

Columbia Park Newsletter

Inside this issue:

Letter from the President	2
Assessments & Fees	2
ACC Process	3
BBQ RSVP	4

Neighborhood Summer Barbeque

Mark your calendars for Saturday August 28, 2004. The officers and board members of the Homeowners Association will be hosting a barbeque for all the homeowners in Columbia Park. We'll be grilling up burgers and hot dogs, and providing drinks, condiments, and plates/utensils. We would like homeowners to bring a side dish or dessert to share. You may also want to bring chairs or a blanket to sit on.

This will be a great time to meet your neighbors, enjoy some good food and soak up some sunshine.

Date: Saturday, August 28, 2004

Time: 11:00 am—2:00 pm

Location: Common Picnic Area (on Bartlett Rd. There is a path between houses 20213 and 20219.)

Please fill out and return the RSVP on the back of this newsletter. We hope to see you there!



Exterior Home Upkeep

It's summer time to do some gardening. Most of the 70 homeowners have been busy keeping yards maintained to keep our property values high.

As many of you have seen, several homes have been sold in our neighborhood in the past few months, and most in record time with an average increase in value of 8.8%!

To help keep this positive momentum, neighbors are encouraged to maintain their yards and the exterior of their homes.

Here are a few tips for this month:

- Fertilize lawns, rhododendrons and shrubs to prepare your yard for fall and keep the water flowing, your lawn and plants need a little extra water this time of year.
- Mow your lawn on a regular basis. Experts say you shouldn't cut more than 1/3 of the grass blade at a time.
- Pull weeds often to help keep them from spreading.

Enjoy the summer!

Letter from the president

Recently a real estate agent called me to ask about our homeowners association: How active is it? Are neighbors getting to know one another? Do we have community-wide events? Are we maintaining the quality of the neighborhood by enforcing the covenants? I was pleased to describe our association, our summer barbeques, our architectural control committee and our dedicated volunteer officers and board members. The agent was pleased - and said it was a true selling feature. A good HOA increases the value of the homes in our neighborhood.

I have three particular requests I want to point out. These will help our association serve us all better, and these also relate to comments and complaints our HOA has received.

1. **Get approval for exterior improvement projects**
You can help our community by carefully reviewing the Covenants, Conditions and Restrictions (CC&Rs) to **make sure your project meets all conditions before starting any exterior work project** and by filing the proper forms with the Architectural Control Committee (ACC).
2. **Park in your driveway**
The best place for all of us to park our cars

is **in our driveways**, not on the streets. Our streets are not wide enough to allow for permanent or consistent parking on the street, and we don't want to have accidents caused by persistent street parking. When you do park on the street for short periods, please **do not park on the sidewalks** as this is a ticketable offense.

3. **Stow garbage & recycling bins**
After the garbage and recycling trucks come, please **promptly stow the large bins neatly and unobtrusively on the side of your house, behind the front line of the house**. Doing so helps the neighborhood look more orderly and well-cared for.

I hope to see all of you at the HOA Summer Barbeque on August 28th in the common area! This is a great event to have good food, pleasant chats with neighbors, and help build up our community's strength. Please mark your calendars now!

Thanks, everybody.



Dave Hackett
CPHOA President

Assessments & Fees

Each homeowner is required to pay annual Homeowners Association dues. Should any homeowner be delinquent in their payment for more than fifteen (15) days after the due date, a late charge of \$25 will be incurred, and interest will be charged at an annual rate equal to the greater of twelve percent (12%) or Prime Rate plus three percent (3%). Bounced checks will also be charged a fee of \$25.00.

The Homeowners Association is responsible for upholding the provisions of the Covenants, Conditions and Restrictions (CC&R's). Should any homeowner be in

violation of the CC&R's, the Officers of the Association will notify the homeowner in writing of the need to correct the violation. Should the homeowner fail to comply within seven (7) days, he/she will be charged a fine of \$25. If the fine is not paid by the due date, interest will be charged at an annual rate equal to the greater of twelve percent (12%) or Prime Rate plus three percent (3%).

If you have any questions regarding the assessments and/or fees of the Association, please contact treasurer, Audura Philips, at (425) 398-9740.

Architectural Control Process

Summer's here and it's time to start looking at those home improvement projects. Please check the Covenants, Conditions, and Restrictions ("CC&R's") to determine if your project needs to be approved by the Associations' Architectural Control Committee ("ACC"). You can find an electronic copy of the CC&R's on-line at www.columbia-park.com or you can contact Cindy Westling at (425) 481-4377 and arrange to pick up a copy at your convenience. If your project is governed by the CC&R's you must seek approval at least 30 days before starting work on your project. Please see the "What needs approval" section for more information on what should be approved or you can contact any member of the ACC for more information. All projects must be completed within 90 days of the starting date.

Process Outline:

- Determine if the project needs to be approved by the ACC (see "What needs approval?" below)
- Contact any ACC member for forms or go on-line to www.columbia-park.com to find the ACC approval documents
- Submit 2 copies of approval documents plus a blue print or a detailed plan to the ACC at least 30 days before starting your project
- You will be contacted by an ACC member who will meet with you to review the project plan
- Attend the ACC review meeting and present proposal (homeowner attendance is optional)
- ACC vote – Approved/Denied
- Should the project be denied the homeowner has the right to appeal the decision to the elected Board of Directors
- The Board of Directors will review the ACC's decision and determine if the ACC acted within the guidelines of the CC&R's
- The Board will respond to the appeal within

60 days and notify homeowner of the final outcome

What needs approval?

As stated in the CC&R's:

"All building and structures (including, without limitation, concrete or masonry walls, rockeries, fences, sheds, swimming pool, if any, or other structure) to be constructed within the Project, and all exterior alterations and repairs (including, but not limited to, reroofing or repainting) of any building or structure on the Project and visible from any public street, Common Area or other Lot must be approved in writing by the Board, or by an Architectural Control Committee ("ACC")... Complete plan and specifications, including colors, of all such proposed buildings, structures, and exterior alterations and repairs, together with detailed plans showing the proposed location of the same on the particular building site and other data requested by the ACC, shall be submitted to the ACC along with a written request for approval signed by the Owner." – Section 6.1.1

If you have any questions about whether a project requires approval or if you would like to discuss the approval process then please contact one of the following ACC or Board members:

Roz Burton-Torres—ACC Chair
(425) 485-3191

Brian VanBedegraven—ACC Member
(206) 423-6661

Audura Philips—ACC Member
(425) 398-9740

Cindy Westling—ACC Member
(425) 481-4377

Jennifer Beach—Director
(206) 235-5366

Russell Sawyer—Director
(425) 485-7069

Cord McCormick—Director
(425) 488-4174



**HOMEOWNERS
ASSOCIATION**

PMB#344
20611-E Bothell-Everett Hwy
Bothell, WA 98012

BBQ RSVP

Please let us know if you can attend the Columbia Park BBQ on August 28:

Yes, I will be able to attend No, I can't make it

Name: _____

Address: _____

Phone: _____

Number attending: ____ Adults ____ Children

Please mail this RSVP to:

Columbia Park Homeowners Association

PMB #344

20611-E Bothell-Everett Hwy

Bothell, WA 98012

Or email cindywestling@yahoo.com or call 425-481-4377.

*Visit the Columbia Park web site at
[www.Columbia-Park.com!](http://www.Columbia-Park.com)*