

Fall 2025 Newsletter

NORTH SHORE
HOMEOWNERS'
ASSOCIATION
September 2025



Here's what's to come!

Hiring of HOA Community Management Company

While the HOA has been self-managed for many years, it has become necessary for us to hire a professional company to handle our day-to-day operations. There will still be a Board of Directors made up of neighborhood residents that will make decisions and oversee the company. However, HOA laws are changing significantly in Washington State on January 1, 2026, as the state transitions to the Washington Uniform Common Interest Ownership Act (WUCIOA) for all common-interest communities. This change necessitates we hire a company that specializes in managing HOA communities. We need to ensure we have people versed on the new laws so we may comply with them.

We have contracted with HOA Community Solutions to be our HOA management company effective October 1, 2025. You will receive a letter directly from them later this month which will introduce themselves and provide additional information, including instructions on establishing a portal for you to conduct business and communicate with them.

HOA Dues Increase

HOA dues are currently \$250 per year, with a due date of January 31. However, a letter was recently sent to all property owners requesting an increase to \$500 per year. We will vote on this increase at the annual meeting in March. This letter may also be found on our website at northshorehoa.com, and explains the reasons for the requested increase. Dues are the only source of revenue the HOA receives to maintain our community, so periodic increases are required to operate effectively. Invoices will be generated by HOA Community Solutions, so they will not look like the invoice you are used to seeing.

In this newsletter you can expect:

Hiring of HOA
Community
Mgmt. Company

HOA Dues
Increase

Online Payments

Open Secretary
Position

Lawn Infestations

Curb Appeal
Award Winners

Annual "Holiday
Light Fight"
Contest

Welcome to the
Neighborhood

Payments Can Now Be Paid Online!

Many of you have requested a way to make payments online. It was not financially feasible when we checked into it previously, but will now be an option when we transition to HOA Community Solutions on October 1, 2025. Instructions on how to set up your online account will be in the letter they send to you. Any accounts with outstanding balances on October 1 will be transferred to HOA Community Solutions, and those amounts will also be paid using their process.

We Still Need a Secretary for the Board

Our previous Secretary moved out of the neighborhood, leaving a vacancy that we have been unable to fill. If you are interested in stepping up, please send an e-mail to info@northshorehoa.com.



Crows and Raccoons - They're Baaaack!

We have noticed the crows and raccoons are back to tearing up lawns. If you notice tufts of grass have been pulled up in your yard, crows are doing it. If the lawn is peeled back it is raccoons. In either case, you have an infestation of European Chafer Beetles, which are a tasty meal for them.

How to Prevent an Infestation

Your first line of defense against this invasion is having a healthy, well-watered and fertilized lawn. It is less attractive to the egg-laying adult beetles.

For long-term protection, apply preventive insecticides containing [imidacloprid](#) or [chlorantraniliprole](#) in late June and early July, just before the adult beetles begin to lay their eggs.

What to do if You Have an Infestation Now

Apply a curative insecticide. If you find more than 8-10 grubs per square foot, you can apply an insecticide containing carbaryl or trichlorfon.

Mow your lawn to a height of 3 inches or shorter before applying.

Follow product instructions and water the treated area immediately to soak the active ingredients into the soil where the grubs are feeding.

These beetles fly up to high areas to search for lawns that are suitable for nesting. You would be doing your neighbors a favor by keeping your lawn healthy and preventing infestations in your own lawn.

10th 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 and maintaining their property. The awards are our way of recognizing our neighbors for their efforts. These homeowners go above and beyond to show that they take pride in their homes and our neighborhood. The winners and runners up were:

2025 Winners

1. Kevin and Mary Jo Heckt (\$250 gift card) 4817 36th Ave NE
2. Jeff and Nancy Belsky (\$75 gift card) 3324 47th St NE
3. Dale and Janice Pool (\$50 gift card) 4701 34th Ave NE

Honorable Mentions

- Ken and Vernia Strickland, 4421 36th Ave NE
- Heidi Calhoun, 4805 34th Ave NE
- Savannah Collick and Damien Walker-Warren, 3408 49th Street NE
- Jeremie and Victoria Robben, 3513 Nassau Place NE
- Eugene Mikov and Donna Ttees, 4425 Nassau Ave NE

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

Annual North Shore HOA “Holiday Light Fight” Contest



Let's brighten up the 2025 holidays with the annual holiday lights contest! Show us your holiday spirit, decorating skills and festive cheer no matter what you celebrate. Judging is done by your ACC members, and usually takes place during the third week of December. A single first-place award is given to the winner, which is a \$100 gift card. The winner and Honorable Mention honorees will be recognized in the Spring 2026 newsletter. Please remember to take down and store decorations promptly after the holiday.



Fun Holiday Facts



While the holidays are still a couple of months away, here are some fun holiday facts you can impress your friends with when the time comes:

1. The Friday and Saturday before Christmas are the busiest shopping days of the year, not Black Friday.
2. Holly berries are poisonous to people and pets.
3. Coca Cola was the first beverage company to use Santa for a winter promotion.
4. The song "Jingle Bells" was first written for Thanksgiving before becoming one of the most popular Christmas songs.
5. "The Nutcracker" is the most famous Christmas ballet.
6. In 1843, "A Christmas Carol" was written by Charles Dickens in just six weeks.
7. The first state to officially recognize the Christmas holiday was Alabama.
8. The Montgomery Ward department store created Rudolph the Reindeer as a marketing gimmick to encourage children to buy their Christmas coloring books.
9. Tinsel was invented in 1610 in Germany, and was once made of real silver.
10. If you gave all the gifts listed in "The Twelve Days of Christmas" it would equal 364 gifts.
11. The Statue of Liberty was gifted to the U.S. by the French on Christmas day in 1886. It weighs 225 tons, so it can be considered the heaviest Christmas gift in the world.
12. Hallmark introduced their first Christmas cards in 1915.

Welcome to the Neighborhood!

The NorthShore Homeowners' Association wishes to welcome the following family into our community:

- Nicholas and Gabriela Talley, 4329 Nassau Avenue N.E.
- Kelsey and Eric Urban, 4413 36th Avenue N.E.
- Jenae Davis and Eric Laux, 4115 Country Club Drive N.E.
- Dion Gary, 3421 49th Street 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 www.northshorehoa.com.



Contact Information

NORTH SHORE HOA	(253) 943-1011
www.northshorehoa.com	Address: P.O. Box 24090, Federal Way, WA 98093-1090