



The WOODS at Lake Wilderness Homeowner's Association

P.O. Box 1157 Maple Valley, WA 98038
www.WOODS-HOA.com

November 2016

Welcome to The WOODS at Lake Wilderness HOA!

Your new HOA Board has been active in front of and behind the scenes to make our community safe, beautiful and enjoyable. The HOA board roles and contact info:

Board roles and contact info

President – Brett Malen presidentwalw@outlook.com

Supervise and control all of the business and affairs of the association. Presides over members' and Board meetings

Vice President – Karl Durham vpwalw@outlook.com

Fields the ACC requests to get approval from the ACC committee, works with the Landscapers ensure the quality of the community, and other HOA business.

Secretary – Jenn Koskovich secretarywalw@outlook.com

Documents all the meetings – annual and board, helps with keeping the website updated, creates flyers for events, and other HOA notices.

Treasurer – Christina Matinell treasurerwalw@outlook.com

Keep records of dues, pays all the HOA bills, maintains the bank account, and other financial admin.

Subcommittees

The HOA board has two subcommittees furthering the interests of the neighborhood:

1. The ACC (Architectural Control Committee)
Committee members: Kim Woods, Patrick Jaybush, Kyle Koskovich
Submit your ACC request for approval to vpwalw@outlook.com for review by the ACC committee.
2. Neighborhood Watch – All thanks to Pam for getting this off the ground. She will host meetings, lead discussions, be our neighborhood point of contact and post updates on our Facebook page.
You are welcome at events and encouraged to volunteer: Blockwatchcaptainwalw@outlook.com

Volunteer, Volunteer, Volunteer

Make a difference right where it is needed the most. Contact: presidentwalw@outlook.com for placement.

1. Help create our image, volunteers needed for spring beautification planning
2. Holiday decoration committee
3. What ideas do you have? Help make this community a better place to live by getting involved.

Tree Maintenance

In recent months there were concerns voiced about trees blocking street lights and causing damage to sidewalks and potentially our irrigation system. As a board we have sought consultation from: Maple Valley Deputy Mayor, MV Parks and Rec Director, MV City Council Member, MV Maintenance Supervisor, a local Realtor, 4 tree servicing companies, the PSE Maintenance Supervisor and a professional arborist over the last few months. The overwhelming majority opinion was the developer had planted the wrong tree species and way to close to the streetlights with 3 clear concerns: poorly lit streets, damaged sidewalks will get worse w/o intervention. The arborist (and others) recommended removal of the trees and replacement with slow growing ornamental pear shaped trees that would have spring flowers and is more suited for our environment

When our landscaper was performing Fall shut down maintenance on our irrigation system we learned that at least one irrigation line was broken by tree roots impacting overall system functionality and may be the source of an **exceptionally, unusually** high summer water bill. As a result, we will have to pay to fix the damaged line. MV City folks are working with us to confirm who owns the trees, they own the sidewalks, but we should expect continued buckling of more sidewalks around the community unless we address this sooner rather than later.

The Board would like to hear your opinions about the trees to ensure we consider all sides before moving forward.

Got tree questions? Email the President or VP.

Unexpectedly on Nov 15, City of MV removed tree limbs obstructing street lights from 4/6 trees, most likely for safety reasons. We are still working to understand if the city owns those trees after all, they did it for safety reasons or something else. The board is on a meeting cadence of every 2 months on the second Wednesday at 6pm. We are planning the tree meeting for January. Please check the website for updates.

New HOA Website

Our newly designed HOA website is up and running at www.woods-hoa.com. This is a great place to read over the CC & R rules of the HOA and learn about upcoming events. Please be patient as we learn site functionality and work to keep it updated.

HOA Reminders

Here some fall and winter reminders and tips:

General yard maintenance –Keep your yards neat and tidy, including regular weeding, mowing and watering; especially your front yard. Lawn mowers and landscaping material should not be visible from the street unless in use. Do not store these items in front of your house as this is a violation of our bylaws. Front yards and driveways should not have toys, tools or pretty much anything visible that is not a car.

Parking – Please continue to park according to the basic rules included in our by-laws:

- ♦**Park in the direction of the flow of traffic (always on your right).**
- ♦**Don't block driveways or park in driveway curb cuts.**
- ♦**Don't park so that your vehicle overhangs the sidewalk.**
- ♦**Never park within 30' of a fire hydrant.**
- ♦**Assist the Mail Carriers by not parking in front of the mailboxes.**
- ♦**Park only where a section of full height curb can accommodate your vehicle.**

Traffic speed – Please make every effort to drive slowly through the neighborhood (25 mph).

Thanks for driving slowly for the kiddos.

Playground / Community Garden - Parents should be present to supervise their children at all times in the park and community garden. Damage to community property impacts us all.

Garbage/Recycle Totes – Please bring your garbage cans and totes in from the street within 24 hours of the service day. Per the CC&R's garbage cans should not be visible from the street on non-service days.

*****Dog clean up***** –Clean up all poop from your dog. We have been alerted to several problems in the park/commons area, homeowner lawns, along the grass strips between the sidewalks and the street. If you are a regular dog walker there are doggie bags for your convenience available at both ends of the park/commons area. Report issues or questions to any HOA board member or our FACEBOOK page "Woods at Lake Wilderness HOA".

For the safety of the community:

*****KEEP YOUR DOG ON A LEASH WHEN OUT FOR A STROLL, be a considerate neighbor!!!*****

Other Notes

If you are planning to tackle an exterior, yard project, putting up a satellite dish, and window air conditioning unit in the spring / summer make sure you have submitted an ACC request by email to vpwalw@outlook.com for approval. As soon as the ACC reviews the request you will receive a hand delivered note on the outcome.

UPCOMING COMMUNITY EVENTS

December – Holiday light decorating contest will be judged by the board the week before Christmas. Prizes will be rewarded for the best decorations.

January / February – HOA Meeting to discuss Tree Maintenance decision as a community.

Spring Event – Doggie Fun Event to be announced (Games with prizes)

June 2017 --- Annual HOA Meeting and collection of dues

Summer Event -- Community Picnic in the park

Check out some of the cool events and milestones we accomplished in 2016

- Elected a new Board. All Board and ACC positions are filled.
- Held a successful community picnic
- Filled the play area with new wood chips
- Built, stained and placed 3 new community benches
- Improved community landscaping
- Rebuilt the neighborhood watch
- Fixed irrigation channels and sprinkler heads