



THE ARBOR VILLAGE VOICE

WWW.ARBORVILLAGE.INFO

Spring 2015

Coming soon! Refurbished Arbor Village Entry Monuments

Last fall the old and decayed fencing and vegetation was removed from the entry monuments on 137th Ave SE and SE 274th Pl. This spring, as soon as the weather permits, the fencing and brick structures will be freshly painted. The Arbor Village signs have also been restored by an HOA volunteer and will be re-mounted to complete this project to beautify our neighborhood.

Spring Clean Up Time!



Spring is here and it's time for sprucing up our lawns and home exteriors.

Last year, in an effort to provide more specific guidance for homeowners, the Board developed a standard for yard care for our community. A copy of the Guidelines for Yard Maintenance was mailed to each homeowner and is also available on our website (www.arborvillage.info). This document sets forth the expectations for routine yard care which is required for all properties in Arbor Village. Homeowners who fail to comply with the standards will be reminded and potentially fined for non-compliance.

At the very least, homeowners and/or tenants should mow and edge their lawn, remove and control weeds from spreading (i.e. dandelions, clover) and maintain plants and shrubbery to provide a well-kept and tidy appearance.

The Yard Maintenance standard includes:

Regular Mowing of Lawns

- ◆ Regular mowing that prevents appearance of grass seed heads, dandelion flowers or stems, blooming clover, tall weeds, and overgrown grass is required. Grass clippings are to be removed and not left on lawns.

Edging

- ◆ Regular edging should accompany mowing so that lawns do not encroach into flower beds, grasses do not grow tall and overtake landscaping plants, sidewalks, or along fence lines or driveways.

Moss Treatment and Fertilizing

- ◆ Moss treatment should be applied as needed so lawns do not die back with bare patches. Fertilizer should be applied to encourage green color and regular growth. Bare patches should be re-seeded when they appear.

Weeding

- ◆ Regular weeding of planter beds, and along fence lines and driveways is required.

Dead Plants

- ◆ Dead or dying plants should be removed from yards and not left as an eyesore.

Pruning

- ◆ Misshapen or overgrown plants and trees should be pruned routinely and cut back from encroachment outside of Lot lines.

Raking and Disposal of Leaves

- ◆ Leaves are to be raked up in the fall on a regular basis until most leaves are down. Lawns may not remain covered with leaves throughout the season.

In addition, moss should be removed from roofs and other surfaces as well as from your lawn. Fences and gates must be painted and kept in good repair to provide an appealing appearance in the neighborhood. We all want to maintain our property values and you can do your part by keeping your home and yard in good condition.

Arbor Village Homeowners Association Board of Directors

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

Windermere Property Management South Community Manager:

Lynn Sutherland

13106 SE 240th Street, Suite 200

Kent, WA 98031

253.638.9811

Fax 253.638.0437

Email: board@arborvillage.info Website: Arborvillage.info

Email: lsutherland@wpmsouth.com



Neighborhood Crime Report

There have been incidents of car and home burglaries in our neighborhood in recent weeks. 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). Submit your completed form by email to Lynn Sutherland (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!

Check Out the New Arbor Village Website!

Our website has had a makeover—take a look at www.arborvillage.info.

On our website 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.

Fence Painting Information



Sherwin-Williams located at 25934 104th Ave SE in Kent (across from Home Depot) and at 17709 SE 272nd St has matched the approved fence paint color for Arbor Village.

The color code is: KENT—2627. Mention that you are an Arbor Village homeowner and they will give you a discount—one gallon for \$25.



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



Got Moss?

Moss in the lawn, on the roof, and other surfaces is unsightly and may cause damage but it doesn't have to be permanent. Moss and algae easily grow on wood siding, roofs, and other surfaces especially in shaded spots near trees. There are several solutions available for cleaning moss from outdoor surfaces—below are just a few:

- **Wet & Forget** is made from biodegradable ingredients and is effective for moss, mold, mildew and stain removal on any exterior surface. Wet and Forget is an EPA approved one step process that requires no scrubbing or rinsing. It is non-acidic, non-caustic and contains no bleach. No special equipment is required. Just apply Wet and Forget with a pump-up garden sprayer. After the first application simply reapply Wet and Forget at the first sign of moss, mold and mildew stains returning. You can find Wet & Forget at Costco, McLendon Hardware, and Lowe's.
- **Baking Soda** is another non-toxic solution. Sprinkle roofs, decks, furniture, and walkways generously with baking soda. Next, even out the coverage with a broom or brush. Let it stand for a few days, or until moss turns golden and starts to flake away. Scrub or scrape off moss and rinse away excess soda and you're done until next year. You can purchase baking soda in large bags at Costco.
- **Oxygen bleach** is also known as sodium percarbonate, which when dissolved in water forms a chemical reaction that releases hydrogen peroxide and sodium carbonate. Oxygen bleach is also non-toxic and environmentally safe for a variety of cleaning projects, including decks and outdoor furniture. The best way to clean your wood siding is with a scrub brush and oxygenated bleach. Here is a recipe to make your own form of oxygen bleach that is just as effective as the commercial brands.
 - 1/2 cup 3% hydrogen peroxide (can be found at any pharmacy)
 - 1 cup Distilled water
 - 1/2 cup Baking soda

Dissolve the baking soda in the water, add the hydrogen peroxide and pour the mixture into a spray bottle. You can increase the amounts to make a larger batch for large cleaning projects. Read more at http://www.ehow.com/how_5662180_make-own-oxygen-bleach.html

SIDEWALKS ARE FOR WALKING

The warm weather brings out more people for walking dogs, pushing baby strollers, and jogging on the sidewalks in our community. Obstructed sidewalks (parked cars, garbage cans, basketball hoops) create a hazard making this pleasant activity difficult, inconvenient, and unsafe as pedestrians are forced to walk in the street to avoid these obstructions.



Please be considerate and do not block the sidewalks.