



# THE ARBOR VILLAGE VOICE

WWW.ARBORVILLAGE.INFO

Spring 2016

## Home and Yard Cleanup and Maintenance

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

Guidelines for Yard Maintenance and Home Exterior Maintenance were mailed to each homeowner and are also available on our website ([www.arborvillage.info](http://www.arborvillage.info)). These documents describe the expectations for routine yard and home maintenance which is required for all properties in Arbor Village.

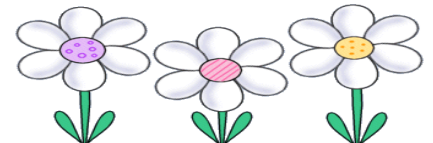
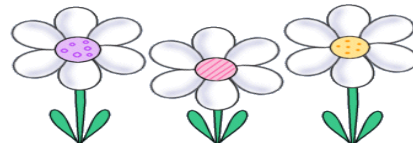
Homeowners who fail to comply with the standards will be reminded and potentially fined for non-compliance.

The Yard Maintenance standard includes (see the document for details):

- ◆ 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.
- ◆ 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 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.
- ◆ Regular weeding of planter beds, and along fence lines and driveways is required. Dead or dying plants should be removed from yards and not left as an eyesore. Misshapen or overgrown plants and trees should be pruned routinely and cut back from encroachment outside of Lot lines. Weeds should be removed from the cracks in sidewalks and driveways.
- ◆ 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.

The Home Exterior Maintenance standard includes (see the document for details):

- ◆ Fences and gates visible from the street must be repaired or replaced and painted as necessary, cleaned to control moss, algae, and dirt and maintain an attractive appearance. Gates must hang straight on the hinges.
- ◆ Fences must be constructed per the community specification and requires the approval of an ACC request. The form can be obtained from the WPM Property Manager or the website. The new fence, if visible from the street, must be painted with the approved Arbor Village fence paint color.
- ◆ Siding and window trim which is visible from the street must be repainted whenever the paint becomes chipped or faded. It must also be cleaned as necessary to control moss, algae, and dirt and to maintain an attractive appearance of the property.
- ◆ Garage doors must be repainted whenever the paint becomes chipped or faded and cleaned as necessary to control moss, algae, and dirt. Garage doors must be repaired or replaced when they are damaged to maintain an attractive appearance of the property.
- ◆ Painting the home's exterior a different color from the existing color requires approval of an ACC request form which can be obtained from the WPM Property Manager.



## Slow Down!

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



### Arbor Village Homeowners Association Officers - Board of Directors

- ❖ Debbie Sampson, President/Treasurer
- ❖ Steven Ishikawa, Vice President
- ❖ Jill Miller, Secretary



### Windermere Property Management South Community Manager:

Lynn Sutherland  
13106 SE 240<sup>th</sup> Street, Suite 200  
Kent, WA 98031  
Phone 253.638.9811 Fax 253.638.0437  
Email: [lsutherland@wpmSouth.com](mailto:lsutherland@wpmSouth.com)

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



## Neighborhood Crime Watch

***If you see suspicious people or activity in the area, 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!

### Visit the Arbor Village Website!

On our website you will find information about monthly HOA 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.

[www.arborvillage.info](http://www.arborvillage.info)

### 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.

## Parking Violations

Several violations of Kent City Code parking have been observed in our neighborhood.

**Kent City Code 9.38.180 and 9.38.185** state:

- No person shall stop, stand, or park a vehicle (1) **on the roadway side of any vehicle stopped or parked** at the edge or curb of a street (*double parking*) or (2) **on a sidewalk** or street planting strip.
- Except when otherwise provided by local ordinance, **every vehicle stopped or parked** upon a one (1) way roadway shall be so stopped or parked parallel to the curb or edge of the roadway, **in the direction of authorized traffic movement, with its right-hand wheels within twelve (12) inches of the right-hand curb** or as close as practicable to the right edge of the right-hand shoulder, or with its left-hand wheels within twelve (12) inches of the left-hand curb or as close as practicable to the left edge of the left-hand shoulder

Obstructed sidewalks create a safety hazard for pedestrians as they are forced to walk in the street. Illegally parked vehicles can also create a visibility hazard for other drivers and pedestrians. These violations are subject to a \$50 fine and possible vehicle impound.

**Please park LEGALLY to help keep our neighborhood SAFE!**



## Vehicle Parking Regulations

Only private family automobiles are allowed to be parked within Arbor Village. Commercial (“work”) trucks and vans, boats, trailers, campers, RV’s, etc. are prohibited. Arbor Village CC&Rs also prohibit parking or storing any inoperable vehicle unless within an enclosed garage.

In 2014, the Board implemented a new Rule that prohibits storing or parking an unsightly (wrecked) vehicle within the community. Parking of junk vehicles is also a violation of Kent City Code 8.08 and is subject to impound or removal by the City at the owner’s expense.

## 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.***