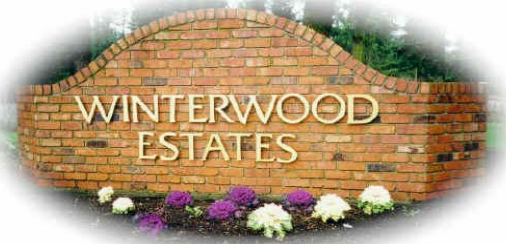


WINTERWOOD WORD

February 2020



From the Board . . . written by Ralph Lentz

2020 Greetings from your HOA Board!

WINTERWOOD ESTATES 2020 Newsletter

The Annual meeting was held at Grass Lake Elementary on Nov 19, 2019. Brian Cunningham, Jeanette Bennett, Jacqueline Bunce & Mike Evans were elected to two-year terms. The Board picked Ralph to continue as President, Jerry Guddat will continue as Vice President, Jennifer Gilbert-Smith will continue as treasurer, Jacqueline Bunce will be the Secretary, Bryan Cunningham will serve as Compliance Coordinator assisted by Jana Gish. Mike Evans is still the CAM representative. Jeanette Bennett is the new Architectural Control Committee (ACC) Chairperson.

HAPPY NEW YEAR 2020 The 2018 Audit was completed 1/24/2020, finding that all accounts followed standard accounting practices. Another audit is also conducted on our Reserve Account, which is an account used to assure that the assets owned by the HOA, e.g., Brunner Park structures, mailbox stands, horse corral, etc., can be replaced/repared without always needing to seek special assessments to do so.

The company that performs the audit attempts to forecast when the assets will need replacement, and how much it will cost to replace the asset. In 2018, the audit results indicated the auditors believed our funding was at 58.4% of what they felt would be needed to eventually replace all our assets, or at medium risk level. As a result, in 2019, the HOA board budgeted and transferred \$13,500 to the Reserve Fund. In 2020, we have budgeted another \$9,559 to be transferred to the Reserve Fund which will put it at a higher level of funding that we believe is adequate because the board controls when and if an asset is repaired or replaced. The 2020 budget was approved at the Annual Meeting without needing to increase our dues.

As we start the year, there will be an increased focus on HOA compliance issues. A copy of a compliance checklist is posted on the HOA website for your convenience. These rules are for the benefit of everyone. Please screen garbage, recycling and yard waste cans from roadside view. Some yards still need to be cleared of leaves. All trailers and boats must be screened too. Please keep street parking to a minimum, and used only on a temporary basis. Street parking can be a safety hazard. If you receive a non-compliance letter and believe you received it in error or that you need more time to address the issue, please [contact the HOA office](#) to address the issue.

If you are painting, reroofing, removing trees or making any other property changes (to include mailbox stand changes), as identified in the covenants, please complete an ACC request **before the project begins**. The request form can be found on the HOA website or at the top of the second floor stairs at the US Bank in Covington. After completion of the project, please inform the HOA office of the completion date by sending in the Approval Form with the completion date filled in.

Our website has lots of information available, please feel free to check it out.



2020 BOARD MEMBERS

Ralph Lentz,
President

Jerry Guddat,
Vice President

Jacqueline Bunce,
Secretary

Jennifer Gilbert-Smith
Treasurer

Jeanette Bennett
Jerry Guddat,
ACC

Bryan Cunningham
Jana Gish
Covenant Compliance

Mike Evans
CAM

Janice Shuttleworth
Office
Administrator

Each year when we've had snow on our streets, the HOA has been asked to contact the King County Department Of Transportation (KCDOT) or hire contractors to snowplow and sand our streets. Because the Winterwood streets are primarily only used by it's residents and are not considered to be "through streets" like Kent Kangley or Covington Sawyer roads, we are rated the lowest or last priority for the KCDOT to snow plow or sand. Since our streets are public property, it is the sole responsibility of KCDOT to maintain them. They tell us they will respond quickly to fallen trees or other types of blockages on our streets. It certainly can't hurt to call KCDOT on 206-296-7714 during adverse conditions to let them know your concerns.

The posted speed limit in Winterwood is 25 MPH. We have many new residents with small children and many residents who are walking through our neighborhood. People are speeding on our streets and putting our neighbors at risk. **This needs to stop.** If you can identify a pattern of speeding, the Sheriff will assist us in stopping this dangerous behavior. Call 206-296-3311 for the non-emergency Sheriff Office.



Security and safety are ongoing concerns. As you walk the neighborhood or start working outdoors again this year, be aware of your surroundings and watch for suspicious vehicles or activity. Take a picture of the vehicle and report any activity that seems to be out of place. Please wear attire that makes you visible to vehicles when walking. Keep your garage doors closed if you are not working in your front yard, for extra security. Many people are shopping on the internet and having packages delivered to their house. If you are expecting a package and you will not be home, ask a neighbor to pick up your packages, in your absence.

Wildlife, in the form of elk, deer, bear, bobcat and raccoon are or will soon be active in our neighborhood. Physical contact with these animals should be avoided.

The board would like to put out a friendly reminder to everyone in our HOA that if you own a dog and take it off your property your dog needs to be on a leash to comply with King County leash laws. Keeping your dogs on leash not only protects your dogs from harm, but it protects other dogs that may be in the area from unintended interactions.



Please be sure to pick up after your dog as well. For complaints related to off-leash dogs or barking dogs please call King County Animal Care and Control at 206-296-7387. For more information about King County Dog Leash Law please visit: http://www.kingcounty.gov/council/legislation/kc_code/14_Title_11.aspx

WINTERWOOD ESTATES

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