

Spring 2023 Newsletter



Board of Directors:

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

Inside this issue:

Holiday Decorating Contest Winner 2

HOA Esthetics Guidelines & Checklist 2

Brown Lawn Violations 2

2023 Budget 3

Welcome to the Neighborhood 4

CONTACT
INFO

253-943-1011
info@northshorehoa.com
www.northshorehoa.com

Newsletter Date: February 2023

Annual Homeowners' Meeting!



Our annual homeowners' meeting will be held on Monday, March 8, 2023, from 6:00 - 8:00 p.m. at the Center at Norpoint, 4818 Nasau Avenue NE, in Room 101.

Elections for two board member positions will be held at this meeting – President and Member-at-Large. Any lot owner who is current with their dues and does not have a lien against their property placed by the HOA is eligible to vote and run for office. The current incumbents are running again. Ballots will be provided at the meeting.

We have difficulty at every meeting getting a quorum, which is the number of lot owners required to vote to make the elections official (20% of the lot owners eligible to vote). Enclosed with this newsletter is a proxy form, which grants any lot owner of your choosing the right to vote for you. If you do not plan to attend the meeting, please complete this form and give it to someone who is. You may also select a board member you would like to cast your vote. Either give the completed form to that person or e-mail to info@northshorehoa.com. Ballots will be provided at the meeting.

HOA Dues

HOA dues were due on January 31, 2023. Please submit your payment as soon as possible if you have not done so already. Dues are the only source of revenue we have to maintain our community. Please send your check (electronic payment is not available) to P.O. Box 24090, Federal Way, WA 98093-1090. Please send an e-mail to info@northshorehoa.com if you did not receive or have misplaced your invoice and would like one sent to you.

Police Department Liaison Scheduled To Attend Our Annual Homeowners' Meeting

Officer Trent Dow is our Tacoma P.D. Community Liaison Officer. He has agreed to attend our March 8 Homeowners' Meeting. The HOA Board met with Officer Dow previously to gather information about the increase in crime we are experiencing in NE Tacoma, and our neighborhood specifically, and get recommendations on things we can do to prevent it. Following are the suggestions he made:

- Install ample outdoor lighting, such as flood lights with motion sensors.
- Install security cameras. The recordings not only alert you to potential criminal activity, but the footage can be used as evidence if a crime is committed.
- Park your car close to your home, preferably in your driveway or garage. Cars on the street are an easy target. In addition, if someone comes onto your property to vandalize/steal a car it is considered trespassing.
- Report all incidents. Call 911 if there is an emergency and 253-798-4721 for non-emergency incidents. You may also make a report at tacomasafe.org.



Please come with your questions/concerns for Officer Dow to our annual meeting on March 8.

Holiday Decorating Contest Winner

Thanks to all homeowners who decorated for the holidays this year. On Wednesday, December 21, three representatives from the ACC went in search of the most festive house in the community. The winner was presented with a certificate that awards them free HOA dues for 2023.

Honorable Mentions:

Jeremie & Victoria Robben
3513 Nassau Pl NE

Kristi Landry
4715 35th Avenue NE



And the winner is:

Timothy & Abbey George
4509 Country Club Dr NE

Tim & Kimberly Sedlacek
3509 49th Street NE

Honorable Mentions:

Kristi Kinzner
4802 35th Avenue NE

Robert & Paula Hicks
4601 Country Club Dr NE



(Just a friendly reminder that Holiday lights/decorations are to be taken down by January 31st)

North Shore HOA Esthetics Guidelines & Checklist

The ACC monitors the homes and properties to ensure they are maintained to a cohesive appearance and retain property values. While not all inclusive, the below list contains the most commonly-seen violations. Please refer to it to help you remain in compliance with our CC&R's.

General Appearance: Front, side and back yards kept neat and free of trash. Yard tools stored out of sight. No tarps are allowed within view of the street. Garbage, recycle and yard waste cans will be promptly stored out of view from the street after the regular pick-up day.

Lawn, Garden and Shrubs: The lawn will be kept uniform, mowed, edged, weed & moss free and watered regularly to keep it green and healthy all year long. Dead spots will be seeded or new sod planted. Flower gardens and beds will be free of weeds, leaves and overgrowth. Shrubs will be trimmed and undergrowth controlled. Remove any dead plants and bushes.

Driveways and Sidewalks: Free of weeds and moss and any grass or weeds removed growing in the cracks. Accumulated leaves and needles should be removed.

Obstructions of sidewalks and hedges: Hedges, trees (including tree limbs) and shrubs will not obstruct the sidewalk. Remove low hanging limbs to allow for free, clear, and unobstructed movement of pedestrians and vehicles.

Rockeries/Banks: Kept free of weeds, moss, and overgrowth. Plants and shrubs will be neatly trimmed. Remove any dead plants and bushes.

Fences: Will be kept in good repair, painted, stained or sealed. Remove any moss/mold and apply a fresh coat of paint, stain or sealer. Replace missing boards/slats.

Decks/Porches: Will be free of moss, leaves, needles and painted, stained or sealed. Remove moss and apply a fresh coat of paint, stain or sealer when needed. Replace missing or damaged boards.

Siding, Paint and Trim: Remove mold and moss. New paint will be applied if the paint is fading, flaking or peeling. Houses in need of new paint or siding will be notified if the homeowner is not proactive with maintenance/repair.

Roofs: Remove moss, leaves, needles etc. Houses in need of new roofs will be notified if the homeowner is not proactive with maintenance/repair.

Outbuildings: Maintenance standards are the same as the house on the property.

Backyards: Homeowners are expected to maintain backyards using the same standards as above. Be a good neighbor to your neighbors.

Ongoing regular maintenance that addresses the esthetics guidelines and checklist will help keep the property in compliance of the North Shore HOA CC&R's. **As a reminder, all exterior home improvements, to include fencing and roofs, are to be approved by the ACC prior to the work beginning. Please go to our website at northshore-hoa.com and click on Architectural Control Committee link at the top of the page for further information and a fillable ACC Application Form.**



Brown Lawns Will Be A Violation This Year

As published in the fall newsletter, there were a number of homeowners who let their lawns go brown last summer, prompting complaints from other homeowners who expect the ACC to enforce the CC&R's. Since we were down an ACC member we needed to prioritize the issues needing immediate attention, and brown lawns without weeds or dead spots were not sent notices of violation. We now have a full complement of ACC members, so notices will be sent to homeowners with brown lawns this year.

2022 Budget

Included in this newsletter are the actual operating expenses for 2022 and the budget forecast for 2023. The 2023 budget will be approved at the annual homeowners' meeting. Please send any questions on the budget to info@northshorehoa.com.

NorthShore Homeowners Association FY2022 Budget as of 31 December 2022

	FY22 Actual Budget		FY22 Budget Plan		FY23 Budget Plan	
Cash Flow Summary						
Beginning Balance (as of January 1)	\$	24,143.40	\$	24,143	\$	14,276
Operating Income	\$	51,534.62	\$	47,546	\$	54,854
Operating Expenses	\$	(57,174.00)	\$	(55,798)	\$	(48,134)
Project Expenses	\$	(4,227.83)	\$	(4,620)	\$	-
YTD Account Balance	\$	14,276.19	\$	11,271	\$	20,996
Operating Fund (Checking)	\$	3,761.30				
Emergency Fund (Savings)	\$	10,514.89				
Operating Income						
	\$	51,534.62	\$	47,546	\$	54,854
Membership Dues	\$	50,285.00	\$	46,545	\$	54,311
Interest Income	\$	1.64	\$	1	\$	18
Other Income	\$	1,247.98	\$	1,000	\$	525
Operating Expenses						
	\$	57,174.00	\$	55,798	\$	48,134
Bank Service Charges	\$	-	\$	-	\$	-
Checks, Deposit Slips & Ledgers	\$	-	\$	-	\$	-
NSF Checks	\$	-	\$	-	\$	-
Other	\$	-	\$	-	\$	-
Community Involvement	\$	936.36	\$	650	\$	840
Entertainment Committee	\$	138.85	\$	150	\$	140
Welcome Committee	\$	797.51	\$	500	\$	700
Community Maintenance	\$	44,512.53	\$	41,630	\$	34,400
General Maintenance	\$	5,199.17	\$	4,817.00	\$	650
Landscaping Maintenance	\$	32,052.31	\$	31,512.00	\$	31,750
Landscaping Materials	\$	7,261.05	\$	5,301.00	\$	2,000
Office	\$	2,322.81	\$	3,200	\$	2,175
Postage	\$	1,229.95	\$	800	\$	415
Printing and Reproduction	\$	846.38	\$	1,450	\$	1,425
Supplies	\$	246.48	\$	600	\$	335
Miscellaneous	\$	-	\$	350	\$	-
Professional Fees	\$	1,685.00	\$	1,664	\$	2,114
ACC Expenses	\$	-	\$	-	\$	-
Accounting Services	\$	385.34	\$	-	\$	450
Collection Services	\$	730.00	\$	1,364	\$	1,364
Legal Services	\$	-	\$	-	\$	-
Management Services	\$	-	\$	-	\$	-
Support Services	\$	-	\$	-	\$	-
Website	\$	569.66	\$	300	\$	300
Rent	\$	364.00	\$	364	\$	400
Post Office Box	\$	364.00	\$	364	\$	400
Storage Room	\$	-	\$	-	\$	-
Taxes, Licensing, and Insurance	\$	3,814.10	\$	3,940	\$	3,905
County Taxes	\$	309.10	\$	309	\$	400
Licensing	\$	20.00	\$	10	\$	20
Liability Insurance	\$	3,485.00	\$	3,621	\$	3,485
Utilities	\$	3,539.20	\$	4,350	\$	4,300
Electric	\$	813.03	\$	1,000	\$	900
Surface Water	\$	358.66	\$	350	\$	400
Water	\$	2,367.51	\$	3,000	\$	3,000
Project Expenses						
	\$	4,227.83	\$	4,620	\$	-
Curb Address Painting	\$	4,227.83	\$	4,620	\$	-
Monument Repair	\$	-	\$	-	\$	-

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.

- William and Patricia Campbell, 3501 46th Street NE
- Roderick and Dinitia Harris, 4601 36th Avenue 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



Monday, March 8, 2023
6:00 - 8:00 p.m.
Center at Norpoint
4818 Nassau Avenue N.E.
Room 101



- Volunteering keeps dues low -