

Spring 2021 Newsletter



Board of Directors:

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

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CONTACT
INFO

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Newsletter Date: March 2021

Change In Due Date for HOA Dues

While there was an article on this in the last newsletter, we have received questions as to why an invoice for the FY-2021 dues was sent out the end of December. Replacing the fence on Nassau Avenue was an expensive undertaking, and the HOA budget could not absorb the cost and remain comfortable in our ability to fulfill upcoming monthly obligations. For some time our annual homeowner dues have been scheduled for mid-year payment, but to avoid a one-time assessment, the decision was made to move the payment due date to the beginning of the fiscal year. This will provide an earlier influx of the cash needed to keep the Association solvent, avoid a one-time assessment in 2020/21 and permit better management of our expenses throughout future years. Our dues will remain \$180 per year, but will now be due in January instead of July. **This is a permanent change.**

Speeding on Nassau Avenue

Speeding continues to be an issue in our development, particularly on Nassau Avenue. A concerned neighbor contacted the city, and we are on a waiting list to have a radar gun with a display that shows how fast a person is driving placed by the school, but we are at least 16th on the list. If you are concerned about this issue and would like to contact the City of Tacoma Traffic Unit, please call 253-591-5956. Officer Fick from this unit has been contacted previously. The hope is there will be increased patrols if enough people express their concern.



HOA Board Updates

Board Treasurer Chris Cornell submitted his resignation due to a relocation. Marcie McCandliss (2020 Secretary) volunteered to take on the Treasurer responsibility and the Board approved based upon her excellent organizational skills and her past experience with HOA operations.

The Board also appointed Vicki Sarhanis as Interim Secretary to fill the remainder of the Secretary term until elections are held in Spring 2021. Vicki served on the HOA Board in her previous neighborhood and has been active in raising concerns of speeding issues in our development to city officials. The remainder of the Board remains unchanged pending the 2021 elections.

Due to ongoing health concerns over Covid-19, a Special Election is again needed to approve the FY2021 Budget and FY2021 Board Members.

Note that there is a ballot included as an insert to this newsletter. Please complete one ballot per household and return the page to the NSHOA before April 9, 2020.

Thank You, Chris Cornell: Chris, who has been the Treasurer of the HOA for many years, has decided to move to Arizona and enjoy a sunnier climate. Chris takes with him a vast historical knowledge of our HOA and will be sorely missed. Many thanks go to Chris for his hard work and dedication to making our community a better place to live.

Not Getting Preapproval Before Completing an Improvement Project Can Be Costly

In most of our newsletters we have an article about the requirement to get preapproval before completing an exterior home improvement project, yet we continue to have homeowners start projects without it. This can be a very costly decision. The Architectural Control Committee (ACC) has the responsibility of ensuring the values of the community are maintained and improvement projects are in harmony with the community. **PLEASE ensure you submit your application to the ACC and get approval prior to beginning any work**, or you may need to do the work again to bring the project into compliance. Save yourself time, effort, expense and frustration by sending your application to info@northshorehoa.com or by mail to P.O. Box 24090, Federal Way, WA 98093. Since spring is here and many of you will be starting improvement projects, a copy of the Application for Approval of Homeowner Improvement Project(s) is enclosed in this newsletter. Thank you in advance for following the HOA process for homeowner improvement projects.

Holiday Decorating Contest Winner



On Monday, December 21, ACC members drove around our development to determine the 2020 winner of the Holiday Decorating Contest. There is now a single winner, with the homeowner receiving a waiver of the FY-2021 HOA dues.

And the winner is:

Kristi Landry
4715 35th Avenue NE



There were also several homeowners included on the honorable mention list.

They are:

Jeremie & Victoria Robben
3513 Nassau Place NE

Susan Hope & Matthew Young
3505 Nassau Place NE

Thomas & Melanie McMakin
3530 46th St NE

Eman Lassiter
3402 47th St NE

Many thanks to all who decorated and made our neighborhood festive!

Please Let Us Know If You Rent Your Home

Please send an e-mail to info@northshorehoa.com if you decide to rent your home. Let us know the address of the property being rented and the address where you will be living. This will ensure you receive newsletters and any other correspondence the HOA or ACC may need to send to you.

Glass Recycling Is No Longer Picked Up Curbside

We have noticed some of you are still placing your glass recycling at the curb on collection day. This is a reminder that glass is no longer recycled curbside. **Please take your glass to the collection station at the Center at Norpoint.**

Annual Reminder About Storage of Garbage and Recycling Bins

Garbage and recycle bins being stored where they are visible from the street continues to be an issue. Per our CC&R's, they must be screened from public view. Please store your bins appropriately.

Please Pick Up After Your Dog

Even though we put this in every newsletter, we continue to receive complaints about dog droppings in yards and islands and on sidewalks and parking strips. Please bring bags with you when walking your dog and clean up after them. **Pets play an important part in the livability of our neighborhood, but only if pet owners are considerate of others.**



The Safety of Your Sidewalk Is Your Responsibility



Did you know you own the property around your home where the sidewalk is located? The City of Tacoma has an easement allowing the public to use the sidewalk, but it is yours to maintain. This means the responsibility for sidewalk repairs falls on you as the property owner. This is the case regardless of the reason for the issue.

Sidewalks that are sunken, raised up, have areas with large cracks or are hazardous in any other way are considered to be unsafe and need to be repaired/replaced. A permit is required to do this, and must be obtained by a Washington State licensed and bonded contractor. The permit cost is based on the amount of sidewalk needing to be repaired/replaced. Call the Permit Center at 253-591-5030 to get an estimate.

The City of Tacoma can send you a notification letter if it is brought to their attention that your sidewalk is unsafe. They ask for voluntary compliance to remedy the issue, but can complete the repairs and assess you for the work if the request is ignored.

One homeowner tripped on a raised sidewalk and required medical attention. Please keep our sidewalks safe and don't allow this to happen again.

Go to https://www.cityoftacoma.org/government/city_departments/public_works/engineering/sidewalks for additional information.

Home in Tacoma Project

As directed by the City Council, Tacoma's Planning Commission has developed policy recommendations to help meet Tacoma's housing needs and aspirations for our neighborhoods. Recommended changes to the Comprehensive Plan support future zoning changes allowing diverse housing types throughout the City **including our Northeast Tacoma neighborhoods**. These changes would replace the current Single-family and Multi-family Low-Density Land Use designations, and establish infill design principles in support of "Middle Housing".

The Commission is currently seeking public input on the recommendations as well as on two housing growth scenarios through April 9, 2021. After the Public Hearing process, the Commission will finalize and forward its recommendations to the City Council. City Council action on this proposed new housing vision will initiate a second phase of public discussion and analysis in support of zoning changes, standards updates and other actions. More information on this Project may be found by searching online for:

[Home In Tacoma Project: AHAS Planning Actions - City of Tacoma](#)

Now Is the Time to Prune Your Trees

Some trees are not being pruned and shaped properly or at all. This not only bad for the health of the trees, but it looks unsightly and makes it hazardous for oversized vehicles such as first responders, delivery vehicles, garbage/recycling and recreational vehicles to get past. Now is the best time to prune trees, while they are dormant and before new growth appears. Please ensure any trees overhanging sidewalks are pruned to at least 7' above the ground so they don't create a hazard for pedestrians.



Keeping Lawns Green, Mowed and Weed Free

Many homeowners are allowing their lawns to go brown during the spring and summer months. Unless there is a water shortage and we are directed by the city/county/state not to water our lawns, your grass should receive between 1 and 1 1/2 inches of water per week. Water deeply every other day for best results. Your turf should receive about 1/2 of an inch of water every two days in order to maintain deeper roots, helping to protect against drought. In addition to watering, please ensure your lawn is mowed regularly and free from noxious weeds and clover.

**NORTHSHORE
HOMEOWNERS
ASSOCIATION**

PO Box 24090
Federal Way, WA 98093

**We're on the Web!
NorthShoreHOA.com**



Welcome to the Neighborhood!

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

- Vassilliki Sarhanis - 4419 Nassau Avenue NE
- Robert & Kathryn Reed - 4430 36th Avenue NE
- Mitch & Heather Kuns - 4502 Country Club Drive NE
- John & Ariel Kim - 4527 Country Club Drive NE
- Charlie & Emily Hwang - 4531 Country Club Drive NE
- Michael Pamintuan - 4810 36th Avenue NE
- Trevor Besianwitch & Megan Swanson - 3615 45th 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

- Volunteering keeps dues low -

NorthShore Homeowners Association
FY2020 Summary / FY2021 Budget
as of December 31, 2020

Cash Flow Summary	FY-20 Actual	FY-20 Budget	FY-21 Budget
Beginning Balance (As of January 1)	\$ 32,104.13	\$ 32,104	\$ 8,113
Operating Income	\$ 49,165.67	\$ 41,370	\$ 45,005
Operating Expenses	\$ (36,275.62)	\$ (47,610)	\$ (43,071)
Project Expenses	\$ (36,880.80)	\$ (5,000)	\$ (500)
YTD Account Balance	\$ 8,113.38	\$ 20,864	\$ 9,547
Account Statuses			
Operating Fund (Checking)	\$ 3,080.67		
Emergency Fund (Savings)	\$ 5,032.71		
Operating Income			
Membership Dues	\$ 49,163.94	\$ 40,860	\$ 45,000
Interest Income	\$ 1.73	\$ 10	\$ 5
Other Income	\$ -	\$ 500	
Operating Expenses			
Bank Service Charges	\$ 12.00	\$ 50	\$ 36
Checks, Deposit Slips & Ledgers	\$ -	\$ -	\$ -
NSF Checks	\$ 12.00	\$ -	\$ 36
Other	\$ -	\$ 50	\$ -
Community Involvement	\$ 68.20	\$ 1,500	\$ 1,150
Entertainment Committee	\$ -	\$ 500	\$ 150
Welcome Committee	\$ 68.20	\$ 1,000	\$ 1,000
Community Maintenance	\$ 24,697.04	\$ 30,500	\$ 26,000
General Maintenance	\$ -	\$ 1,000	\$ 1,000
Landscaping Maintenance	\$ 20,737.04	\$ 22,000	\$ 25,000
Landscaping Materials	\$ 3,960.00	\$ 7,500	\$ -
Office	\$ 2,482.52	\$ 1,500	\$ 2,800
Postage	\$ 53.92	\$ 500	\$ 100
Printing and Reproduction	\$ 1,994.38	\$ 600	\$ 2,000
Supplies	\$ 295.37	\$ 400	\$ 700
Miscellaneous	\$ 138.85	\$ -	
Professional Fees	\$ 1,337.52	\$ 6,500	\$ 4,500
ACC Expenses	\$ -	\$ 500	\$ -
Accounting Services	\$ -	\$ 500	\$ -
Collection Services	\$ 430.00	\$ 500	\$ 1,000
Legal Services	\$ -	\$ 3,000	\$ 1,500
Management Services	\$ -	\$ 500	\$ -
Support Services	\$ -	\$ 500	\$ 500
Tax Preparation	\$ -	\$ -	\$ -
Website	\$ 907.52	\$ 1,000	\$ 1,500
Rent	\$ 1,068.00	\$ 550	\$ 1,150
Post Office Box	\$ 288.00	\$ 250	\$ 350
Storage Room	\$ 780.00	\$ 300	\$ 800
Taxes, Licensing and Insurance	\$ 3,563.51	\$ 3,610	\$ 3,935
County Taxes	\$ 169.51	\$ 200	\$ 320
Licensing	\$ 10.00	\$ 10	\$ 15
Liability Insurance	\$ 3,384.00	\$ 3,400	\$ 3,600
Utilities	\$ 3,046.83	\$ 3,400	\$ 3,500
Electric	\$ 731.23	\$ 800	\$ 900
Surface Water	\$ 335.16	\$ 400	\$ 500
Water	\$ 1,980.44	\$ 2,200	\$ 2,100
Project Expenses			
Fence Repair/Replacement	\$ 36,880.80	\$ 5,000	\$ -
Monument Lighting Repair	\$ -	\$ -	\$ 500
Mailbox Replacement	\$ -	\$ -	\$ -

2020 Delinquent Dues

Charles and Juanita Jeffreys	Youngjoo Koh	Teresa Parly	Chad Mace
Travis and Elizabeth Newkirk	Eric and Suzanne Faker	Chris Coralles	Travis Ness
Michael and Pamela Conn	Tilak and Krishna Sharma	Bryan Bennett	Luis Ramirez
Matthew and Sarah Zuelsdorff	John and Denise Jimenez	Bruce Bennett	

Just a friendly reminder:

The 2020 HOA Annual Dues of \$180 were due to be paid in July .

As presented on page 1, the 2021 HOA Annual dues were due in January.

If you have not yet made your 2020 or 2021 payment please send your check to:

North Shore Homeowners Association
P.O. Box 24090
Federal Way, WA 98093-1090

Special Election:

Due to ongoing health concerns over Covid-19, a Special Election is needed to approve the FY20201Budget and your FY2021 Board Members.

Your vote is important! Please complete one ballot per household and return this page to the NSHOA Board before
April 9, 2021

- ◆ If returning your ballot by email, please indicate your vote, sign, scan and return to:

info@NorthShoreHOA.com

- ◆ If returning your ballot by mail, please indicate your vote & return to:

**NSHOA, 2020-2021 Ballot
P.O. Box 24090
Federal, WA 98093**

YES _____ **NO** _____ I/we approve the FY2021 Budget as presented in this mailing

YES _____ **NO** _____ I/we approve the extension of the current HOA Board Members listed below for the 2021-2022 term:

Diane Swoveland, President

Bill Swoveland, Vice President

Marcie McCandliss, Treasurer

Vicki Sarhanis, Secretary

Alan Jackson, Member At-Large

Signature: _____ Date: _____

Printed Name: _____

Street Address: _____

Phone: _____