



# THE ARBOR VILLAGE VOICE

WWW.ARBORVILLAGE.INFO

Fall 2015

## Arbor Village Entry Monuments Makeover

The finishing touches on the Entry Monument beautification project were completed this past summer as the fencing and brick work was painted and the new Arbor Village signs were mounted. The renovation of the entry monuments at 137th Ave SE and SE 274th Place really stand out and give the neighborhood a whole new look!

### Arbor Village Annual Homeowner's Meeting

The Arbor Village Annual Homeowner's meeting will be held

**Tuesday, November 24, 2015 - 7:00 pm**

Covington Library

27100 – 164th Avenue SE, Covington, WA 98042

Are you a community-minded person interested in protecting our home values and upholding the standards that make Arbor Village a great neighborhood? Then the Board of Directors is looking for you! We have 3 open positions on the board.

If you're interested in serving on the Board of Directors, please notify us at [board@arborvillage.info](mailto:board@arborvillage.info) or contact Lynn Sutherland, our Community Manager, at (253) 638-9811.

## Friendly Reminders

- ❖ Please observe the **25 MPH** speed limit in our neighborhood and help keep our kids safe.
- ❖ Remember to bring in your garbage cans on Wednesday evenings. Arbor Village Policies & Procedures state that garbage cans may only be in view from the street from 5:00 p.m. the day before trash collection (Tuesday) until 10:00 p.m. the day of trash collection (Wednesday).
- ❖ As a pet owner, you are responsible for keeping your animal on a leash and cleaning up its waste whether it's in the park or on your neighbor's lawn. ***Please respect your neighbors and don't allow your pooch to relieve himself in the neighbors' yard.***

## Exterior Home Maintenance Standards

The Architectural Control Committee (ACC) under the direction of the Board has developed a standard for exterior home maintenance within Arbor Village. This standard sets expectations for exterior home maintenance which is required without exception throughout the community and will be upheld to preserve property values and to ensure that Arbor Village remains an attractive place in which to live.

The standard addresses the guidelines for compliance pertaining to:

- Fence and gate maintenance and repair
- Painting of home exterior and trim
- Moss treatment

All Homeowners will receive a copy of the Exterior Home Maintenance Standards along with their annual Association Membership Meeting notification and packet.

Compliance to this standard will help to ensure an attractive neighborhood appearance. We appreciate your efforts to maintain your home and reflect pride of ownership in your property.

### Arbor Village Homeowners Association Current Board of Directors

- ❖ Debbie Sampson, President
- ❖ Carol Hatlen, Vice President
- ❖ Rich Bradley, Treasurer
- ❖ Steven Ishikawa, Member at Large
- ❖ Frank McDunnah, Member at Large

Email: [board@arborvillage.info](mailto:board@arborvillage.info) Website: [Arborvillage.info](http://Arborvillage.info)

### Windermere Property Management South

Community Manager:  
Lynn Sutherland

13106 SE 240<sup>th</sup> Street, Suite 200

Kent, WA 98031

253.638.9811

Fax 253.638.0437

Email: [lsutherland@wpmsouth.com](mailto:lsutherland@wpmsouth.com)



### Neighborhood Crime Report

To protect your property and prevent theft, remember to lock your windows and doors, don't leave valuables in your car - and don't leave the garage remote in plain sight.

**Remember - if you see suspicious people or activity, please call 911 and make a report. Help keep our neighborhood safe!**

### Making a Change?



We would like to remind everyone that if you are planning a major project on the exterior of your home such as roof replacement, painting, or major landscaping your ACC form must be approved before starting the work.

Please obtain an ACC request form from the web site ([www.arborvillage.info](http://www.arborvillage.info)). Submit your completed form by email to Lynn Sutherland ([lsutherland@wpmSouth.com](mailto:lsutherland@wpmSouth.com)) for review and approval. Or you can mail or deliver the form to Lynn at the WPM office. Each ACC request will be reviewed and processed as quickly as possible so you can get started on your projects. Remember, to be in compliance with the Arbor Village CC&Rs, you must keep your home in good repair to maintain property values for all of us.

Thank you for your cooperation!

### Falling leaves clog gutters and drains

People aren't the only ones stressed by nasty weather. Trees react to weather, too, and when they do they shed their leaves. That annual botanical event frequently coincides with one of Western Washington's big fall storms – instantly clogging gutters and storm drains and bringing localized flooding.

Although utility crews work hard to clear street drains and culverts, there are thousands of drainage structures in the region. A big fall storm can bring more work than crews can handle. When neighbors pitch in and clear a clogged storm drain, they are helping to protect their neighborhood from flooding.

Take a moment to clean the storm drain grates in your neighborhood. Make sure they are free of leaves, litter, and other debris, particularly when rainy weather is headed your way. Clean up fallen leaves, twigs, grass cuttings and other debris from your yard and place it in the lawn waste container for pickup so it doesn't end up clogging the drain.



### Mail Box Arbors Removed

You may have noticed that the wooden arbor structures covering the mailbox stations are missing. After the most recent inspection of the structures, the HOA board determined that significant wood rot and damage made them unstable and posed a safety hazard so they were removed. Replacing the arbors would require an additional assessment to all homeowners to cover the expense so it was decided not to rebuild them.



Visit the Take Winter By Storm website, [takewinterbystorm.org](http://takewinterbystorm.org), for a downloadable house maintenance checklist which includes a number of weatherization tips.



### Have you visited the Arbor Village Website?

On our website - [www.arborvillage.info](http://www.arborvillage.info) - you will find information about board members, monthly board meetings, minutes of past meetings, past newsletters, and other announcements pertaining to the association. You will also find copies of our governing documents and ACC forms for your convenience.



### Slow Down!

Please observe the 25 MPH speed limit in our neighborhood to keep our kids - and all of us - SAFE!

