

September 2013

Stillwater Greens Community Newsletter

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News from the Neighborhood

Congratulations! You found your way to the newsletter on our new website. Please give a shout out to Dan Olson for building and maintaining the site. We have plans to add more tabs and information in the near future. Please take a few minutes to familiarize yourself with the various pages and give us your feedback. What do you like, what else would you like to see?

The annual barbecue was a wonderful success thanks to many volunteers. Take a moment to view the pictures included.

The annual association meeting is scheduled for Thursday, October 24th at the Covington Library at 7:00 p.m. This is the only meeting all year. It's an opportunity to hear firsthand what is happening in the association. We discuss the

issues that matter most to you which in turn set the priorities for the next year.

A nomination form was hand delivered to those who live in the neighborhood. If you would like to nominate someone for a board position please fill it out and return it to the address provided on the form. Board positions are volunteer positions and require approximately 10 hours (or more) per month. Additional forms are located under the Documents and Forms Tab on the website.

Please contact any board member with your compliments or concerns.

Best Regards,

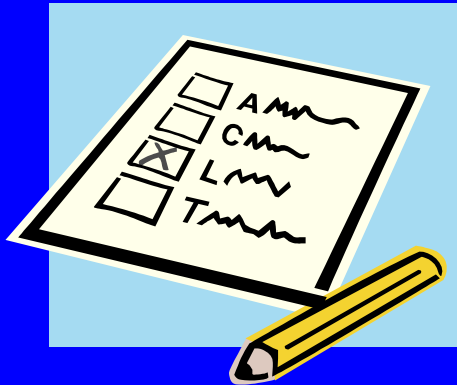
Delaina



Summer Barbecue



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ANNUAL ASSOCIATION MEETING

Thursday, October 24th

Covington Library

7:00 p.m.

STILLWATER GREENS *Volunteers*

Vice President - Eric Smith
(253) 631-0497
outfishu2@comcast.net

Director - Ron Logan
(253) 797-9887
vrfa45@hotmail.com

ACC - Rick & Angie Wenger
(253) 638-1948
rick.wenger@comcast.net

Treasurer - Don Loski
(253) 981-3338
jadloski@comcast.net

Newsletter - Angie Nelson
(253) 631-7988
angie.nelson76@gmail.com

ACC - Donald & Dawn Bursiel
(253) 639-1399
dbursiel@comcast.net

President - Delaina Bochsler
(253) 630-0211
delainabochsler@comcast.net

Secretary - Paul Kwiatkowski
(847) 910-2917
ducky1170@comcast.net

ACC - Bill Bochsler
(253) 630-0211
bdbochsler@comcast.net

ACC - Juile Loski
(253) 981-3338
jadloski@comcast.net

Stillwater Greens Homeowners Assoc.

Board of Directors Nomination Form

The Stillwater Greens Homeowners Association is currently seeking members with the desire to take a leadership role within the Association.

The nominees, when elected, are expected to spend approximately (10) hours or more of volunteer time per month.

Serving as a Director for your Homeowner's Association can be a very rewarding experience. Nominees are asked to please fill out this form and return to the following address:

Stillwater Greens HOA
C/O HOA President
12932 SE Kent-Kangley #346
Kent, WA 98030
Phone: 253-797-6247
Email: Stillwater_greens_hoa@yahoo.com

Nominee Name: _____ Preferred Position: _____

Nominator Name: _____

Address: _____ Email Address: _____

Home Phone: _____ Cell Phone: _____

Signature: _____

What strengths can you bring to the Homeowners Association as a Board member?

One homeowner per lot may vote on Association business.

This form must be received by the HOA no later than October 1, 2013 for the nominees name to appear on the ballot.

Note: By not returning this form or not attending the general meeting of the Association, your vote regarding Association business defers to the Board of Directors.



Architectural Committee Exterior Change Request Form

Please send completed **form** and supplemental pages to:

Stillwater Architectural Committee

Eric Smith

12825 SE 262nd Place, Kent, WA 98030

Do not start this project until you receive written approval.

You will receive an email or phone call confirming receipt of this request.

If you do not get confirmation within a few days, please contact us again.

You will receive a written response concerning approval status within 30 days.

Date		
Subject Property Address	Lot #	
Homeowner Name		
Mailing Address		
Contact Phone Numbers	Home	Cell
Email Address		

Type of Request:

☐ New Construction

☐ Maintenance or Replacement

Structure:

☐ Addition

☐ Out-Building or Not-Attached Structure

☐ Fence or Wall

☐ Windows

☐ Exterior Doors or Railings

☐ Garage Door

☐ Porch or Deck

☐ Mailbox

☐ Satellite Dish

☐ Awning

☐ Hardscape (pathways, lawn ornaments, etc.)

☐ Roof, Gutters, etc.

☐ Exterior Painting

☐ Other Exterior Construction or Maintenance

(describe below)

Project Description:

Form continues on next page.

Details

(provide on a separate page)

- The most frequent issue with approving Requests is lack of detail.
- Please provide a drawing of the plans. Show the nature, kind, shape, dimensions and location of what will be added or changed. Indicate on the plans the location of your house, property lines and other structures.
- Please provide a description of materials and identify the specific colors you will use with manufacturer numbers or samples, even it is “the same” as exists now.
- Provide paint samples, shingle samples, other material samples, and any other item or information that will assist in describing this planned change.

Guidelines and Conditions

- Please involve your Architectural Control Committee as early in the process as possible when planning your project. They can give you guidance to quickly get through the approval process.
- If you are starting several projects at once, please submit separate Requests.
- Approval for any new structure, or the replacement or maintenance of any existing structure, comes with the condition that the quality of workmanship and materials be substantially the same or better than the same or similar structures in Stillwater Greens.
- Approval for any new structure, or the replacement or maintenance of any existing structure, comes with the condition that all waste, scrap, removed or demolished material and unused construction materials be removed from the project site in a timely fashion after the completion of the project.
- Please note that it is your responsibility and not that of the HOA or ACC to ensure that you adhere to all regulations and codes imposed by the State of Washington or other regulatory agencies if applicable. These would include obtaining the proper permits, adhering to construction and fire codes, and observing all property lines, setbacks, easements, etc.
- If your projects requires the use of any heavy equipment or delivery vehicles, every effort shall be made to keep to a minimum the disruption of passage and parking on the public street adjacent to the project site. Please limit heavy equipment activity to between 7AM and dusk.
- Please ask workers not to block street parking used by your neighbors.
- We suggest that a homeowner planning any construction near a neighbor’s property line inform their neighbors of their plans, though this is not a condition for approval. You may need to get permission to get access for the installation of a fence, for example.
- If you feel you need to enter into a contractual agreement for a project before you’ve been able to receive approval by the HOA, we suggest you add language to the contract similar to, “This contract is contingent upon approval by the Stillwater Greens Homeowners Association Architecture Control Committee.”

To be completed by ACC Committee

Date the form was received _____

Approval of Request

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____