

# Spring 2025 Newsletter

NORTHSHORE  
HOMEOWNERS'  
ASSOCIATION  
February 2025



## Here's what has happened and what's to come!

### Annual Homeowners' Meeting!

Our annual homeowners' meeting will be held on Wednesday, March 12, 2025, from 6:00 – 8:00 p.m. at the Center at Norpoint, 4818 Nassau Avenue NE, in Room 101.

This is your chance to bring up anything you would like to discuss in a community forum. You may also send us an email at [info@northshorehoa.com](mailto:info@northshorehoa.com) with any topics you would like to have placed on the agenda.

Elections for two board member positions will be held at this meeting – President and Member-at-Large. We also have a vacant Secretary position that we are looking for a volunteer to fill. 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 run and vote for office. The current incumbents are running again. We will also be voting to approve the proposed 2025 budget. Ballots will be provided at the meeting.

**We have difficulty at every annual 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 or you may select a board member to cast your vote. **If you do not plan to attend the meeting, there are three methods to submit a proxy on your behalf.** (1) You may print and give the form to someone attending the meeting, a board member, or mail it in. (2) This form may also be emailed to [info@northshorehoa.com](mailto:info@northshorehoa.com) (3) You may also [click here](#) to fill out the digital form and submit it. Ballots will be provided at the meeting for those in attendance.

### In this newsletter you can expect:

Annual Meeting

Community  
Updates

Holiday  
Decorating  
Contest Winner

ACC Project  
Approval

Spring  
Maintenance

Budget

Welcome to the  
Neighborhood

*Northshore HOA*

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## HOA Dues

HOA dues were due on January 31, 2025. Please submit 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. Send an e-mail to [info@northshorehoa.com](mailto:info@northshorehoa.com) if you did not receive or have misplaced your invoice and would like another sent to you.

*Thank  
You*

Since our current secretary moved out of our HOA this position has become available. If you are interested in being on the board and would like to help please contact us on our website ASAP. This is a volunteer position as are all Board/ACC positions. This is how we keep your HOA dues low.

I wish to "Thank" our current Board/ACC members for their outstanding contributions and the knowledge they have on keeping this North Shore development a desirable place to live. You are such an awesome group to work with.

Many thanks,  
Diane Swoveland (president)

## Annual Reminder for ACC Approval Prior to Beginning Exterior Improvement Projects

Although it may be bothersome or upsetting to have to submit proposed changes to the outside of your property for review and approval, the ACC is in place to keep the community looking uniform, orderly and well maintained. This helps ensure that homes within the community will retain their property values and that the community will stay looking nice over time.

The process is painless. Simply go to our website at [northshorehoa.com](http://northshorehoa.com). You can access the fillable request form either by clicking the blue "ACC Application" link on the home page or by clicking "ACC Application Form" under the Architectural Control Committee link. It's the same form in both places. Just complete the form and submit from the website. While the CC&R's provide a 30-day window to provide an answer, we strive to provide one within 48 hours, whenever possible.

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## Common ACC Violations

While not all inclusive, the ACC has prepared an Esthetics Guidelines and Checklist that contains the most commonly seen violations in our community. Please refer to it to help remain in compliance with our CC&R's. The list can be found on our website at [northshorehoa.com](http://northshorehoa.com) under the Homeowner Responsibilities link.

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## Speaker(s) to Discuss Beetles Causing Lawn Issues

We had an article last spring about the beetle issue, and the problem has gotten worse since then. The European chafer beetles are the culprit. Many of us have had our lawns torn up because crows, raccoons and skunks are digging for them to eat the larvae. The European chafer is a very serious grub pest of turf and can cause more damage than the Japanese beetle.

A professional gardener and possibly a master gardener from Washington State University will be at the annual homeowners' meeting to discuss the Japanese and European chafer beetles. Please come get some valuable information.

Even if your lawn hasn't been torn up, the larvae feed on the roots of grass, causing it to become stunted and wilted. In addition, your grass might have a "spongy" feel due to the grubs tunnelling below. In drier weather, damage caused by the grubs feeding on the roots of the lawn results in brown patches. The best way to determine if grubs are an issue is to pull back an area of grass and see for yourself. If you find 5-10 grubs in one square foot of lawn you have an infestation.

While these grubs are invasive, there are things that can be done to solve or alleviate the problem.

One method is to apply the *Hererorhabditis bacteriophora* nematode. Nematodes are microscopic round worms, a naturally occurring organism, which move through the soil. They are not harmful to humans, pets or other animals, including bees and earthworms. They specifically target grubs by eating the larvae from the inside. They infect grubs 48 hours after application and will kill them 2 weeks after infecting them. When and how these nematodes are applied is critical in ensuring the application is effective. This will reduce the number of grubs but won't eliminate them completely.

The other option is to contact a lawn care company and have them assess the best course of treatment for your lawn.

The easiest thing to prevent beetles from nesting in your lawn in the first place, and to keep them from coming back once an infestation is under control, is keep your turf healthy. Chafer beetles are less likely to lay eggs in a healthy lawn. Make sure your grass is thatched and getting regular fertilization and lime treatments, along with proper aeration and overseeding. In addition, frequent irrigation during the last two weeks of June makes the turf much less attractive to the adult females for egg laying, and irrigation during the fall helps turf survive root pruning by grubs.

One thing to note is these beetles fly up into trees, onto houses and other high areas to mate, with the female choosing a lawn to return to so she can burrow into the soil and lay her eggs. Therefore it's important for all of us to get the problem under control and keep our lawns healthy. The beetles in your lawn could infest your neighbor's yard, continuing the cycle.

The ACC didn't send notifications to homeowners about beetle-infested lawns last year because this beetle was new to the area. However, since there has been news coverage about these beetles, information was provided in the Spring 2024 newsletter about this issue and we are providing it again. The ACC will be monitoring and sending violation notices to those individuals who fail to address the issue.

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# North Shore Homeowners' Association

## FY2024 Budget Summary

### as of 31 December 2024

	FY24 Actual Budget	FY24 Budget Plan	FY25 Budget Plan
<b>Cash Flow Summary</b>			
Beginning Balance (as of January)	\$ 29,189.46	\$ 29,189	\$ 23,822
1) Operating Income	\$ 55,885.41	\$ 55,093	\$ 56,077
Operating Expenses	\$ (41,748.58)	\$ (45,285)	\$ (48,038)
Project Expenses	\$ (19,503.99)	\$ (7,007)	\$ (7,000)
YTD Account Balance	\$ 23,822.30	\$ 31,990	\$ 24,861
<i>Operating Fund (Checking)</i>	<i>18,658.79 \$</i>		
<i>Emergency Fund (Savings)</i>	<i>10,530.67 \$</i>		
<b>Operating Income</b>	<b>\$ 55,885.41</b>	<b>\$ 55,093</b>	<b>\$ 56,077</b>
Membership Dues	\$ 52,967.64	\$ 53,000	\$ 54,000
Interest Income	\$ 1.91	\$ 18	\$ 2
Other Income	\$ 2,915.86	\$ 2,075	\$ 2,075
<b>Operating Expenses</b>	<b>\$ 41,748.58</b>	<b>\$ 45,285</b>	<b>\$ 48,038</b>
Bank Service Charges	\$ 6.00	\$ -	\$ -
<i>Checks, Deposit Slips &amp; Ledgers</i>	\$ -	\$ -	\$ -
<i>NSF Checks</i>	\$ -	\$ -	\$ -
<i>Other</i>	\$ 6.00	\$ -	\$ -
Community Involvement	\$ 1,167.36	\$ 725	\$ 875
<i>Entertainment Committee</i>	\$ 487.41	\$ 350	\$ 500
<i>Welcome Committee</i>	\$ 679.95	\$ 375	\$ 375
Community Maintenance	\$ 29,921.42	\$ 32,375	\$ 32,625
<i>General Maintenance</i>	\$ 114.11	\$ 125	\$ 125
<i>Landscaping Maintenance</i>	\$ 29,439.13	\$ 32,000	\$ 32,000
<i>Landscaping Materials</i>	\$ 368.18	\$ 250	\$ 500
<i>Postage</i>	\$ 1,181.28	\$ 1,850	\$ 1,600
<i>Printing and Reproduction</i>	\$ 317.57	\$ 650	\$ 500
<i>Supplies</i>	\$ 537.47	\$ 800	\$ 650
<i>Miscellaneous</i>	\$ 326.24	\$ 400	\$ 450
Professional Fees	\$ 1,002.24	\$ 1,455	\$ 3,490
<i>ACC Expenses</i>	\$ -	\$ -	\$ -
<i>Accounting Services</i>	\$ 714.55	\$ 425	\$ 1,000
<i>Collection Services</i>	\$ -	\$ 730	\$ 2,190
<i>Legal Services</i>	\$ -	\$ -	\$ -
<i>Management Services</i>	\$ -	\$ -	\$ -
<i>Support Services</i>	\$ -	\$ -	\$ -
<i>Website</i>	\$ 287.69	\$ 300	\$ 300
<i>Post Office Box</i>	\$ 400.00	\$ 425	\$ 425
<i>Storage Room</i>	\$ -	\$ -	\$ -
Taxes, Licensing, and Insurance	\$ 4,145.60	\$ 3,905	\$ 4,620
<i>County Taxes</i>	\$ 296.60	\$ 400	\$ 400
<i>Licensing</i>	\$ 20.00	\$ 20	\$ 20
<i>Liability Insurance</i>	\$ 3,809.00	\$ 3,485	\$ 4,200
<i>Electric</i>	\$ 928.75	\$ 925	\$ 950
<i>Surface Water</i>	\$ 447.12	\$ 425	\$ 453
<i>Water</i>	\$ 2,548.81	\$ 3,200	\$ 3,000
<b>Project Expenses</b>	<b>\$ 19,503.99</b>	<b>\$ 7,007</b>	<b>\$ 7,000</b>
<i>Mailbox Replacement</i>	\$ 12,496.99	\$ -	\$ 7,000
<i>Fence Replacement</i>	\$ 7,007.00	\$ 7,007	

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## 2024 Achievements

- Replaced remaining 14 fence panels along Northshore Parkway and by the main entrance monument. HOA fencing project is now complete.
- Replaced 4 neighborhood mailboxes with more secure units.
- We've made the cost effective change to move the newsletter exclusively online, saving the HOA hundreds of dollars.

## Welcome to the Neighborhood!

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

- Tyson Duckett and Brandy Bruzas, 3509 49th Street N.E.
- Han and Emma Kim, 3615 45th Street N.E.
- Carly Jo and Troy Peterson, 4419 Nassau Avenue N.E.
- Donna Siciliano and James Reynes, 4709 36th Avenue N.E.
- Aaron Borth, 3301 49th Street N.E.



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 [www.northshorehoa.com](http://www.northshorehoa.com).

## 2024 Holiday Decorating Contest Winner



**1st Place:** Thomas & Melanie McMakin, 3530 46th Street NE (free HOA dues for 2025)

**Honorable Mentions** (in order of ACC judge's opinion)

- Kristi Landry, 4715 35th Ave NE
- Eman & George Lassiter, 3402 47th Street NE
- Taye Birhanu, 4415 Country Club Drive NE
- Paul & Pamela Stanfill, 4505 Country Club Drive NE
- Petru & Aliona Mihaluta, 3510 Nassau Place NE
- Tim & Gretchen Lynch, 4408 36th Ave NE
- Janice Gillette, 3328 49th Street NE



Contact  
Information

NORTHSHORE HOA	(253) 943-1011
<a href="http://www.northshorehoa.com">www.northshorehoa.com</a>	Address: P.O. Box 24090, Federal Way, WA 98093-1090

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# NORTH SHORE HOMEOWNERS' ASSOCIATION

## 2025 PROXY

### ANNUAL ELECTION BOARD OF DIRECTORS AND BUDGET APPROVAL

Please return your proxy by March 5, 2025. To return your proxy please use one of the following methods.

- Email this form to: [info@northshorehoa.com](mailto:info@northshorehoa.com)
- Fill out the digital form: <https://forms.gle/o3zyk5mb2xHnbezy8>
- Mail to NSHOA, PROXY BALLOT, P.O. Box 24090, Federal Way, WA 98093

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email Address \_\_\_\_\_

The above signed member of the Northshore Homeowners' Association hereby authorizes the following person, (you may only appoint one person as your proxy), to act as their proxy and to cast their vote at the annual meeting to be held at 6:00 pm on March 12, 2025, at the Center at Norpoint, Room 101. 4818 Nassau Ave NE, Tacoma, WA, 98422.

- Diane Swoveland, President
- Bill Swoveland, Vice President
- Marce McCandliss, Treasurer
- Alan Jackson, Member At-Large

Or you may write in a proxy not listed above.

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Your vote is important! If we do not reach a quorum at the March meeting, a second meeting in April will be scheduled. This proxy is valid for the second meeting.

Thank you in advance.

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