

VINTAGE I HOA NEWSLETTER

August 31, 2005

GREETINGS!

Hello from the Vintage I Homeowners Association (HOA) Board of Directors - Mike, Holly, George and Greg. We hope you're having a great summer!

Please check out our web site at (<http://www.vintageonehoa.com>) for copies of all important documents such as CC&R's, neighborhood rules, and Board meeting minutes, as well as contact information and a chance to provide feedback to the Board.

If you have any questions or issues, you may also contact our property manager, Jana Zaffarano at MacPherson's Property Management. Jana's job is to assist our homeowners and enforce standards at the direction of the Board. She may be reached at (425) 747-5900 or via email at janaz@macphersonspm.com

SATELLITE DISHES

Please remember that homeowners should have all satellite antennas installed on the rear of their home and as far out of sight of the streets and sidewalks around the home as possible, assuming acceptable reception. If an antenna is installed in a location within sight of the streets and sidewalks around the home and a less obvious location is determined to have acceptable reception, *the homeowner will be responsible for charges associated with moving the antenna.* Please fill out the Architectural Review Request form on our web site to ensure compliance with this requirement.

PARKING

Cars parked along 238th Ave SE in front of the park are a safety hazard, causing drivers to drift from their lane and hindering their view of pedestrians crossing the street. After an auto accident in front of the park earlier this year, the Board started working with the City of Sammamish to this area a no-parking zone. We hope to have signage and red curbs along the street soon.

Also, please remember that cars are never to be parked on any sidewalk. Residents are to park only in their garage, in their drive, or on the street immediately in front of their own lot.

PAINTING HOUSES AND FENCES

Many of our houses need paint, 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 Architectural Review Request form on our website to submit plans.

If you choose to paint your fence, please realize that only specific colors are approved. Details can be found on the web site.

COMMUNITY GARAGE SALE

The HOA will sponsor another garage sale Sept. 16-17. The HOA will also pay for classified ads in the Seattle Times / Post-Intelligencer and the King County Journal. Individual residents will be responsible for their own sales.

SECURITY ISSUES

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Don't become a victim of crime! Although our neighborhood seems extremely safe, we all need to maintain our vigilance. Keep ~~eeep~~ your garage closed at night and watch for any suspicious activity or vandalism. If in doubt, get a license plate number and report it to the HOA at our web site or contact the police.

RATS

Residents in the neighborhood have confirmed a problem with rats. To minimize attracting them to our neighborhood, please do not place bird seed or pet food outside. Rats are also smart and can lift lids on pet feeders.

ELECTION SIGNS

With election season again approaching, the Board reminds residents that election signs are permitted on private property only. No election signs are allowed in any of the common areas, including the parks. Residents who discover election signs posted in common areas may remove them.

PET CLEAN-UP

We continue to have problems with pet owners not cleaning up after their dogs. This is unsightly and unsanitary, especially for small children in the park. To minimize this problem, we're asking all dog owners to carry a plastic bag on their leash or in their hand when walking their dogs and to use them when required. If you notice someone walking a dog without a plastic bag in sight, politely ask them if they have one. Responsible pet owners will not mind being asked.

YARD CARE TIPS

Overall, our yards are looking better than last year – Thanks! However, several homeowners are still not maintaining their lawns as required. You must water and seed as necessary to keep your lawn green. This is possible even with water rationing. Most yards require only 10 minutes of watering at a time. Residents will be fined each day until their lawn is brought back to an acceptable condition. For lawns that need to be mowed, the Board will authorize our landscaper to mow it and bill the homeowner.

Don't forget also to maintain the sidewalks around your houses. Please remove all grass from the cracks in the sidewalks to keep our neighborhood looking great.

MOSS

Many homes still have moss on their roofs. In addition to being potentially destructive, it's unsightly and needs to be removed. If you don't know who to contact, visit our web site for information on qualified contractors to remove it.

TRASH CONTAINERS

Please remember that trash and recycle containers may not be placed on the street for pick-up until the night prior to pick-up and must be removed by no later than the evening after pick-up.

Allied Waste (formerly, Rabanco) will soon offer large single-bin recycling containers to replace the three open containers currently used for recycling. The Board fully supports this change as a means of enhancing the aesthetics of the neighborhood. In addition, it will minimize trash blowing around our neighborhood on windy days and will make it easier for residents. You will no longer have to separate your items - all recyclables go into the one large container. For more information, contact Allied Waste at (425) 392-6651.