

VINTAGE I HOA NEWSLETTER

Aug. 9, 2006

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 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

VANDALISM IS COSTING YOU!

You may have noticed the vandalism to the rock face retaining wall along the east side of 238th Ave SE, approaching SE 6th St. Vandals have apparently chipped at the boulders until they've broken away from the wall. Repairs will be expensive and the homeowners of Keswick and Avignon will need to pay for them. If you have any information regarding this incident or other incidents of vandalism to our neighborhood, please contact the police or our property manager immediately.

Also, the teens responsible for the recent wave of vandalism committed to numerous homes and property throughout neighborhoods that are accessed off of SE 8th and 244th Avenues have been caught. They are being required to pay restitution.

HAVING A SAY

Have you ever felt you'd like to have more say in the decisions regarding your neighborhood? If so, consider offering your assistance in a particular area. If you'd like even more say, consider serving on the Board of Directors. We'll have one of the four current positions up for re-election at the next Annual meeting in early 2007. It takes less time than you think to make a significant impact in your neighborhood.

SUMMER MOVIE NIGHT ON AUG. 26

Save the date! The Vintage I neighborhood's annual summer picnic will be a movie night Aug. 26 at the park on 238th Ave SE.

Bring your blankets and pillows, and the Board will provide popcorn, water, juice and a fun, family-friendly movie.

Residents are invited to gather at the park at XXXX and the movie will start at XXXX.

NEIGHBORHOOD PARK

The Board has entered into an agreement with six other Vintage neighborhoods adjacent to our own to allow their residents to use the main park on 238th Ave SE. In exchange, these neighborhoods will pay us to offset the initial cost of our play equipment and will pay nearly 80 percent of the total maintenance costs for the park each year. Any future improvements will also be split with them. Because many of these folks were using the park anyway, we expect little additional traffic and a large benefit to our finances. Please make them feel welcome!

TRASH CONTAINERS

The Board has discovered that Allied Waste ran out of the large recycle bins immediately after agreeing to replace all of them in our neighborhoods during May. As soon as they get more, they'll send notices to all residents, and we'll set a new date for our transition from the smaller bins to these larger ones. The Board fully supports this change when it becomes available as a means of enhancing the aesthetics of the neighborhood and is revising the neighborhood rules to require them over the three open recycling containers. It also 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.

Also, please remember that garbage and recycle cans must not be placed curbside any sooner than the evening before pick-up, and they must be removed from the street before nightfall after pick-up. If you have more trash than you can fit in your can, please place loose bags out the morning of pick-up. Wild animals, especially birds, pick at the bags, breaking them open, leaving a mess that smells.

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 accident at the park last year, the Board](#) started working with the City of Sammamish [to establish a no-parking zone](#). Please note and respect the signs.

Also, please [remember that cars are never to be parked on any sidewalk](#). [Residents are to park only in their garage, driveway, or street in front of their lot](#).

SAFETY CONCERNS

For the past several years, the Board has been trying to work with the City of Sammamish to improve the safety of 238th Ave. as it runs in front of our park. Unfortunately, we will need to move beyond the City itself to raise awareness and get the changes we deem necessary, including a crosswalk in front of the park and extended No Parking over what we currently have to cover the entire front of the park.

We're also working with other Vintage neighborhoods to address speeding and the need for crosswalks on SE 8th and 244th Ave. Please contact Jana if you're interested in helping with this or would like to provide additional input on safety needs.

COMMON AREAS WATERING

The Keswick and Avignon common areas have been "water-challenged" this year. The City of Sammamish offers a 35 percent discount on community watering if we meet certain criteria for conservation. Unfortunately, the sprinkler settings required of us by the City to-date have been inadequate for many of our plants. The Board is aware of the situation and is working to correct it with the City and our landscaper.

YARD CARE TIPS

Each yard in our neighborhood has suffered with the recent heat wave and dry spell, but regular watering on the days assigned from the City of Sammamish should enable residents to keep yards green.

Please maintain your yards through regular watering, mowing and trimming.

Also, be sure to keep your trees and bushes trimmed and your yards edged. Remove any dead branches from trees, and keep your bushes from becoming overgrown.

If you have any questions about yard care, please contact the Board for assistance.

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

PAINING 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 paint-stain your fence, please realize that only specific colors are approved. Details can be found on the web site.

SATELLITE DISHES

Please remember 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.

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 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.

MOSS

Many homes still have moss on their roofs. In addition to being destructive, it's unsightly and needs to be removed. Visit our web site for information on qualified contractors to remove it.

RATS

Residents in the neighborhood have confirmed an ongoing problem with rats, both in homes and the park on 238th Ave.

To minimize attracting them, please do not place bird seed or pet food outside. Rats can lift lids on pet feeders.

Also, please encourage children to stay away from dead rats that are found.