



June 2010

The Arbor Village Voice

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Arbor Village HOA New Community Association Manager

We are pleased to introduce Shelley Murray of Windermere Property Management, our new Community Association Manager for the Arbor Village Home Owners Association.



SHELLEY MURRAY



In January, our former property manager, Around The Clock, gave their notice of termination. We interviewed five other management companies, and in the end decided to establish a relationship with Windermere in mid-March. Shelley Murray can be contacted by phone at 253-638-9811 or email at smurray@windermere.com. The

Windermere office is located at 15215 SE 272nd St Suite 204, Kent 98042.

Shelley is committed to providing support and professional expertise to assist the Board of Directors as they strive to fulfill their elected duties and create a great neighborhood for all of us.

Over the last couple of months Shelley has been performing an audit of our files and setting up our community within their system which is now almost complete.

Friendly Reminders

- ❖ Summer is upon us and many children will be playing outside much later. Please be mindful of the **25 MPH** speed limit in our neighborhood and keep our kids safe.
- ❖ Along with summer weather, comes the necessity to mow lawns and pull weeds regularly to keep our neighborhood looking nice. If for some reason there is a specific occasion where you need help with your yard work, please notify the Board members and we will try to assist you.
- ❖ Please remember to bring in your garbage cans on Wednesday evenings. If you will be out of town, please make arrangements with a neighbor to help you out.

The Arbor Village Rules and Regulations state that garbage cans may only be in view from the street from 5:00 p.m. the day before trash collection until 10:00 p.m. the day of trash collection.

Arbor Village HOA Board of Directors

Mike Donelson, President

Gary Yurina, Vice President

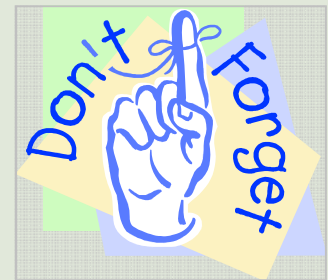
Debbie Sampson, Secretary

Kevin Chamberlain, Treasurer

Steve Ishikawa, Connie McKenzie

Members at Large

Email: board@arborvillage.info



Upcoming Events

- ❖ July 17th: Neighborhood Yard Sale
- ❖ Aug 7th: Neighborhood BBQ at the park

Watch for more information!

Association Dues

While many things have changed this year, we are making every effort to keep costs down.

The dues for the second half of this year will remain the same as those in January.

Arbor Village Homeowners Association Governing Documents

Have you ever wondered about the documents that govern our community association? Here is some information to help you understand them and their purpose.

CC&Rs: This document establishes the Protective Covenants, Conditions, and Restrictions that help to protect property values for homes in the Arbor Village Homeowners' Association. This document was created by the developer, filed with the county, and is included in the closing documents when a home in our neighborhood is purchased. When the homeowner purchases their home, they sign a document agreeing to abide by the CC&Rs. The CC&Rs can only be changed by an amendment process outlined in Article 19 of the CC&Rs which requires an approval of 67% of all the homeowners in our association.

CC&R Amendment: If a change to the CC&Rs is proposed and approved by 67% of our homeowners, an amendment is filed with the county and becomes effective. The amendment process is the only way in which the original CC&Rs can be changed. Changes might include removing, updating, or adding sections to the CC&Rs.

Bylaws: The Bylaws outline the voting rights of members, the composition of the Board, how the Board is elected, the duties of the Board, etc. If the Bylaws contradict the CC&Rs, the CC&Rs will take precedence. These were originally created by the developer and can be changed by the Board as outlined in Article 10 of the Bylaws.

Rules & Regulations: This set of documents is also referred to as the Policies and Procedures, and goes into detail of **how** the CC&Rs will be enforced. If the Rules & Regulations contradict the CC&Rs, the CC&Rs will take precedence. This set of documents can be updated by the Board through a Board majority vote.

ACC Guidelines: This document provides guidance for the Architectural Control Committee (ACC) to ensure compliance to the CC&Rs when reviewing ACC requests. It also provides guidance to homeowners on the approved materials to use when replacing siding, roofs, fence design, etc. This document can be updated by the Board through a Board majority vote.

ACC guidelines for our community have not been defined, but is a task that the Board will be completing later this year.

These documents are available for review on the Arbor Village HOA web site at: <http://arborvillage.info>

Making a Change?



As we get closer to summer, many homeowners will be planning exterior home improvement and landscaping projects.

We would like to remind everyone that you need to submit an ACC form for your projects prior to starting. Each ACC request will be reviewed and processed as quickly as possible.

You can get a copy of the form from the Arbor Village web site at <http://arborvillage.info> or from a Board member by emailing a request to Board@arborvillage.info.

Submit your completed form by email to Board@arborvillage.info or you can mail or deliver the form to Shelley at the Windermere office in Kent.



Reminder to Pet Owners



As a pet owner, you are responsible for keeping your animal on a leash and cleaning up its waste. This means picking up after your pet in the park, but also on your neighbor's lawn.

Earlier this year there was an incident where two kids walking their dog on a leash were attacked by another dog that was loose. Please observe the leash laws and keep your animal on a leash when it is not confined to your fenced yard.



We have received complaints about cats roaming free in the neighborhood, and making messes in the yards of some homeowners. If a homeowner captures an animal on their property, they can call animal control and have your pet taken to the animal shelter. Please be respectful of your neighbors and keep an eye on your pets.