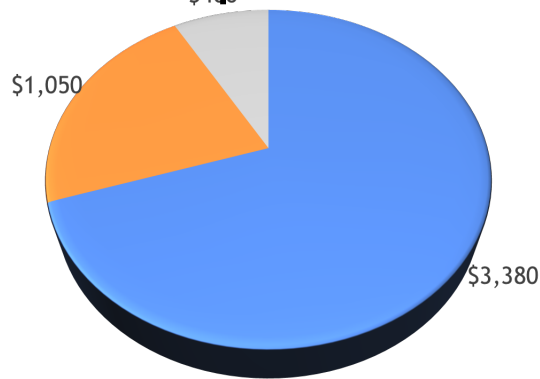
Elk Run III separation from HOA

Elk Run III has expressed a desire to separate from the HOA with all residents having signed a petition to that effect. To meet the requirement that 2/3 of the total membership agree to the separation, several volunteers in Elk Run V have gathered the necessary official signatures including a written consent form and a proxy form to allow us to record their vote at the next meeting. We need a volunteer from Elk Run III to get this same documentation filled out by their membership. If you, or someone you know could take on this role, please let us know. This will allow us to start the first step in the separation process. Considering this activity, membership dues for Elk Run III have been suspended for this year.

Treasurers report

- The HOA billed Division V dues for 2018-2019 in the amount of \$94.08. So far, 58% of neighbors have paid their dues. Second notice invoices will be sent out as reminder for neighbors who missed payment.
- Dues for the current year were temporarily suspended for Division III, as they work toward separating from Division V.
- Our current account balance is \$3,648.74. You can see from the chart below of projected operating expenses it takes \$4,830.00 annually to keep up costs.
- The HOA plans to increase dues by 12% this coming year, in order to meet the needed operating revenue of the HOA. We will **not** have an assessment! In order to pay for grounds maintenance over the next few years, we will use current funds to make up for the shortfall of budget until our dues will be able to pay for upkeep of all maintenance. At which point we do not plan to increase the dues by 12%.
- In an effort to provide full transparency, financial statements are available on the HOA website <https://www.elkrunhoa3and5.com> The revenue from these dues would be spent in accordance with a published budget that we will make available on the HOA website as well as through email notifications, along with the official copy of this newsletter.

2019-2020 Operating Expenses



Current Annual Operating Expenses:

Common Area Grounds Maintenance: \$130 every 2 weeks, resulting in annual cost of \$3,380

Insurance: \$1,050

Administration: \$400: P.O. Box, Postage, Website, Etc.

A special thank you to our neighbors who already paid their 2018-2019 dues!

Elk Run HOA Div V - 2018/2019 DUES PAID
22712 SE 279TH ST
22700 SE 279TH ST
22632 SE 279TH ST
22626 SE 279TH ST
22620 SE 279 th ST
22614 SE 279TH ST
22608 S 279TH ST
22602 SE 279TH ST
22510 SE 279TH ST
22504 SE 279TH ST
22424 SE 279TH ST
22418 SE 279TH ST

27916 227TH CT SE
27920 227TH CT SE
27924 227 th CT SE
27928 227TH CT SE
27925 227TH CT SE
27921 227TH CT SE
22631 SE 279TH ST
22613 SE 279TH ST
27918 226TH CT SE
22517 SE 279TH ST
22521 SE 279TH ST
22513 SE 279TH ST
22445 SE 279TH ST
22417 SE 279TH ST

Request for contact information

We would like to avoid having to send out paper copies of this newsletter in order to save on associated costs, by communicating through email. Please email the HOA and include your street address at elkrunhoa35@gmail.com, from the email account where you would like to receive HOA correspondence. This will greatly help us maximize our budget.

In Conclusion

Hopefully you have noticed some positive changes in the neighborhood as a result of the HOA activities. Again, please feel free to provide feedback to any HOA board member concerning any of the above information.