

VINTAGE I HOA NEWSLETTER

March. 15, 2007

GREETINGS!

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

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, Gary DeBoer at MacPherson's Property Management. Gary's job is to assist our homeowners and enforce standards at the direction of the Board. He may be reached at (425) 747-5900 or via email at gdeboer@aol.com.

WANT TO HELP?

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 Annual meeting Monday at Holly Heitsch-Hoyt's house at 7 p.m. Her address is 23723 SE 4th Place.

All homeowners are invited to the annual meeting. Please make plans to attend, but if you cannot, be sure to send in your proxy. If not enough proxies or votes are received, the CC&R's require another election, which costs you money.

YARD CARE TIPS

The end of March and beginning of April is a good time to transplant any trees or shrubs. Make sure to mix in potting soil or organic matter into the soil before you plant.

Now is also the time to overseed your yard. Use a grass seed labeled "Northwest mix" for the best results, and be sure to keep it watered.

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.](#)

MOSS

Many homes still have moss on their roofs. [In addition to being destructive, it's unsightly and needs to be removed.](#)

PARKING AND SAFETY

Please [remember cars are not to be parked on any sidewalk. Residents are to park only in their garage, driveway, or street in front of their lot.](#)

Also, 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 in 2005, the Board](#) started working with the City of Sammamish [to establish a no-parking zone](#). Please note and respect the signs.

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. Remember, this vandalism costs each of us!

NEIGHBORHOOD WATCH NEWS

Don't forget to close your garage 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. Keep your garages closed at night to prevent thefts.

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.

SUMMER MOVIE NIGHTS

After last year's successful movie night, the Board is planning two movie nights this year for the park on 238th Ave SE. We'll provide more details in a later newsletter and on our website.

COMMUNITY GARAGE SALE

The Vintage I community garage sale will be May 18-19. The Homeowners' Association will pay for classified ads in the Seattle Times/Post-Intelligencer. Residents will be responsible for their own sales.

TRASH CONTAINERS

As we've discussed in past newsletters, the Board is concerned by the continuing aesthetic and sanitation problems of the current 3-bin recycle buckets. The open buckets are unsightly and allow wind and animals to scatter litter. We believe a better solution is the single large recycle bin that also eliminates the need for you to separate your recyclables. After a couple of false starts, Rabanco has confirmed that they're ready to replace all recycle bins in our neighborhoods over the next several weeks. They'll also shift pick-up for recycling from every week to every other week. (Household waste pick-up will remain unchanged at every week.)

The Board fully supports this action by Rabanco. Further, once folks have had a chance to receive the new bins, we will move to disallow the older 3-bin buckets from the neighborhood. Finally, please also keep in mind that both trash and recycle cans should not be placed out for pick-up any earlier than the evening before pick-up and removed from the street by the evening after pick-up.

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 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.

RATS

As a reminder, 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.