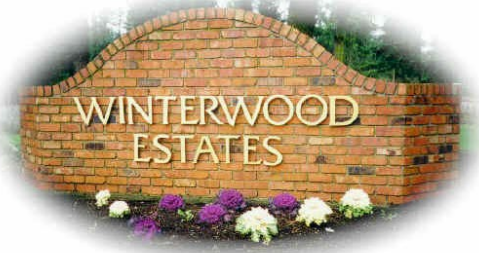


WINTERWOOD WORD



Oct 2018

From the Board . . . written by Ralph Lentz **2018 Greetings from your HOA Board!**



2018 BOARD MEMBERS

Ralph Lentz,
President

Jerry Guddat,
Vice President

Bryan Cunningham,
Secretary

Jennifer Gilbert-Smith
Treasurer

Jerry Guddat,
ACC

Jay Haugh
Covenant Compliance,

Mike Evans
CAM

Janice Shuttleworth
Office
Administrator

Greetings to all residents of Winterwood Estates. Welcome to those who are new to the neighborhood.



Annual Meeting Scheduled

The annual meeting of the Winterwood Estates HOA will be held at 7:00 pm on Tuesday, November 27th at the Grass Lake Elementary School. Be there to hear about the budget, ask your questions, give your input and vote for the new Board of Director members. Increased resident participation on the Board is needed. If you are interested in serving on the Board, please contact the HOA office this month. If you are unable to attend the annual meeting but wish to vote on board members, please complete the ballot to be mailed on October 26th, and mail back to the HOA office before the meeting.

A request to change the covenants to allow chickens in Winterwood has been requested. This issue was raised about 8 years ago and there was an overwhelming negative response. Concerns included the potential increase in vermin, predators, and noise. A survey will be sent with the election ballot on October 26th and will be discussed at the Annual Meeting. If you can't make the meeting and would like to provide an input on the topic, please fill out the survey and send it in or contact the office and leave your name and lot number with your comments. *Hope to see you at the meeting!*



Fall Yard Waste Disposal

We would like to thank everyone that has worked so hard to keep your yards debris and weed free. Now the leaves are starting to fall and we will be having our Annual Fall Yard Waste & Recycling Event with dumpsters and a recycling truck at Bruner Park on Saturday, November 17th from 9:00am to 1:00pm. The yard waste bins will be open until they are full, so come early if you have a lot of yard waste to dispose of. Volunteers to help load dumpsters are needed; please contact the office if interested in volunteering.

Please take this opportunity to dispose of your leaves and branches in your yards for free!

Displaying Political Signs

Yes, it's that time again. The governing document for Winterwood Estates homeowners is RCW 64.38.034 which *"The governing documents may not prohibit the outdoor display of political yard signs by an owner or resident on the owner's or resident's property before any primary or general election. The governing documents include reasonable rules and regulations regarding the placement and manner of display of political yard signs."*

Your political signs need to be limited to your own property and cannot be posted outside your yard, or attached to mail boxes or utility poles. In accordance with King County Code, **political signs must be removed within 10 days after the election.**



Neighborhood Security Reminder

With the holiday season fast approaching please continue to be vigilant for suspicious activity in our neighborhood. Turn on lights; take in newspapers, boxes and garbage cans to increase the appearance of occupancy. Don't leave valuables or packages in your vehicles when parking outside; or park in your garage when possible.

If you have not purchased more secure mailboxes yet, you are encouraged to do so. A number of residents have taken advantage of the opportunity to upgrade their mailboxes and have the HOA expand the size of the mailbox shelters. If you (and your neighbors) need to have your mailbox shelter expanded to accommodate new mailboxes, please contact the office for more information and complete an ACC request form.

ACC Approvals & Covenant Compliance

If you are painting, reroofing, removing trees or making any other property changes, to include mailboxes, please complete an ACC request. The form has been simplified and we will do our best to turn around all requests in a timely manner. You can find the forms online, on our website, or at the top of the stairs at the US Bank in Covington.

It is the responsibility of the homeowner to comply with the covenants and ensure that yards are maintained, up to the street. That includes the ditches, which need to be kept clear of weeds and trees. If you have a streetlight in front of your house, please trim back trees that obstruct the lights. Garbage and recycle cans need to be removed from the street and placed out of view from the street within 24 hours of pickup. Trailers of all types need to be behind fences or otherwise screened from view from the street. Please do not post signs on mailbox stands, street signposts or in yards. Realty signs are only allowed in front of the house for sale. Security system signs are allowed.

Website Payment

Those of you choosing to use a credit card to pay for your yearly dues now have that option on our website. You can fill out a form that will be sent to our Administrator who will send a billing from PayPal for you to pay. Look at the tab that says "Pay HOA Dues" on the left side of our website, <http://www.winterwoodhoa.com>.

WINTERWOOD ESTATES

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