

Columbia Park Newsletter

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Special points of interest:

- Join the Yahoo email group
- Check out the special deals for Columbia Park homeowners
- Protect our Native Growth Area

Neighborhood Summer Barbeque

Mark your calendars for Saturday August 2, 2003. 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 with all the fixings. All you need to bring is your family and chairs or blankets. This will be a great time to meet your neighbors, enjoy some good food and soak up some sunshine. There will be fun games for the kids, too.

Date: Saturday, August 2
Time: Noon
Location: Common Picnic Area

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



Columbia Park On The Web

Have questions about our neighborhood? Need a copy of the CC&R's? Planning a summer project? Check out the Columbia Park website at www.Columbia-Park.com.

You can download a copy of the CC&R's which will give you important information about the rules and regulations of our neighborhood. If you're planning to make improvements to the exterior of your home, you'll also find a form for submitting your plans to the Architectural Control Committee

You'll also find:

- A list of officers, board members, and ACC members
- SR-524 planned improvements

- Aerial maps of the neighborhood

If you want to keep in touch with your neighbors and stay up to date on all the happenings in the area, join the Yahoo email group. You can subscribe to this group by sending a blank email to:

columbia-park-subscribe@yahoogroups.com.

You'll be able to easily email your neighbors with questions, a good tip, concerns — whatever. All official homeowners' association communication will still be sent by regular mail, but this gives you a quick way to talk with the community. Sign up today! If you have questions, please email Dave Hackett at dave@davidhackett.com.

Letter from the president

Dear Columbia Park Homeowners,

Summer is a great time to be outside and provides a chance to get to know our neighbors. We have wonderful residents here in Columbia Park, and we encourage everyone to get to know those residents around you. Look on the front page for details on our August 2 neighborhood BBQ — an excellent place to meet your neighbors!

Please help us keep our neighborhood in a safe and beautiful condition. We would like to remind you of a few ways you can help us do this:

- Park in your garage or driveway — not on the sidewalks. Parking on the sidewalks is a ticketable offense and we wouldn't want you to be ticketed!
- All outside construction (fencing, deck work, sheds, etc) or altering of your house exterior (painting, large trees, etc) requires prior approval by the Architectural Control

Committee. For instructions please see our web site or email Adam Brockman, adambrockman@msn.com, for an application.

- Please keep your speed down to 25 mph on our streets. We have had complaints of excessive speed through 202nd and 203rd (especially downhill). Our neighborhood is blessed with many young children — let's keep them safe and avoid a tragic accident.
- Check our community web site at www.Columbia-Park.com every so often for updates and important HOA documents. It's full of information to serve you.

Thank you for being a wonderful neighborhood!



Dave Hackett, HOA president

Native Growth Area

Columbia Park is privileged to have Native Growth Protection Areas (NGPA) in our neighborhood. These areas are located between 202nd and 203rd - below the common picnic area and along Filbert Road behind the tot lot.

It is important to keep these areas in their natural state by not dumping yard waste or removing any vegetation from the NGPA. These areas are owned by Columbia Park

but fall under Snohomish County Code (Title 32.10) that states “NGPA means those areas which are to be left

permanently undisturbed in a substantially natural state and in which no clearing, grading, filling, building construction or placement, road construction of any kind is allowed.....”

Please help us to keep the NGPA undisturbed so all Columbia Park residents can enjoy the beauty for years to come.



***Lawn fertilization
and
Air Conditioning
Installation
Specials***

Special Neighborhood Deals

Your HOA is hard at work to offer discounts and good deals to the residents of Columbia Park. To date we have negotiated several discounts for those who live in Columbia Park.

Trugreen ChemLawn

Trugreen ChemLawn will discount its lawn fertilization and weed control service charges to HOA residents. Each application from TruGreen ChemLawn will cost just \$35 per application no matter what size your lawn is. Many lawns in our Columbia Park division are larger than 1000 square feet, and you would likely be charged higher than the normal \$42 rate unless you take advantage of this one size fits all offer.

You will need to decide how many annual applications to have. Or, if you prefer chemical-free organic service, Trugreen will provide that service at a discounted rate of \$50 per application.

To qualify for these prices, call

TruGreen ChemLawn representative Chris Newton at 206-499-6783, and mention that you are from Columbia Park and would like the special \$35 rate.

G&S Heating

G&S Heating will discount its air conditioning installation by \$150 if ordered by September 8. For a 2400 square foot house, this will cost approximately \$3,200 after the discount. Larger and smaller homes will vary accordingly. To qualify for the \$150 discount, call G&S heating at 425-252-4402 and ask for Steve Johnson.

Mention you live in Columbia Park and heard about this offer from Adam Brockman, our Vice President, and that you would like the \$150 discount. Steve will still need to come out and look over you home in order to get a proper estimate as every home is a little different.

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%).

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, Russell Sawyer, at 425-485-7069.



**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 2:

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:

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)*