

# Spring 2024 Newsletter



## Board of Directors:

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

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CONTACT  
INFO

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Newsletter Date: February 2024

## Annual Homeowners' Meeting!



Our annual homeowners' meeting will be held on Wednesday, March 13, 2024, from 6:00 – 8:00 p.m. at the Center at Norpoint, 4818 Nassau Avenue NE, in Room 101.

This is your chance to bring up anything you would like to discuss in a community forum. You may also send us an email at [info@northshorehoa.com](mailto:info@northshorehoa.com) with any topics you would like to have placed on the agenda.

Elections for three board member positions will be held at this meeting – Vice President, Secretary and Treasurer. Any lot owner who is current with their dues and does not have a lien against their property placed by the HOA is eligible to vote and run for office. The current incumbents are running again. Ballots will be provided at the meeting.

**We have difficulty at every annual meeting getting a quorum**, which is the number of lot owners required to vote to make the elections official (20% of the lot owners eligible to vote). Enclosed with this newsletter is a proxy form, which grants any lot owner of your choosing the right to vote for you. **If you do not plan to attend the meeting, please complete this form** and give it to someone who is. You may also select a board member you would like to cast your vote. Either give the completed form to the board member or e-mail it to [info@northshorehoa.com](mailto:info@northshorehoa.com). Again, ballots will also be provided at the meeting for those who are in attendance.

## HOA Dues

HOA dues were due on January 31, 2024. Please submit your payment as soon as possible if you have not done so already. Dues are the only source of revenue we have to maintain our community. Please send your check (electronic payment is not available) to P.O. Box 24090, Federal Way, WA 98093-1090. Send an e-mail to [info@northshorehoa.com](mailto:info@northshorehoa.com) if you did not receive or have misplaced your invoice and would like another sent to you.

## Be a Good Neighbor

We received a complaint from a homeowner because the drain on the street in front of his house was clogged with leaves from trees that weren't his and the overflow was running onto his property. If you see this, an overturned garbage can, or anything else you could do to help make somebody else's life a little easier, we encourage you to be a good neighbor and assist. Our entire community will be better for it.



## Thanks

*I wish to thank our NSHOA Board Officers & ACC Chairman for another outstanding job you have all done in 2023. Your dedication has kept our North Shore Estates & The Peak a very desirable community to live in and this community needs to be aware of your commitment to make us want to live here. I am especially blessed to have all of you on my team.*

*Many, Many thank you's, Diane, president of NSHOA*

## Holiday Decorating Contest Winner

Thanks to all homeowners who decorated for the holidays this year. On Wednesday, December 19, three representatives from the ACC went in search of the most festive house in the community. The winner was presented with a certificate that awards them free HOA dues for 2024.

### Honorable Mentions:

Kristi Landry  
4715 35th Avenue NE

Timothy & Abbey George  
4509 Country Club Dr NE

Bill & Katherine Contoravdis  
3327 48th Street NE



### And the winner is:

**Eman & George Lassiter**  
**3402 47th St NE**

Kristi Virkler  
4802 35th Ave NE

### Honorable Mentions:

Jeremie & Victoria Robben  
3513 Nassau Place NE

Tim & Kimberly Sedlacek  
3509 49th Street NE

John & Ariel Kim  
4527 Country Club Dr NE



(Just a friendly reminder that Holiday lights/decorations are to be taken down by January 31st)

## Annual Reminder for ACC Approval Prior to Beginning Exterior Improvement Projects

Although it may be bothersome or upsetting to have to submit proposed changes to the outside of your property for review and approval, the ACC is in place to keep the community looking uniform, orderly and well maintained. This helps ensure that homes within the community will retain their property values and that the community will stay looking nice over time.

The process is painless. Simply go to our website at [northshorehoa.com](http://northshorehoa.com). You can access the fillable request form either by clicking the blue "ACC Application" link on the home page or by clicking "ACC Application Form" under the Architectural Control Committee link. It's the same form in both places. Just complete the form and submit from the website. While the CC&R's provide a 30-day window to provide an answer, we strive to provide one within 48 hours, whenever possible.

## Common ACC Violations

While not all inclusive, the ACC has prepared an Esthetics Guidelines and Checklist that contains the most commonly seen violations in our community. Please refer to it to help remain in compliance with our CC&R's. The list can be found on our website at [northshorehoa.com](http://northshorehoa.com) under the Homeowner Responsibilities link.

## What Maintenance Does My Home Need in Spring?

1. Check your roof for moss and missing shingles or damaged flashing. Moss growth lifts shingles and accelerates rot in cedar shakes. It can shorten the life of your roof and lead to leaks.
2. Clean gutters. Clogged gutters can overflow during storms, flooding your crawlspace, damaging siding and fascia boards, eroding planting areas and even impact your foundation. You can often tell if gutters are clogged because you'll see mud splashed on the siding, which is caused when gutters spill over during heavy rains.
3. Check your siding for faded or peeling paint. While house painting can be expensive, paint is more than just cosmetic. It protects your siding from damage. If you notice algae or mildew growth, try an algicide or mildewcide formulated especially for your type of siding. It can significantly brighten your paint job, and perhaps add a few years to your current paint job before it's time to repaint again.



## What's Tearing Up My Lawn???



We've received multiple inquiries from neighbors asking what might be damaging their lawns. The most likely culprit causing this damage are crows digging for the invasive chafer beetle grubs. The basic explanation is that the beetle's larvae love grass roots, and crows – among others, including raccoons and skunks – find the larvae irresistibly delicious. Seems hard to believe birds could do this much damage but the cravings & resulting damage are well documented. One of many online resources for background information and recommended solutions can be found at <https://www.gardeningknowhow.com/plant-problems/pests/animals/crow-lawn-damage.htm> or simply

do an internet search for "Crow lawn damage".

## 2023/24 Budget

Included in this newsletter are the actual operating expenses for 2023 and the budget forecast for 2024. The 2024 budget will be approved at the annual homeowners' meeting. Please send any questions on the budget to [info@northshorehoa.com](mailto:info@northshorehoa.com).

### NorthShore Homeowners Association FY2023 Budget as of 31 December 2023

|  | FY23 Actual Budget  | FY23 Budget Plan | FY24 Budget Plan |
|--|---------------------|------------------|------------------|
| <b>Cash Flow Summary</b>                   |                     |                  |                  |
| Beginning Balance (as of January 1)        | \$ 14,276.00        | \$ 14,276        | \$ 29,189        |
| Operating Income                           | \$ 64,331.92        | \$ 54,854        | \$ 55,093        |
| Operating Expenses                         | \$ (47,273.46)      | \$ (48,134)      | \$ (45,285)      |
| Project Expenses                           | \$ (2,145.00)       | \$ -             | \$ (7,007)       |
| <b>YTD Account Balance</b>                 | \$ 29,189.46        | \$ 20,996        | \$ 31,990        |
| <b>Operating Fund (Checking)</b>           | \$ 18,658.79        |                  |                  |
| <b>Emergency Fund (Savings)</b>            | \$ 10,530.67        |                  |                  |
| <b>Operating Income</b>                    | <b>\$ 64,331.92</b> | <b>\$ 54,854</b> | <b>\$ 55,093</b> |
| Membership Dues                            | \$ 55,753.76        | \$ 54,311        | \$ 53,000        |
| Interest Income                            | \$ 15.78            | \$ 18            | \$ 18            |
| Other Income                               | \$ 8,562.38         | \$ 525           | \$ 2,075         |
| <b>Operating Expenses</b>                  | <b>\$ 47,273.46</b> | <b>\$ 48,134</b> | <b>\$ 45,285</b> |
| Bank Service Charges                       | \$ -                | \$ -             | \$ -             |
| <i>Checks, Deposit Slips &amp; Ledgers</i> | \$ -                | \$ -             | \$ -             |
| <i>NSF Checks</i>                          | \$ -                | \$ -             | \$ -             |
| <i>Other</i>                               | \$ -                | \$ -             | \$ -             |
| Community Involvement                      | \$ 764.23           | \$ 840           | \$ 725           |
| <i>Entertainment Committee</i>             | \$ 314.93           | \$ 140           | \$ 350           |
| <i>Welcome Committee</i>                   | \$ 449.30           | \$ 700           | \$ 375           |
| Community Maintenance                      | \$ 29,405.64        | \$ 34,400        | \$ 32,375        |
| <i>General Maintenance</i>                 | \$ 104.00           | \$ 650           | \$ 125           |
| <i>Landscaping Maintenance</i>             | \$ 29,049.63        | \$ 31,750        | \$ 32,000        |
| <i>Landscaping Materials</i>               | \$ 252.01           | \$ 2,000         | \$ 250           |
| Office                                     | \$ 3,533.01         | \$ 2,175         | \$ 1,850         |
| <i>Postage</i>                             | \$ 661.18           | \$ 415           | \$ 650           |
| <i>Printing and Reproduction</i>           | \$ 696.64           | \$ 1,425         | \$ 800           |
| <i>Supplies</i>                            | \$ 401.14           | \$ 335           | \$ 400           |
| <i>Miscellaneous</i>                       | \$ 1,774.05         | \$ -             | \$ -             |
| Professional Fees                          | \$ 971.86           | \$ 2,114         | \$ 1,455         |
| <i>ACC Expenses</i>                        | \$ -                | \$ -             | \$ -             |
| <i>Accounting Services</i>                 | \$ 385.34           | \$ 450           | \$ 425           |
| <i>Collection Services</i>                 | \$ 317.00           | \$ 1,364         | \$ 730           |
| <i>Legal Services</i>                      | \$ -                | \$ -             | \$ -             |
| <i>Management Services</i>                 | \$ -                | \$ -             | \$ -             |
| <i>Support Services</i>                    | \$ -                | \$ -             | \$ -             |
| <i>Website</i>                             | \$ 269.52           | \$ 300           | \$ 300           |
| Rent                                       | \$ 388.00           | \$ 400           | \$ 425           |
| <i>Post Office Box</i>                     | \$ 388.00           | \$ 400           | \$ 425           |
| <i>Storage Room</i>                        | \$ -                | \$ -             | \$ -             |
| Taxes, Licensing, and Insurance            | \$ 3,810.23         | \$ 3,905         | \$ 3,905         |
| <i>County Taxes</i>                        | \$ 285.23           | \$ 400           | \$ 400           |
| <i>Licensing</i>                           | \$ 20.00            | \$ 20            | \$ 20            |
| <i>Liability Insurance</i>                 | \$ 3,485.00         | \$ 3,485         | \$ 3,485         |
| Utilities                                  | \$ 8,400.49         | \$ 4,300         | \$ 4,550         |
| <i>Electric</i>                            | \$ 863.82           | \$ 900           | \$ 925           |
| <i>Surface Water</i>                       | \$ 415.63           | \$ 400           | \$ 425           |
| <i>Water</i>                               | \$ 7,121.04         | \$ 3,000         | \$ 3,200         |
| <b>Project Expenses</b>                    | <b>\$ 2,145.00</b>  | <b>\$ -</b>      | <b>\$ 7,007</b>  |
| <i>Curb Address Painting</i>               | \$ -                | \$ -             | \$ -             |
| <i>Fence Replacement</i>                   | \$ 2,145.00         | \$ -             | \$ 7,007         |

# NorthShore Homeowners Association

PO Box 24090  
Federal Way, WA  
98093

We're on the Web!  
[NorthShoreHOA.com](http://NorthShoreHOA.com)

## Welcome to the Neighborhood!

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

- Vergel and Anna Clavel, 3622 45th Street NE



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](http://NorthShoreHOA.com)



Wednesday, March 13, 2024  
6:00 - 8:00 p.m.  
Center at Norpoint  
4818 Nassau Avenue N.E.  
Room 101



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- Volunteering keeps dues low -