

Spring 2022 Newsletter



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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CONTACT
INFO

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info@northshorehoa.com
www.northshorehoa.com

Newsletter Date: March 2022

We're Having Our Annual Homeowners' Meeting!



The wait is over. After two years of delays due to COVID, we are planning to have our annual homeowners' meeting on Tuesday, March 29, 2022, from 6:00 – 8:00 p.m. It will be held at the Center at Norpoint, 4818 Nassau Avenue N.E., in Room 101. The meeting's mask requirements will adhere to state or facility defined policies for the date of the event.

Elections for three Board member positions will be held at the annual homeowners' meeting – Vice President, Treasurer and Secretary. Any lot owner who is current with their dues and does not have a lien against their property that was 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 minimum number of lot owners required to vote to make the elections valid (20% of the lot owners eligible to vote). Enclosed with this newsletter is a proxy form, which grants a 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 and give it to them or e-mail the form to info@northshorehoa.com.

HOA Dues

HOA dues were due by January 31, 2022. Please submit your payment as soon as possible if you have not yet done so. Dues are the only source of revenue we have to maintain our community. As a reminder, dues were increased from \$180 to \$250 this year. Please send an e-mail to info@northshorehoa.com if you have misplaced your invoice and would like another sent to you.

2022 Budget

Included in this newsletter are the actual expenses for 2021 and the budget forecast for 2022. Included in the 2022 forecast are the following projects we have done that are above and beyond the usual operating expenses.



- Replacement of a section of sidewalk on Nassau Avenue on HOA-owned property that was buckling and could not be repaired was completed on February 10th.
- Replacement of dead/dying laurel bushes along Nassau Avenue, Country Club Drive, 47th Avenue & Northshore Parkway and refreshing of beauty bark in the common areas and traffic circles was completed the week of February 28th.
- Repainting of curbside addresses throughout the neighborhood was completed the week of March 6th.

Holiday Decorating Contest Winner



Thanks to all homeowners who decorated for the holidays this year. On Monday, December 20, two representatives from the ACC went in search of the most festive house in the community.

And the winner is:

Janice Gillette
3328 49th Street NE



Diane Swoveland, HOA President, and Bruce McCandliss from the ACC presented Janice with a certificate that awards her free HOA dues for 2022.

Honorable Mentions also go to the following homeowners:

Andrew Sager & Jessica Sutterman
4922 36th Avenue NE

Timothy & Abbey George
4509 Country Club Dr NE

Petru & Mary Mihaluta
3510 Nassau Place NE

Jonathen & Jennifer Reed
3521 46th Street NE

George & Christina Nordhaug
4501 Nassau Avenue NE

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

Many thanks again to all who decorated and made the neighborhood brighter over the holidays!

Getting Approval for Improvement Projects Is Easy As ABC

This is the annual reminder that approval for exterior home improvement projects is required before the work begins. It's easy as ABC:

Ask the Architectural Control Committee (ACC) for prior approval by submitting the request form. It can be found on our website at <https://www.northshorehoa.com/> under "Common ACC Questions and Issues." The CC&R's and ACC Guidelines may be found there as well.



Be approved. The ACC has 30 days after receipt of your request to provide their decision, but every attempt is made to provide one sooner when possible.

Commence with your project. Please notify your neighbors if the work will affect them (noise, traffic, etc.).

Call Before You Dig

If you have an approved improvement project that involves digging, contact Washington811 to see if there are any utilities in the area where you are excavating. You can contact "Washington Call Before You Dig" by calling 811 or 1-800-424-5555 or by e-mail at <https://www.washington811.com/>. Be aware many buried utility lines under your property belong to you. Locating buried utility lines that you own must be performed by a private company. If you're not sure, contact the utility provider.

Vehicle Break Ins

Unfortunately, vehicle break ins are becoming more common. Here are some tips to protect your vehicle and its belongings.

<p>LOCK IT! LOCK YOUR VEHICLE</p> <p>Thefts from vehicles are <u>preventable!</u></p>	<ul style="list-style-type: none"> Avoid parking your vehicle outside if possible If you must park outside, park in a well lit area Remember to Lock your car—every time! Do not leave the windows or sunroof open, even if parking at home Consider installing an alarm system or anti-theft device in your car and use it Take your keys with you!
<p>Take extra precautions to reduce crimes of opportunity!</p>	

<p>HIDE IT! HIDE YOUR VALUABLES</p> <p>NOTICE PLEASE LOCK ALL DOORS REMOVE VALUABLES FROM SIGHT</p>	<ul style="list-style-type: none"> Avoid leaving valuables such as purses, laptops, iPods, money, briefcases, backpacks, etc., in plain view, including the garage door opener Remove or hide all valuables from your vehicle, including the garage door opener and personal identification information Store items in your trunk if necessary Never leave ANY keys in your car
<p>Avoid being an easy target!</p>	

NorthShore Homeowners Association
FY2021 Summary / FY2022 Budget
as of 31 December 2021

	FY21 Actual Budget		FY21 Budget Plan		FY22 Budget Plan	
Cash Flow Summary						
Beginning Balance (as of January 1)	\$	8,113.38	\$	7,333	\$	24,143
Operating Income	\$	70,639.40	\$	43,590	\$	47,546
Operating Expenses	\$	(54,609.38)	\$	(39,840)	\$	(55,798)
Project Expenses	\$	-	\$	-	\$	(4,620)
YTD Account Balance	\$	24,143.40	\$	11,083	\$	11,271
Operating Fund (Checking)	\$	18,630.15				
Emergency Fund (Savings)	\$	5,513.25				
Operating Income	\$	70,639.40	\$	43,590	\$	47,546
Membership Dues	\$	55,834.93	\$	41,580	\$	46,545
Interest Income	\$	0.54	\$	10	\$	1
Other Income	\$	14,803.93	\$	2,000	\$	1,000
Operating Expenses	\$	54,609.38	\$	39,840	\$	55,798
Bank Service Charges	\$	-	\$	50	\$	-
<i>Checks, Deposit Slips & Ledgers</i>	\$	-	\$	-	\$	-
<i>NSF Checks</i>	\$	-	\$	-	\$	-
<i>Other</i>	\$	-	\$	50	\$	-
Community Involvement	\$	763.40	\$	500	\$	650
<i>Entertainment Committee</i>	\$	135.90	\$	-	\$	150
<i>Welcome Committee</i>	\$	627.50	\$	500	\$	500
Community Maintenance	\$	41,018.56	\$	26,500	\$	41,630
<i>General Maintenance</i>	\$	1,847.80	\$	1,000.00	\$	4,816
<i>Landscaping Maintenance</i>	\$	38,710.67	\$	21,500.00	\$	31,512
<i>Landscaping Materials</i>	\$	460.09	\$	4,000.00	\$	5,301
Office	\$	2,967.36	\$	3,000	\$	3,200
<i>Postage</i>	\$	698.76	\$	500	\$	800
<i>Printing and Reproduction</i>	\$	1,459.96	\$	2,000	\$	1,450
<i>Supplies</i>	\$	806.71	\$	500	\$	600
<i>Miscellaneous</i>	\$	1.93	\$	-	\$	350
Professional Fees	\$	1,907.02	\$	2,000	\$	1,664
<i>ACC Expenses</i>	\$	-	\$	-	\$	-
<i>Accounting Services</i>	\$	-	\$	-	\$	-
<i>Collection Services</i>	\$	1,613.00	\$	500	\$	1,364
<i>Legal Services</i>	\$	-	\$	500	\$	-
<i>Management Services</i>	\$	-	\$	-	\$	-
<i>Support Services</i>	\$	-	\$	-	\$	-
<i>Website</i>	\$	294.02	\$	1,000	\$	300
Rent	\$	247.95	\$	1,100	\$	364
<i>Post Office Box</i>	\$	350.00	\$	300	\$	364
<i>Storage Room</i>	\$	(102.05)	\$	800	\$	-
Taxes, Licensing, and Insurance	\$	3,713.31	\$	3,590	\$	3,940
<i>County Taxes</i>	\$	319.31	\$	180	\$	309
<i>Licensing</i>	\$	10.00	\$	10	\$	10
<i>Liability Insurance</i>	\$	3,384.00	\$	3,400	\$	3,621
Utilities	\$	3,991.78	\$	3,100	\$	4,350
<i>Electric</i>	\$	839.49	\$	800	\$	1,000
<i>Surface Water</i>	\$	344.67	\$	300	\$	350
<i>Water</i>	\$	2,807.62	\$	2,000	\$	3,000
Project Expenses	\$	-	\$	-	\$	4,620
<i>Curb Address Painting</i>	\$	-	\$	-	\$	4,620
<i>Monument Repair</i>	\$	-	\$	-	\$	-

**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.

- David and Danita Shneidman, 3604 42nd Street Court NE
- Vergel and Anna Clavel, 3622 45th Street NE
- Gillian and Michael Madsen, 4815 34th 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



Tuesday, March 29, 2022
6:00 - 8:00 p.m.
Center at Norpoint
4818 Nassau Avenue N.E.
Room 101



- Volunteering keeps dues low -