

(This message has been posted to our [website](#) for your convenience)

Dear Neighbors,

Last night we had our annual HOA meeting, and I am happy to announce that it was a successful one. For starters, we had 24 homes represented in person, and 11 home through proxies, which enabled us to declare a quorum, start an official meeting and tackle important HOA business. Thank you to all that attended and/or filled proxies we could not have done it without you.

I want to start with a huge sincere thank you to the board members (**Wayne Cranston, Tao Watson**), and committee leads (**Lisa Cranston, Martin Wood, Mitzi Adler**) for their informative, crisp presentations and engaging Q&A conversations. Their knowledge and preparation on the topics was obvious and made for a positive experience for all in attendance, and special thanks for Wayne for performing the important vote count and taking detailed notes at the meeting.

I also want to thank our new volunteers for stepping up for a chance to serve our community; I look forward to working with each of you over the next year to make this the best community to live in:

Mark Hill – took on the lead to investigate rewrite of our CC&R and creating a rules document and getting legal consultation on the matter. **Scott Porter, and Rajeev Nagar** agreed to work with Mark and the board on this topic

Mark Hill – also took on the topic of helping the ARC committee decide on roof replacement material for homes west of 205th. **Rob Hwacinski** agreed to work with Mark and ARC on this topic

The meeting focused on two main subjects, and you can find the detailed [presentation deck on our site](#):

1) Landscape Repair Proposal & Budget vote

- a. **Martin Wood** did a great job explaining the current state of the community landscape, how we got here and the must do actions, Martin and Mitzi spent many hours researching the topic, talking to the City of Sammamish and multiple landscape companies and presented a final proposal that was pre-approved by the HOA board for ratification
- b. Details on the proposal published on the site as part of the notes.
- c. Tao Watson presented the 2014 & 2015 budget status, and reviewed the balance sheet for the special one-time assessment approved in 2013 for monument repair
- d. With the Quorum we initiated a first vote on ratifying the budget and the going-in proposal of assessing each home a fee of \$300 one-time this year for the repair described. The vote 30 for to 5 against (local & proxy) and the budget and additional fee measure was ACCEPTED
- e. Based on the request of community members present to ensure we secure a reserve for future landscape issues, we initiated a vote to make the one-time assessment fee approved above \$400 instead of \$300. The vote was 24 for 11 against (local & proxy) and the measure was ACCEPTED
- f. **Net results:**
 - i. **The budget was ratified for 2015**
 - ii. **A one-time assessment of \$400 per home was approved and will billed next month**

2) A community update

- a. **Social Committee update**
 - i. **Lisa Cranston** provided images and update on last year's meet & greet event
 1. The event was a great success with 75+ in attendance
 2. Expect a similar event this year on the first Sunday after school starts in September
 - ii. Committee is in need of more volunteers and ideas to bring neighbors together – please help
- b. **Architecture Committee update**
 - i. Reminder about the home maintenance topic from last year, and the action the ARC & HOA will be taking this summer to ensure compliance
 1. [Slide 18 in the deck](#) contains the following:
 1. **Article VII: Exterior Maintenance by Owner**

“Each Lot and Residence shall be maintained by the Owner in a neat, clean and sightly condition at all times and shall be kept free of accumulations of litter...”

2. **Article VIII: Land Use Restrictions**

“Owner of each Lot shall be responsible for the maintenance and upkeep of the improvements and landscaping located thereon.”

3. **Article IX: Architectural Control**

“For the purpose of further insuring the development of the Subdivision as a residential area of high standards... desirable, suitable... aesthetic design or color scheme...”

4. **Anticipated / Observed Needs:**

a. Fencing – Same materials, height, contour as existing fence agreed to in writing by all adjacent neighbors and the ARC.

b. Roofing – Clean, treat and/or replace with same material.

c. Painting – Same color or written approval from ARC for any change.

i. Here are possible choices, should still go thru approval process:

1. “Neutral Affinity” color palate from Benjamin Moore
http://www.benjaminmoore.com/en-us/for-architects-and-designers/color-gallery#&ce_vm=2&ce_fam=6&ce_col=AFF

2. “Warm Neutrals” color palate from Sherwin Williams
http://www.benjaminmoore.com/en-us/for-architects-and-designers/color-gallery#&ce_vm=2&ce_fam=6&ce_col=AFF

3. “Popular Colors - Color Family Brown” from Bear
<http://www.behr.com/consumer/colors/paint#>

d. Landscaping

i. “Each Lot Owner shall maintain their lawn and landscaping in a condition consistent with the maintenance standards of the Sterlingwood community...” (Article VII)

ii. “All such Owners shall likewise maintain their hedges, plants, shrubbery, trees, and lawns in a neat and trim condition at all times.” (Article VIII)

2. The ARC & board members will be doing a site walk and taking notes on external visual maintenance and appearance items as a first focus, and will issue notes for violations. More site visits will be planned throughout the year to cover these and other externally visible violations

ii. Roofing Material for homes on the south end of 205th PL NE

1. The roofs on these homes are approaching their expiring lifespan

2. Cedar material is expensive to maintain, and a fire hazard

3. Based on a survey of home owners there is a desire to replace the Cedar roofs with “Cedar like” material that is safer and longer lasting

4. Mark Hill, Rob Hwacinski agreed to work with the ARC committee on finding replacement options

c. Board Update

i. Reminder about the existence of the community website for information

ii. Reminder about the rules for “July 4th” celebrations in Sammamish

iii. Ask to staff a new committee on CC&Rs

1. Interpret the current CC&Rs

2. Work on clarifying and hardening them

3. Creating a Rules Document to be enforced by the board

4. Mark Hill, Scott Porter and Rajeev Nagar agreed to lead the effort

iv. The current board has served for 3 years already, the normal term is 1year, if you are interested in volunteering to take a turn to serve your community, and/or if you disagree with the current board, or like to do things differently there is no better way to do that than running for a board position☺.

- v. Neighbor Nuisance – we discussed a situation with one of the neighbors that is causing fear and nuisance to most residents on 23rd CT and to many in our community and neighboring communities
 1. Current options are limited to contacting the police and reporting every incident
 2. The owner has been contacted without results
 3. Part of the CC&R committee work is to define penalties for these type of situations
- vi. The board continues to evaluate proposals from professional management companies to help run the community and look at the value vs. cost proposition, the topic will be on the board agenda during their next meeting.

Few reminders to all:

- Please inform your young and teenage children to provide cars in the street the right of access and move to the sidewalks when there is a car in the street
- Visit our [website](#) frequently and stay up-to-date with community news
- Read and get familiar with the [bylaws](#)
- Step outside, meet your neighbor, and volunteer to serve the community

Again, thank you for all that attended, sent in proxies, shared their thoughts and asked great questions, this community strives on member participation and we look forward to everyone's engagement in our community.

Sincerely, your board:

Bishara Kharoufeh – President

Tao Watson – Treasurer

Wayne Cranston – Secretary

<http://www.sterlingwoodhomeowners.com/>