

# WINTERWOOD WORD



July 2019

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

## Greetings from your HOA Board!



Hot days of summer are at hand. One of the primary HOA responsibilities is to monitor and ensure that the appearance of the neighborhood is kept up. We will be continuing to focus on yard appearance and need your help. Many of you have done a wonderful job of keeping your yards and houses looking good. However, there are a few that need additional attention and we have a number of new residents that may not be aware of the compliance rules. Roadside appearance starts at the roadside and the rain and warm weather have made weeds along the ditches an increasing problem. Homeowners are responsible for keeping the roadside and ditches clear of weeds and trees. These are not only an eyesore but can obstruct drainage. We will not be getting any help from the county, as they do not have the budget to maintain the ditches. Therefore, the expectation is that each homeowner will take care of their own ditch. If you get a non-compliance letter, please let the office know if you have any questions and when you will be able to take corrective action. We need everyone to do his or her part to keep our neighborhood looking good! In addition, here is a short list of frequently observed things that can help improve the appearance of our neighborhood.

Keep garbage and recycle cans out of view from the street on non pick-up days.

Keep trailers of all types behind fences or screening.

Do not post signs on mailbox stands, signposts or in yards. Realty signs are allowed only in front of the house for sale. Security system signs are allowed.

If you have a streetlight in front of your property, please ensure that the light is not obscured by nearby trees. If a light is not working it should be reported online to [pse.com](http://pse.com) (street light problem).



Everyone loves his or her pets. Most residents with animals are responsible for controlling and picking up after them and everyone appreciates that. However there have been some issues with noisy or aggressive dogs. Enforcement of these issues is the **sole responsibility of the Regional Animal Services (RAS) of King County**. If you experience an issue relating to animal noise you should first communicate with the pet owner. If that does not help, the RAS website has helpful noise nuisance materials available and there is a Noise Complaint Petition Form that can be downloaded. Other animal complaints can be filed online, or you can contact their call center at 206-296-7387, ext. 6.



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Trees that are growing on the roadside of the ditch should be removed before they become a hazard. Tree limbs that are obscuring street lighting or growing beyond the ditch, into the street should be cut back. The yard waste event was a good opportunity to dispose of any trees and limbs that are growing in the ditches. The next yard waste day will be November 16.

Many of you have had Bear and other wildlife sightings. Bird feeders and uncovered food or garbage attracts bears. Wild animal nuisance questions should be addressed by the Washington Department of Fish & Wildlife at 425-775-1311.

Our website [www.winterwoodhoa.com](http://www.winterwoodhoa.com) is being updated with new information often. Be sure to check out the site to see the latest Events Calendar. There is to be a neighborhood gathering scheduled this fall. Watch for the information on the website.

Any changes that are made to your property must have an approved ACC on file before the job begins. This keeps a current update on the status of your home & property for future owners.

If you have already or are planning to rent your home, it is the property owner's responsibility to assure that all covenants are maintained by their tenants. The owners should notify the HOA office of their current address and contact information, so that annual dues and other notice mailings can be sent to them directly. Not all tenants seem to forward our information to the owners.

There are a few residents who are remiss on paying their Annual Dues and late fees. Lien processing will occur if the dues / late fees are not paid.



### ***WINTERWOOD ESTATES***

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