

VINTAGE I HOA NEWSLETTER

Feb. 2, 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](#) winter!

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

ANNUAL MEETING

All homeowners are [asked-invited](#) to the annual meeting March 23 (see the enclosed flyer for details). 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 the Board to hold another election, which costs you money.

If you are interested in running for a position on the Board, please contact Jana at MacPherson's and attend the meeting.

The Board encourages all residents to become involved in other ways as well – please contact us through our website or Jana if you want to help.

NEIGHBORHOOD WATCH

SECURITY ISSUES

Don't become a crime victim! Although our neighborhood seems extremely safe, we must maintain vigilance and avoid complacency.

Graffiti has been a problem at area schools and other neighborhoods recently, too.

Keep [eep](#)-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.

SECURITY ISSUE

The King County Sheriff's office released a letter to local schools recently that a level 3 sex offender has moved into Sammamish. To find out more, visit http://www.metrokc.gov/sheriff/services/sex_offender_search/. Search level 3 sex offenders by zip code to find all registered offenders.

TRASH CONTAINERS

The Sammamish Police report that a recent trend in the area is for vandals to light fires in trash cans and recycle bins sitting on curbs overnight for pick-up the next morning. For this reason, and in compliance with police recommendations, trash cans and recycle containers shall only be placed on the curb the morning of trash pick-up and shall be removed the same evening after pick-up. This change to the rules is effective immediately.

Also, be sure to secure your trash against wind and pets or rodents as required in section 8.2 of our neighborhood rules.

If you observe the garbage workers (Allied Waste, formerly Rabanco) dropping or scattering trash during pick-up, please report it directly to them at (425) 392-6651.

Also, Allied Waste is [offering](#) 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. 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.

For more information and to get on the wait list, contact [Allied Waste at \(425\) 392-6651](#).

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.

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.

YARD CARE TIPS

Overall, our yards are looking better than last year – Thanks! However, winter is the time to take steps to ensure a healthy, vibrant lawn throughout the year.

Make sure to fertilize to promote a grass growth and to protect your yard from moss.

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 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.

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.

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

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 to our neighborhood, please do not place bird seed or pet food outside. Rats are also smart and can lift lids on pet feeders.

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