

# WINTERWOOD WORD

January 2019



*From the Board ... written by Ralph Lentz*

## 2019 Greetings from your HOA Board!

WINTERWOOD ESTATES 2019 Newsletter

The Annual meeting was held at Grass Lake Elementary, Nov 27. Ralph Lentz, Jerry Guddat and Jennifer Gilbert-Smith 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 and Bryan Cunningham will continue as Secretary. Mike Evans is still the CAM representative. Jerry will continue as ACC representative. Jay Haugh and Shawn Heifetz both left the neighborhood in 2018 and their Board Positions remain vacant. To ensure that we can conduct

business if not all current Board members are present each month, we need to fill the vacant Board positions. If you are interested in joining the Board or just want more information about being on the Board, please contact the HOA office.



The Board has been increasing Reserve fund budgeting. In 2018 the Board budgeted and transferred \$10,053. The Reserve Fund budget for 2019 is \$11,612. In addition, due to collection of over \$9,000 in past due accounts, the Board anticipates transferring up to \$10,000 from the Operating Account to the Reserve Fund in January. The Board considers the current budgeting of the Reserve Fund to be adequate. The 2019 budget was approved with no increase in dues required.

On the issue of chickens being allowed in Winterwood Estates: There were 128 survey responses recorded with 36 in favor of chickens and 92 opposed to chickens. Based on the results of the survey, the Board will not be taking any further action of the request to allow chickens in Winterwood, which would require a change to the covenants.

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, 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. The request form can be found on the HOA website or at the top of the the second floor stairs at the USBank in Covington.

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



## 2019 BOARD MEMBERS

Ralph Lentz,  
President

Jerry Guddat,  
Vice President

Bryan Cunningham,  
Secretary

Jennifer Gilbert-Smith  
Treasurer

Jerry Guddat,  
ACC

Mike Evans  
CAM

Janice Shuttleworth  
Office  
Administrator

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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.



Winter driving requires additional attention. It gets dark earlier and the roads can be slippery. Please slow down in our neighborhood. If you observe regular speeding or other irresponsible driving, please contact the Sheriff on their non-emergency number. (206) 296-3311.

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](http://www.kingcounty.gov/council/legislation/kc_code/14_Title_11.aspx)

## ***WINTERWOOD ESTATES***

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