

Weatherby Estates HOA Summer Newsletter (www.weatherbystates.org)

Do you ever wonder "Just what does the HOA Board and Architectural Committee (ACC) do in our community?" Here are examples of what the Acting Weatherby HOA Board, Architectural Committee (ACC), and various other Committees and homeowners have accomplished the past 6 months.

Maintenance:

By using resources in our own neighborhood, a number of items have been repaired for significantly less money than quoted/bidded prices!

1. Maintenance of Retention Ponds

Alder removal from the retention ponds and debris hauled away, at a cost far below the approved budget. What a great testimony about how our community can work together!

2. Maintenance of Waterfall

The pumps on the waterfall (one failed and in the process of failing) were fixed per the approved budget with one high efficiency pump.

Mechanical timer for the lights on the waterfall was replaced with a digital timer/photo cell so the lights will only come on when it is dark outside and the time will be maintained during a power outage. Additional digital timer / photo cell is on order for the landscape lights along the road. This will save additional costs. Other cost saving initiatives are in the works which include putting the waterfall pumps on a timer.

3. Fence and lighting Repair

Competitive bids were sent out to fix the split rail fence and chain link fence surrounding one retention pond. The split rail fences have been repaired for both accident sites, and the chain link fence repaired due to the tree damage. The Maintenance committee has also done the following: No Trespassing signs put on retention ponds and new combination locks were put on retention pond gates, as suggested by the county. Broken lights were fixed in the entry to the subdivision. Lower wattage bulbs are being used to reduce electrical costs.

4. Sprinkler repair

Sprinklers have been fixed and a key secured so the Maintenance committee can adjust

the sprinklers as needed without needing to pay JR Landscaping for sprinkler maintenance. The maintenance committee also fixed the damage to the sprinkler boxes as a result of the two accidents at a significantly lower cost than what would have been charged by JR Landscaping.

Cost Saving Measures

In addition to the cost saving measures noted in the Maintenance section above, we are also doing the following:

5. Utility bills

Utility bills are being graphed and analyzed so we can better monitor expenses and quickly determine if equipment is malfunctioning.

6. Investigating landscaping saving measures.

Landscaping costs are a large part of the Weatherby HOA budget. Given that, we are getting new bids on landscaping. Two bids have been received. A third is in progress. We are also researching the feasibility of replacing the strips of grass with native drought tolerant foliage so we can shut that area of sprinklers down.

We need members of the community to assist in this process and would love volunteers for the Landscaping/beautification committee. Please contact the Acting Board (boardmembers@weatherbystate.org) if you are interested.

7. Lower HOA insurance premiums

A new HOA insurance policy was secured at a savings to the HOA of \$450 per year *with more complete coverage that now complies with what the Bylaws state we are required to carry.*

State Farm Insurance was chosen for its reputation of customer service, financial stability, and value for the price. Board Member's affiliation with State Farm was disclosed in advance and was not an issue, as there was no personal gain involved whatsoever.

The HOA financial information will be available at the Special HOA Meeting at 7pm Tuesday, July 15, 2008 at Alfys Pizza in Monroe.

Safety

8. Traffic speeds and winter road conditions

We have been communicating with Snohomish County Traffic Division regarding safety of our roads. For example: Sanding, design of the entrance hill, and most recently the concerns of residents about the speed of traffic through the neighborhood.

The Snohomish County Traffic Division contact has agreed to attend a meeting to answer peoples questions. The county has agreed to divert sanding trucks off 215th when we call and ask, based on the steepness of our hill. There are two designated people in our community to call so we do not inundate the county with phone calls.

Snohomish county also put in a traffic speed monitor last month to remind residents of the 25mph speed limit in the subdivision.

9. Neighborhood Watch program

In light of the recent (and past) burglaries, we are soliciting volunteers to organize a community Neighborhood Watch program. Please contact boardmembers@weatherbystates.org if you are interested in assisting on the Safety committee.

HOA Operations and Communications

10. Review of CC&Rs and Bylaws

The Acting Board reviewed the Bylaws and CC&Rs, noted inconsistencies, and generated proposed Bylaws amendments to correct issues found in the Bylaws:

- One of the proposed amendments that will be put before the community is to allow for more than 3 Directors on the Board. Per our attorney, 5-7 is a more typical number and gives a broader community representation.
- Other proposed amendments deal with consistency between CC&Rs and Bylaws. We have cleaned up the language, corrected typos, updated non-discrimination policy making it compliant with Washington state law.

The current Interim/Acting Board is doing it's best to move forward and get the HOA in compliance with the legal governing documents of Weatherby and Washington state law. We are acting in good faith and due diligence is being exercised. A form for amending the Bylaws has been posted on the Weatherby website. Summaries of the amendments are also in the May 4 meeting minutes. Prior to contacting the attorney, we spent well over 80 hours researching these issues and drafting the amendments. This was done to minimize cost to the community. (The attorney was quite impressed with the homework we'd done!)

11. Improved Board Communication with the Weatherby Community

- The Weatherby Community was surveyed to determine homeowner's visions for the neighborhood and homeowner's concerns. Postcards sent to all homeowners and results were posted on Weatherby website.

- Posted Bylaws, CC&Rs, and other links to Snohomish County and items of community interest on the Weatherby website.
- Posted Board and Homeowner meeting minutes for meetings held in 2006, 2007, and 2008. Posted Board meeting notices monthly to inform the community of upcoming meetings.

12. Adopted Code of Conduct

We have adopted a Code of Conduct for Board members and ACC members to sign prior to serving on the Board/ACC. A Code of Conduct is recommended for all non-profit Boards. The intent is to protect the HOA and Community from unlawful or unprofessional behavior which could hurt the community at large. The Code of Conduct is posted on the Weatherby website.

13. Processes and Procedures Manual

Developing a Processes and Procedures manual so that future Boards will have a record (guidelines) of how situations have been handled. These guidelines will also help avoid steep learning curves (and "re-inventing the wheel") for future Board members.

14. Joined Community Associates, Inc.

Joined CAI online, the largest HOA information organization. This was done to access legal resources on Washington HOA law, download forms, gather information on how to handle typical HOA situations. For more information, see www.caionline.org. The goal is to save HOA funds by accessing the CAI vast resources first, prior to contacting an attorney.

15. Set up committees to handle HOA issues

Website committee: Kevin Bowen, Tawna Wilsey.

Maintenance committee: Craig Cox, Terry Waller, Doug Pugsley, Todd Cope, Jeff Lippert, Ted House

New committees - We are seeking volunteers for the following:

Landscape/beautification committee

Newsletter committee

Safety committee (Neighborhood watch, disaster preparedness)

Garage sale committee

[ACC \(Architectural Committee\) Activity](#)

16. ACC Style Guidelines

Currently developing an ACC Style Guidelines for the community (a condensed version of the CC&Rs). The guidelines will be posted on the website to allow homeowners easy access to CC&Rs relating to sheds, fences, and improvements.

It will also give future ACC committee members easier and more consistent guidelines to follow for approving future structures.

17. Status of Projects and Variances Reviewed:

10 Projects have been approved

1 Project was rejected as it deviated from ACC standards

2 Projects are currently being reviewed

2 Variances have been granted

18. ACC Change Proposal form

Developed ACC Change Proposal form to be submitted when a homeowner wants to make improvements to his or her property. The form must be approved by the ACC in writing before the project can be started. The form is posted on the Weatherby website.

For more information on ACC issues, please contact Rich Tarter or acc@weatherbystates.org .

The Board and Committee members are all volunteers and donate many hours per month of their own time. We are all learning as we go and do our very best. In addition, there are many in our community who have graciously volunteered their time on various projects. We appreciate your time and support - if we all help out a little, the work load is spread out. Thank you to EVERYONE for helping make Weatherby such a fine community to live in!!!

If anyone has any questions, please contact one of the Acting Board members listed below boardmembers@weatherbystates.org .

Best regards,

Weatherby HOA Interim Board
Becky Fox
Mary Armstrong
Rich Tarter
Tawna Wilsey
Kevin Bowen

Weatherby HOA Architectural Committee
Rich Tarter
Connie Berner
Ted House