

VINTAGE I NEWSLETTER

Summer Edition – June 29, 2004

HAPPY SUMMER!

Greetings from the Vintage One Homeowners Board – we have big things planned for the neighborhood this summer and we hope you're excited, too. Please visit our website (<http://www.vintageonehoa.com>) to give us your comments and thoughts.

NEW EQUIPMENT, RULES FOR PARK

The Board has approved the purchase of new play equipment for the park on 238th Ave, including a new structure for kids ages 2-5, swingsets and rubber chips for the park areas. We're excited about this upgrade for the park, which should be installed by early September.

In addition, the Board has posted the following rules for everyone at the park.

This park is for the enjoyment of residents and guests of Keswick and Avignon only.

Persons using this park and its facilities do so at their own risk.

Hours of use are 8:00 a.m. until dusk.

No motorized vehicles permitted.

No wood or metal baseball bats permitted.

Pets must be on a leash at all times.

Pet owners must clean up after their pets.

Please dispose of litter in the garbage can.

GRAVEL AT THE PARK

Because we're bringing in new park equipment, the old pea gravel at the park needs to be removed. Rather than pay to have it hauled away, the Board encourages residents to take as much as they want from the park. The gravel is ideal for putting under stones and bricks for drainage with new walkways and patios.

AREA IMPROVEMENTS

As you've probably noticed, we've recently had the fences along the common areas repainted to prolong their life and enhance our neighborhood image. We're also preparing to have bark mulch installed. If you'd like a reduced rate on either paint or bark, please watch our web site for details. Remember, the only paints or stains allowed on fences are a clear preservative or the same paint as we've used for the common areas.

Becky Vanderschaaf has offered to rent her pressure washer to fellow residents for \$45 per day to treat fences. Contact her at 369-0566 or vanderschaafdesigns@yahoo.com.

SOCCER FIELDS

Residents are welcome to use the soccer fields at Cameray, which are jointly owned by all Vintage communities. These fields cannot be reserved and are available on a first-come, first-serve basis.

FIREWORKS

Residents are reminded again that illegal fireworks cannot be tolerated in our neighborhood and the civil penalties that Sammamish can apply are stiff. Be aware that the city and police department are placing a greater emphasis on fireworks this year.

Many still remember having to call the fire trucks a few years ago for a burning tree in a front yard in Keswick.

Also, residents continue to complain about pop bottle rockets ruining lawn furniture and clogging gutters. If you see any illegal fireworks (basically, anything flying in the air), please notify the police and the Homeowners Association. You can remain anonymous.

NEWS WE CAN USE: HEAT EXCHANGERS

A resident recently discovered that the heat exchangers in his furnace were cracked and needed to be repaired.

When heat exchangers are cracked, carbonic gas infiltrates the house when the heat is on.

The Board would like to hear from residents: Has anyone else discovered this problem? We want to see if this is a neighborhood-wide issue. Please contact us through the website, and we'll update residents on the situation before winter.

SECURITY ISSUES

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.

Also, please report any vandalism to the Board through the website, or contact police if the vandalism is serious enough.

Contact George Malone at 369-1585 if you're interested in being part of the Neighborhood Watch program.

YARD TIPS AND CARE

As we head to the hot months of the summer, the Board offers these helpful yard tips:

Don't overwater yards. Most yards need only 1-2 inches of water per week. If you're unsure how much you're watering, place a bowl in your yard as you water to measure how quickly your sprinkler waters. Most need only 10-15 minutes.

Brown, unkept lawns are not acceptable. If you've properly maintained your lawn, you should be able to keep it green even if water restrictions are eventually put in place this summer by watering adequately on each of your two weekly watering days according to the schedule provided by Sammamish water. Using the last two digits of your house number - Sun (00-33), Mon (no watering), Tues (34-66), Wed (67-99), Thurs (00-33), Fri (34-66), Sat (67-99).

MSN's home and lawn care section has a good article on lawn care, which you can reach at <http://houseandhome.msn.com/Garden/CaringforaLawn0.aspx>.

Please keep your yards maintained to keep our neighborhood beautiful. If a neglected yard becomes an eyesore, the Board will have the yard mowed at the resident's expense.

PET DROPPINGS

We've had a lot of 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 their dogs mess. If you notice someone walking a dog without a plastic bag, nicely ask them if they have one. Responsible pet owners that carry and use plastic bags will not mind being asked.

SATELLITE DISHES

This is a reminder that residents that want satellite reception need to coordinate with the Association before installing the dish antennas on their houses. This can be done on-line using the Architecture Review Request form (<http://www.vintageonehoa.com/>). As stated in our CC&R's, the Association simply needs to ensure that the location of the antenna is the least visible while still providing the necessary reception.

If you have an antenna installed that was not previously approved, please contact the Association as soon as possible.

SPEEDING ON 238TH AVE SE

In our continuing efforts to keep speeds down on 238th Ave, the Board is asking residents to report the license plate numbers of cars who speed down this busy street.

VINTAGE ONE COMMUNITY MAPS

Maps of the community are available at our website (<http://www.vintageonehoa.com/>). We also

need a new webmaster. Any interest? Please contact the Board.

OUTSIDE ALTERATIONS

Please remember that air-conditioning units must be approved by the Board before being installed so that we can ensure that residents are acting in accordance with the CC&Rs.

Also, landscaping changes must be approved by the Board so we can ensure that residents are acting in accordance with the CC&Rs. Please use the form on our website to submit plans.

PAINTING HOUSES

With many of our houses turning six years old, you'll likely 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.

RULES AND REGULATIONS

In our continuing efforts to make our community attractive to new homeowners, we've revised our Association rules and regulations and are including them in this mailing.

BASKETBALL STANDS

Remember, basketball stands must be stored on the homeowner's lot when not being actively used. They cannot be left unattended on the sidewalk or street.

NO PARKING ON SIDEWALKS

Please remember to not park on the sidewalks. Children riding their bikes can hit the parked cars or, worse yet, be forced to veer suddenly into the street and traffic.

SIGNS

Residents are authorized to have a For Sale sign on their lot only. Open house and garage sale signs off the lot are only permitted the day of the event.

RATS

Residents in neighboring Vintage associations have confirmed a problem with rats in the area. To minimize attracting them to our neighborhood, please do not place pet food outside at any time. Rats are also smart and can lift lids on pet feeders to get to the food.

MORE TO COME

Vintage One's annual National Night Out will be Aug. 3 at the park on 238th. We'll provide more details soon!