

# Fall 2021 Newsletter



Newsletter Date: October 2021

## Board of Directors:

- Diane Swoveland  
President
- Bill Swoveland  
Vice President
- Marcie McCandliss  
Treasurer
- Vicki Sarhanis  
Secretary
- Alan Jackson  
Member-at-Large

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## HOA Dues Increase and Due Date

A letter dated July 8, 2021, was sent to all homeowners providing notification that there will be an increase in homeowner dues beginning in 2022. As stated in the letter, we have been carefully managing our resources, but rising costs and addressing deferred maintenance issues have made it necessary to take this step. Effective January 1, 2022, the dues will increase from \$180 to \$250 per year. This increase is authorized in accordance with Article Eight, Section Two of the CC&R's. Invoices will be sent out the end of December with a January 31, 2022, due date. Contact us at [info@northshorehoa.com](mailto:info@northshorehoa.com) if you do not receive your invoice by December 29, 2021. Please allow enough time for your payment to be received by the due date. As a reminder, we do not accept electronic payments.

## 2021 Accomplishments

It has been a busy year for the board members of the HOA. As mentioned in the previous article, we have been addressing multiple maintenance and safety issues.



- ◆ The **sprinkler systems** along Nassau Avenue and Country Club Drive were not working properly or at all. We got them all repaired and they are now functioning.
- ◆ The **sidewalk** from the corner of Northshore Parkway to 47th Avenue N.E. had some raised areas that were shaved to make them safer and ADA compliant (one section still needs to be replaced but, due to the time required to get a permit, cannot be done until next year).
- ◆ The **school zone flashing beacons** on Nassau were completed and enabled - Thanks to Vickie Sarhanis, our HOA Secretary, for her research, communications & persistence with Tacoma City personnel on this project.
- ◆ The **monument lights** were not working and were outdated. They were replaced with brighter, more energy efficient lights.
- ◆ The **garden area** on the corner of Nassau and 47th was planted with perennial plantings and the drainage rocks under the fence line along Nassau Avenue were refreshed. The plants used for this project were donated by our HOA president, Diane Swoveland who also created the design (Thanks, Diane!). The labor to plant the garden area and lay the rock was donated by Diane & Bill Swoveland, Paul & Debbie Geerts and Marcie McCandliss. Many thanks to them for volunteering to improve our neighborhood and save the HOA budget the expense of hiring professionals.
- ◆ Some HOA-owned property is being cleared of **noxious weeds and bushes**.

## Mailbox Tampering

We have had some mailbox tampering along Country Club Drive. Should you see this type of destruction going on please call the police and report it.

## Thanks

*I would like to thank our North Shore HOA board and our ACC board for all the outstanding work and dedication they have put into our HOA community this past year. You all have been an excellent team to work with and without you I certainly couldn't do the job. Again thank you so much.*

*Diane Swoveland (NSHOA president)*

## Sixth Annual Curb Appeal Winners



Thanks to so many of you who are doing such a great job keeping up your home and property. It made the decision for the curb appeal award winners very difficult, but the ACC was able to reach a decision. The first place winner won a 2022 dues waiver, the second place winner won a \$75 gift card and the third place winner a \$50 gift card. The prizes were hand delivered to each homeowner. And the winners were:

### 2021 Winners:

#### 1st Place

Ken and Vernia Strickland  
4421 36th Avenue N.E.

#### 2nd Place

Robert & Kristen Hickman  
4329 Nassau Avenue N.E.

#### 3rd Place

Heidi Calhoun  
4805 34th Avenue N.E.

### Honorable Mentions:

Tim Doyle  
3514 47th Street N.E.

Kevin & Mary Jo Heckt  
4817 36th Avenue N.E.

Benjamin Kamithi & Nelly Magira  
4302 Country Club Drive N.E.

**Many thanks again to all of you who are making our neighborhood a more attractive place to live.**

## Holiday Decorating Contest

We are pleased to announce that the annual Holiday Decorating contest will be held in December again this year. A single first place award will be given to the winner, which is a waiver of their 2022 HOA dues. Other recognized homes will be included as Honorable Mention winners. Judging usually takes place during the third week of December. Please store decorations promptly at the conclusion of the holiday season.

## Holiday Cooking Safety

It's hard to believe it, but the holidays are just around the corner. Whether you're hosting a large gathering or just making a side dish to share with loved ones, prevent kitchen fires and cook safely using the following tips.

- ◆ Keep flammable items away from the stove top, including oven mitts, pot holders, dish towels and food packaging.
- ◆ Don't leave your cooking unattended. When using the stove top, stay in the kitchen and keep an eye on the food. If you have something in the oven, check on it frequently and set a timer as a reminder.
- ◆ Keep the floor clear of any tripping hazards, such as bags or toys. Keep small children and pets in another room where they won't risk being underfoot.
- ◆ Exercise caution when handling hot liquids and foods, as steam and/or splashes can cause serious burns.
- ◆ Remain alert. If you are tired or have consumed alcohol, it may be best to let someone else take over.
- ◆ Place all hot liquids and foods in the center of the table, where they are less likely to be knocked over.
- ◆ Handle hot trays, pans and serving dishes carefully.
- ◆ Avoid wearing loose clothing, which could catch on fire when over a burner.



## Parking On the Street

We get many complaints about people parking in front of their homes or in dangerous locations. As long as a car is legally parked and licensed, the HOA cannot do anything about it. The streets are public property. If a car is parked illegally, blocking emergency access or a fire hydrant or is not licensed and/or remains in a location for an extended period and appears to be abandoned, the issue can be reported to the City of Tacoma at [https://tacomawa.mycusthelp.com/webapp/rs/\(S\(4yuhyh3rp142kqfloossuc1t\)\)/RequestSelect.aspx?sSessionID=](https://tacomawa.mycusthelp.com/webapp/rs/(S(4yuhyh3rp142kqfloossuc1t))/RequestSelect.aspx?sSessionID=)

Please don't be "that neighbor." Park your vehicles in your garage, driveway or in front of your own home.

## Increased Coyote Sightings



There have been increased coyote sightings in our neighborhood, even occurring during daylight hours. We have contacted Tacoma City Councilman Robert Thoms' office several times over the past several months, and the following is a summary of the response from Lynda Foster (253-219-0339) of his staff on September 13:

*The City of Tacoma's Animal Control receives numerous calls about wildlife sightings including coyotes and citizens are referred to the Washington Department of Fish and Wildlife (WDFW). Information on how to directly contact WDFW can be found here: <https://wdfw.wa.gov/about/contact>. They also have a webpage specific to coyotes at: <https://wdfw.wa.gov/species-habitats/species/canis-latrans#>. The Fish and Wildlife Department will advise citizens to stay clear of all wildlife, keep your pets inside and do not leave attractions outside such as cat food or dog food.*

*While most of the calls we receive about coyotes are concerns about the threats to pets and children - there has only been one documented coyote killing of a human in the United States. This occurred in 1981 and is called the Kelly Keen coyote attack. There are an average of 10 attacks to humans by coyotes in the United States each year usually as a result of coyotes protecting their own pups and, in most cases, could have been prevented.*

*The fact is that coyotes cannot be eliminated or relocated. They are here to stay, but they can be deterred by loud noises and the scent of humans. Tacoma Animal Control only responds to sick or injured wildlife that are not mobile. Deer, raccoon, and opossum are the most reported animals.*

We also contacted James Halvorson, a contractor for the DFW, about coyote issues. He is well aware of them and was very discouraging about our ability to control them. A permit is required to set traps, which would be almost impossible to get in this area. If we could get one, he would charge the HOA \$400 to set the traps and \$250 per animal captured. There is also a daily \$80 fee to check the traps. Even if we could get a permit and our budget could absorb this expense (which it cannot), he does not think our problem would be resolved.

## Tips for Finding Qualified Tree Care

There are several reasons for trimming your trees besides aesthetics. It can reduce the chances of dead or damaged branches from falling randomly potentially causing property damage or injury, create clearance over sidewalks or streets, improve your and/or your neighbor's view and keep them healthy by maintaining structural integrity.



- ◆ **Find a Credentialed Specialist:** Certified arborists specialize in tree health and care and must have a minimum of three years of experience in the field and/or a degree in a related field before applying for the International Society of Arboriculture (ISA) Certified Arborist exam, and must recertify every three years. An ISA Board Certified **Master** Arborist has an even higher level of knowledge. Tree care companies may also be accredited through the Tree Care Industry Association (TCIA).
- ◆ **Ask for Referrals:** Ask friends or neighbors you trust for recommendations. You can also search the ISA web site at <https://www.treesaregood.org/findanarborist> or the TCIA site at [https://www.tcia.org/TCIA/MEMBERSHIP/Find\\_Quality\\_Tree\\_Care/TCIA/Directories/FindQualifiedTreeCare.aspx](https://www.tcia.org/TCIA/MEMBERSHIP/Find_Quality_Tree_Care/TCIA/Directories/FindQualifiedTreeCare.aspx)
- ◆ **Get Multiple Quotes:** The lowest or highest price doesn't always mean you'll receive a quality job. Getting multiple bids gives you the information you need to make an informed decision. Carefully review all estimates, and never pay until you're completely satisfied with the work.
- ◆ **Every Bid is Personalized:** Multiple factors, including the number of workers required to do the job, accessibility of the site and equipment required all go into creating your quote. A good proposal will be detailed and specific. Ask what's included in the price.
- ◆ **Check Insurance:** Request a copy of their liability insurance in case they harm your tree or drop it on your home or car, as well as their workers' compensation coverage, so if someone gets hurt on your property they don't go after you. The certificate should be from the insurance company. If the tree company provides you the documentation, contact the insurer directly for confirmation of coverage.
- ◆ **Expect to Wait:** Unless it's an emergency, it could take six weeks or more for your job to be scheduled. Good tree care companies are usually busy during the high season.
- ◆ **No Spikes:** It is illegal for a certified arborist to wear spikes when trimming a tree because it leaves holes in the trunk. The only time an arborist should wear spikes is when taking down a tree.

**NORTHSHORE  
HOMEOWNERS  
ASSOCIATION**

PO Box 24090  
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**We're on the Web!**  
**NorthShoreHOA.com**



**Welcome to the Neighborhood!**

The NorthShore Homeowners' Association wish to welcome the following families into our community.

- Petru & Aliona Mihaluta - 3510 Nassau Place NE
- Amber Siciliano and Luke Mazariegos - 4435 36th Avenue NE
- Zhi Wei Chen & Haiyan Huang - 4201 Country Club Drive NE
- Christy Romoser - 4301 Country Club Drive NE
- Jose Bolanos Hernandez & Araceli Godinez - 4801 36th Avenue NE
- Kathleen & Stephen Groom - 4825 36th Avenue NE
- Byung Sun Cho & Suk Ja Ahn - 4917 36th Avenue NE
- Kiersten A. Connor & Kyle J. Schroeder - 4910 36th Avenue NE
- Michael & Alexandra McMahon - 3420 49th Street NE
- Sharon Gitau & Tevin Broner - 3408 47th Street NE



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 [NorthShoreHOA.com](http://NorthShoreHOA.com)

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**- Volunteering keeps dues low -**