

# VINTAGE I NEWSLETTER

Winter Edition – Nov. 8, 2004

## WINTER GREETINGS!

Hello from the Vintage One Homeowners Board – we hope you're enjoying the winter . Please give us your comments and thoughts at our website (<http://www.vintageonehoa.com>).

## YARD THANKS

The Board wants to offer a big thank-you to all of our residents for the hard work on restoring their yards this year to their "original" condition. The neighborhood looks great! Remember to winterize them so they come back looking great next spring. Also, now is the time to trim your trees, especially low-hanging branches so they look good new summer.

## SAFETY NEWS -- PLEASE READ

Of 14 homes in our neighborhood checked, 13 reported cracked heat exchangers in their furnaces over the past few months. If left unrepaired, these can leak dangerous carbon monoxide into the house. The Board recommends at least purchasing a carbon monoxide detector for your house.

## REMINDER ON DUES

Remember that homeowners dues will be due in Jan. We've accomplished a lot this year with existing funds – painted the common area fencing, put down new bark mulch, and installed new playground equipment. We now need to begin saving for our reserve account to eventually replace the fence along the common areas several years from now. To accomplish this, the Board has determined that the dues will need to be increased from \$375 in 2004 to \$400 in 2005. Notices will be sent in late December.

## 'NO SOLICITATION' SIGNS

The Board will be purchasing several "No Solicitation" signs for the neighborhood and placing them in the coming weeks. Please know that this refers to outside solicitations only – neighborhood kids are always welcome.

## NEIGHBORHOOD WATCH NEWS

Letters from local schools have gone to parents informing them that a Level 3 sex offender has moved onto the Plateau. More information is available at INSERT WEBSITE FROM HOLLY HERE.

Don't forget to close your garage at night to prevent thefts, and keep an eye on your neighbors if you know they're out of town or may

have forgotten to close their garage. The City of Sammamish has warned that there has been an increase in garage thefts in our area recently.

The Board encourages all residents to watch for suspicious activities and report them immediately to the police. Watch out for your neighbors and help us keep Vintage I safe.

## PAINTING HOUSES AND FENCES

With many of our houses turning six years old, you'll probably need to repaint soon, especially the trim, which seems to weather faster than the rest of the house.

If residents plan to change the color of their houses, the Board needs to approve alterations to ensure that the character of the neighborhood is maintained. Please use the form on our website to submit plans.

The approved color for the Quadrant homes' entry-area fence is "Whitewash." It is listed on our website. All other exterior fences need to be the natural wood color, or the stain used on the common area fences: #SW35-11 from Sherwin Williams (color is "Cedar Bark"), which is also listed on the website.

## NO PARKING ON SIDEWALKS

Please remember that all residents' vehicles must be parked in your garage, driveway, or on the street immediately in front of your lot only (and completely off all sidewalks).