



April 2017

ELLIOT POINTE NEWS

Spring is here and with its arrival we are seeing weeds! Also, overgrown hedges, long grass, and branches that need trimming. Now that the weather is nicer, please make an effort to “tidy” up the lawn and your front yard. Cut back hedges and bushes growing over onto sidewalks. Kill weeds growing in cracks on your driveway. Mow and edge your lawn. The grass grows quickly between now and July and edged lawns make the neighborhood and home look manicured and maintained. As you open up

MUKILTEO COMMUNITY GARAGE SALE APRIL 29!

your garages for Spring cleaning, let's also take pride of ownership of how our home looks to those who walk by! Happy planting and pruning!



WHAT'S INSIDE?

- Review New Fine Policy
- Small Claims Court
- NEW! Online Payment Procedure
- Roofing Policy
- Spring Cleaning
- Holiday Lighting Contest Winners
- New Board Members!

Green Solutions!

Need ideas on how to kill pesky weeds from driveway and path cracks? A simple solution of vinegar in water will do the trick! According to HGTV.com writer, Meagan Francis, “Spray regular white household vinegar directly on weeds, adding a tablespoon of dish detergent and two tablespoons of vegetable oil per gallon to help the vinegar stick. This method will work best on small, just-sprouted weeds. For established weeds, consider purchasing a stronger vinegar solution, available where garden supplies are sold. Twenty percent acetic acid vinegar solutions can either be sprayed directly on weeds or injected into the taproot with a syringe to kill weeds at the source. Keep in mind that vinegar will kill your prized plants in addition to weeds, so be very careful about where you apply, and try to avoid spraying on breezy days,” (HGTV.com).

Also try corn!

“Corn Gluten. Available in granules, a fine powder or pellets, this natural byproduct of milling corn also works to keep weeds at bay. As a “pre-emergent” weed suppressant, it won't kill established weeds or plants but will prevent new weeds from growing. Established plants and transplants with strong root systems will not be harmed by corn gluten meal, so long as you don't over-apply,” (HGTV.com)

FINE ENFORCEMENT

Announced in September of 2016 and at the Annual Meeting in October, the ACC and Board of Directors is enforcing the new fine policy. The CC&Rs have been legally updated to reflect the new fine procedure.

Beginning in January of 2017, we have served 6 homeowners with small claims court notices because of outstanding balances over \$1,000 in missed dues or fines. Alderwood Property Management sends a monthly notice to any homeowner with an outstanding balance. There are no excuses for “not knowing” that you have a balance.

If you have moved, use a different address to receive mail, or would prefer email communication, it is your responsibility to contact the HOA. Dues are mailed out each January and are due in March. There is a \$25 late fee applied to each missed month for not paying dues, until the dues are paid in full. \$25/month adds up (\$300/year)!

There is a way to update your address on the dues form. We are NOT responsible for mail not making it to you. That is YOUR responsibility for owning and maintaining a home in Elliot Pointe.

Fine Review

Yard Maintenance Neglect	\$50
Storage of boats, RVs, trailers, or inoperable vehicles	\$100
Non-compliant or non-approved roof	\$10,000
Late or missed dues	\$25/month

- Violation of covenant will result in a notification letter explaining the violation.
- Homeowner will have 30 days to respond and correct violation.
- If no action or response is received within 30 days, the homeowner will receive a second letter with the accrued fine violation.
- Fines will accrue at the same rate each month until paid and until the violation is corrected or unless the Board of Directors seeks legal action.

**Refer to Blue Book p. 59-61 or EPHA website for more details*

2017

We have served 6 homeowners with court notices in missed dues and fines. Pay before it's too late!

SUMMER PROJECTS

New roof or driveway? Repainting? exterior house projects must be approved prior to completion by the ACC. Email acc@elliottpointe.com 30 days in advanced for approval. Plan to submit samples, plans, or paint swatches. The ACC must *physically see* the roof bid and roof tile or shingle sample for approval. For roof shingles, nothing less than 360 lbs/square will be approved.



MAKE A PAYMENT ONLINE!

Alderwood Property Management now accepts payments online!

1. Go to alderwoodpm.com
2. Click on “Make a Payment”
3. Fill out required fields if you are a “First Time User”. The HOA name is “Elliot Pointe”. Your account number is your lot number.

Contact Anne Marie Bauer, ambauer@alderwoodpm.com or president@elliottpointe.com if you have questions or problems paying online.

THE BOARD IS READY TO RETIRE!

The current Board of Directors would like to put out a plea for more volunteers and/or ideas for how to continue the operations of the HOA. Four of the current Board Members have now been serving in this volunteer role for more than four years, and some have actually been serving closer to ten. Several of us want to retire from this board. While some neighbors have verbally expressed to us (usually when inquiring about a complaint) that we should disband, this is easier said than done. Our CC&Rs explicitly state to disband means that 75% of households must vote "yes" on this initiative. As it stands, less than 5% of households attend our Annual Meeting every year in October. One reason that our dues remain low is that we have a volunteer board and we only pay for bookkeeping, the occasional legal service, and yard maintenance.

Unless new neighbors step forward, the Board will be looking to turn over control to a professional HOA service. Dues will likely increase significantly.

Please email president@elliottpointe.com if you are interested in serving or have an alternative idea.

BOARD OF DIRECTORS

PRESIDENT

Melanie Banfield

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VICE PRESIDENT

Vic Coupez

VP@ELLIOTPOINTE.COM

TREASURER

Sherry Gibbons

TREASURER@ELLIOTPOINTE.COM

SECRETARY

Makenzie Roberts

SECRETARY@ELLIOTPOINTE.COM

A.C.C. CHAIRMAN

Jackie Pease

ACC@ELLIOTPOINTE.COM

HOLIDAY LIGHTING CONTEST WINNERS

Congratulations to the following homeowners for their festive holiday lights and decorations during the month of December. We love to share the spirit and joy of the season and to see the neighborhood lit up!

First Place: Joshua and Michelle Vick, 1495 Goat Trail Loop

Second Place: Kevin Buzitis, 1020 Goat Trail Loop

Third Place: Robert and Sharon Kocik, 1341 Crownmill Ave

