

Fall 2023 Newsletter



Newsletter Date: October 2023

Board of Directors:

- Diane Swoveland
President
- Bill Swoveland
Vice President
- Marcie McCandliss
Treasurer
- Vicki Sarhanis
Secretary
- Alan Jackson
Member-at-Large

Inside this issue:

- Annual Curb Appeal Winners 2
- Green Lawns Appreciated 2
- Halloween Safety 3
- Home Fire Prevention 3
- Welcome to the Neighborhood 4

CONTACT
INFO

253-943-1011
info@northshorehoa.com
www.northshorehoa.com

HOA Dues

HOA dues are currently \$250 per year, with a due date of January 31. Invoices will be mailed the end of December. Contact us at info@northshorehoa.com if you do not receive yours by December 29, 2023. Dues are the only form of revenue the HOA receives to maintain our community. Late or missing payments make it difficult to do so. Please remit your payment so it is received on or before the due date. As a reminder, we do not accept electronic payments. We researched our options, and all had a fee associated with them that couldn't be passed on to the end user. We decided it was not a good use of HOA funds to pay a monthly fee for once-per-year invoicing.

Perimeter Alarm Notifications



We have received complaints that there are homeowners in our development who have perimeter alarms that beep or speak when a person goes near rather than onto a homeowner's property. While it is understood that you may want your system to emit a notification when someone is actually on your property, having them set to go off when someone is not is startling and upsetting. Please consider resetting your system so notifications are only emitted when someone is actually on your property.

The HOA Does Not Recommend Companies

We receive requests from homeowners asking us for recommendations for various types of goods and services. No member of the HOA Board or ACC acting in their capacity will ever recommend a company to provide goods or perform services. It is not that we don't want to be helpful, but it is above and beyond the scope and role of the association. We could potentially be held liable if there is a scam or you are unhappy with the end result. Please explore other options for finding trusted vendors that meet your needs.

Message from the President

As president of the NSHOA, I would like to acknowledge the incredible and outstanding job the Board of Directors and the ACC Officers have done this year. They have put in many unpaid hours to make our community a friendly and desirable place to live and this is done on their own time. This team of Directors/Officers have been graciously giving their time and efforts for the past 4-5 years. They are also the reason your Annual dues have not been expensive. The next time you happen to see any of them "Thank them" for a job well done.

I owe you all a huge "Thank You" for everything you have done for me over these past 5 years.

Your HOA president, Diane Swoveland



8th Annual Curb Appeal Award Winners

Curb Appeal awards were recently presented to three residents living in the neighborhood who have done an outstanding job with landscaping. A first place award of free 2024 homeowner dues, a second place award of a \$75 gift card and a third place award of a \$50 gift card are our way of recognizing homeowners who set a high standard of property maintenance. These homeowners go above and beyond to show that they take pride in their homes and our neighborhood. The winners and runners up were:



2023 Winners:

1st Place

Richard Powell
3609 45th St NE

2nd Place

Eugene & Donna Mikov
4425 Nassau Ave NE

3rd Place

Kristi Kinzer
4802 35th Ave NE

Honorable Mentions:

Ronald & Regina Molzahn
4319 Country Club Dr NE

Rick & Arhonda Reyes
4830 36th Ave NE

Ken & Vernia Strickland
4421 36th Ave NE

Larry & Maria Josties
3414 49th Ave NE

Kenneth & Kathy Lehman
4225 Country Club Dr NE

Cornel & Natalia Cupceanu
4101 Country Club Dr NE

Our congratulations and thanks go to all of the homeowners recognized!

“Let There Be Lights” Holiday Decorating Contest

Put on your festive sweaters, get those decorations out of storage and get your displays ready for the annual holiday decorating contest! Deck your walls, rooftops, and yards with the brightest of lights and decorations. Show us your holiday spirit, whatever you celebrate! Judging usually takes place during the third week of December, and is done by our ACC members. A single first place award will be given to the winner, which is a waiver of the 2024 HOA dues. The winner and Honorable Mention honorees will be recognized in the spring 2024 newsletter. Please remove and store decorations promptly after the holiday.

Thank You Homeowners

In the spring newsletter we published esthetic guidelines and informed homeowners the ACC would emphasize green lawns during our 2023 compliance reviews. The ACC Team would like to thank the many homeowners who made the effort to use the guidelines and follow our green lawn emphasis to improve their properties this year. We believe there was a noticeable difference and improvement to the overall curb appeal within the HOA in 2023. The guidelines can be found on our website under the Homeowner Responsibilities tab.

Fall Is the Best Time to Tend to Your Lawn



Fall isn't just about pumpkin spiced lattes and picking apples. It's also the best time to pay attention to your lawn. The most beneficial thing you can do for your lawn in the fall to assure a healthy yard with less effort in the spring is dethatching, aerating, fertilizing and seeding. Aerating and dethatching are best done when a lawn can take some abuse and recover easily. Fall is perfect due to the increase in rain, cool air temperatures and warm soil temperatures. Planting grass seed in the fall allows time for new grass roots to develop before winter sets in. It's also a good time to fertilize to build stronger, deeper roots for winter, resulting in a thicker, greener lawn in the spring. When repairing bare spots, use a hand rake or other tool to loosen the soil, spread the seeds and apply peat moss over top of the affected area. Keep the area moist (not wet) for the grass to root to its full potential.

Keep Our Kids Safe This Halloween

While these tips are not new, they are good reminders to keep the little ghouls and goblins safe on Halloween:

- ◆ Wear reflective strips on costumes
- ◆ Carry flashlights or glow sticks
- ◆ Stay on the sidewalk
- ◆ Do not allow children to eat candy or fruit until checked by an adult
- ◆ Stay away from homemade treats and baked goods
- ◆ Do not go to houses that don't have a porch light on
- ◆ And for the adults – drive slowly and watch for children darting into the street



Home Fire Prevention



According to the National Fire Prevention Association (NFPA) Home Structure Fires report issued in April of 2023, more than one quarter (26%) of reported fires in 2016-2020 occurred in homes. In addition, three quarters (75%) of civilian fire deaths and almost three quarters (74%) of the reported injuries were caused by home fires. Following are some tips to keep you and your family safe:

- ◆ Have a fire escape plan in the event of an emergency. Make sure your home escape plan meets the needs of all your family members, including those with sensory or physical disabilities.
- ◆ Smoke alarms should be installed inside every sleeping room, outside each separate sleeping area, and on every level of your home. Smoke alarms should be interconnected so when one sounds, they all sound. Test these alarms every 3 months and replace batteries at least once a year.
- ◆ Know at least two ways out of every room, if possible. Make sure all doors and windows open easily.
- ◆ Have an outside meeting place a safe distance from your home where everyone should meet.
- ◆ Practice your home fire drill at least twice a year with everyone in the household, including guests. Practice at least once during the day and again at night.
- ◆ Use flashlights instead of candles during power outages. Never leave a burning candle, fragrance warmer or other device that heats up unattended.
- ◆ Turn off space heaters when leaving a room where they are in use. Never leave them unattended.
- ◆ Make sure curling irons, flat irons and other heated tools are unplugged when not in use.
- ◆ Clean cooktops and ovens regularly to prevent grease build up. Never use water on a grease fire. Use a metal lid or cookie sheet to seal off air or apply salt or baking soda.
- ◆ Test your smoke and carbon monoxide detectors. Fires and carbon monoxide poisoning are a huge hazard at this time of year. Be sure to install new batteries so all detectors are in working order.

**NORTHSHORE
HOMEOWNERS
ASSOCIATION**

PO Box 24090
Federal Way, WA 98093

We're on the Web!
NorthShoreHOA.com



Welcome to the Neighborhood!

The NorthShore Homeowners' Association wish to welcome the following families into our community.



- Sandra Corrigan, 3502 49th Street N.E.
- Zachary Tusing and Kaitlyn Stapleton, 3306 48th Street N.E.
- Ralph and Alys Carnesi, 4906 36th Avenue N.E.
- John Nguyen and Genevieve Pan-Nguyen, 4717 36th Avenue N.E.

We welcome our new neighbors and encourage you to become involved in our Association.

The CC&Rs and HOA map are downloadable at the Association's website NorthShoreHOA.com

- Volunteering keeps dues low -