



# November 2013

## Stillwater Greens Community Newsletter

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### News from the Neighborhood

Hello Stillwater Greens. My Name is Eric Smith and I am the new President of the neighborhood Home Owners Association. Thank you to all the home owners that attended the annual meeting in October to discuss issues and concerns and hear what the board has been working on. I would like to extend my gratitude to Dalaina Bochsler for her dedicated service as President of the H.O.A. for the past several years. Four members of the current board have been elected to serve an additional year. Ron Logan will replace myself as the Vice President. Ron will also be in charge of the ACC requests. Don Loski will continue his position as Treasurer. Paul Kwiatkowski will maintain his duties as secretary

I hope everyone had a wonderful Thanksgiving with family and friends. Now on to Christmas!

#### **Holiday Lighting Contest**

The annual holiday lighting contest is once again upon us. Last year's

contest was very competitive and I expect that this year there may be some new contenders, so let's step it up and make our neighborhood the brightest in Kent. Prizes will be awarded for the 5 best decorated homes. The 1<sup>st</sup> place prize winner receives a gift card for \$75, 2<sup>nd</sup> place will receive \$50 and 3<sup>rd</sup> place winners (3) will receive \$25 gift cards. The Architectural Committee will submit their votes by December 15<sup>th</sup>. I am looking forward to seeing all the lights!

#### **2014 Dues**

The 2014 dues are due by January 31<sup>st</sup>. The dues will remain the same as last year at \$270. Once again all home owners will have the option to make two payments of \$135. The first payment is due January 31<sup>st</sup> and the second is due April 30<sup>th</sup>. A \$20 discount is offered for those who pay the full amount by January 31<sup>st</sup>, 2014.

The 2013 budget will be available as a secured link on the HOA website soon.

I encourage everyone to be involved in the neighborhood. If anyone has any questions or concerns please feel to reach out to any of the board members. We are here to help.

***Best regards, Eric Smith***



## Lighting Contest

Prizes will be awarded for the 5 best decorated homes. The 1<sup>st</sup> place prize winner receives a gift card for \$75, 2<sup>nd</sup> place will receive \$50 and 3<sup>rd</sup> place winners (3) will receive \$25 gift cards.

## Things to See and Do

### 31st Annual Christmas Rush

A fun race that is well suited for both professional runners and beginners, the Christmas Rush Fun Run features a 10k run as well as a 5k run/walk. Now in its 31st year, this popular competition runs a smooth, flat course along the Green River in Kent Valley passing right by Plaza by the Green.

### Seattle Center Winterfest

The heart of the city turns into a magical wonderland during the winter season, a free Seattle holiday event with sparkling lights, live entertainment and kids activities. You'll also find an ice rink, winter train and village, carolers, ice sculpting and more.

### New Year's Eve Concert

Celebrate the arrival of 2014 with the Seattle Symphony during a festive holiday event featuring both classical tunes and jazzy numbers. Tickets to the concert in Benaroya Hall include a post-concert party, and you'll hear

<b>STILLWATER GREENS</b> <i>Volunteers</i>		
<b>President - Eric Smith</b> (253) 631-0497 outfishu2@comcast.net	<b>Vice President - Ron Logan</b> (253) 797-9887 vrfa45@hotmail.com	<b>Treasurer - Don Loski</b> (253) 981-3338 jadloski@comcast.net
<b>Secretary - Paul Kwiatkowski</b> (847) 910-2917 ducky1170@comcast.net	<b>Newsletter - Angie Nelson</b> (253) 631-7988 angie.nelson76@gmail.com	<b>ACC - Bill Bochsler</b> (253) 630-0211 bdbochsler@comcast.net
<b>ACC - Rick &amp; Angie Wenger</b> (253) 638-1948 rick.wenger@comcast.net	<b>ACC - Donald &amp; Dawn Bursiel</b> (253) 639-1399 dbursiel@comcast.net	<b>ACC - Juile Loski</b> (253) 981-3338 jadloski@comcast.net



## Architectural Committee Exterior Change Request Form

Please send completed *form* and supplemental pages to:

*Stillwater Architectural Committee*

*Ron Logan*

*26253 129th Ave SE, 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.**

<b>Date</b>		
<b>Subject Property Address</b>	<b>Lot #</b>	
<b>Homeowner Name</b>		
<b>Mailing Address</b>		
<b>Contact Phone Numbers</b>	Home	Cell
<b>Email Address</b>		

### Type of Request:

☐ New Construction

☐ Maintenance or Replacement

### Structure:

- |   |   |
|---|---|
| <input type="checkbox"/> Addition                               | <input type="checkbox"/> Mailbox  |
| <input type="checkbox"/> Out-Building or Not-Attached Structure | <input type="checkbox"/> Satellite Dish   |
| <input type="checkbox"/> Fence or Wall                          | <input type="checkbox"/> Awning   |
| <input type="checkbox"/> Windows                                | <input type="checkbox"/> Hardscape (pathways, lawn ornaments, etc.)                     |
| <input type="checkbox"/> Exterior Doors or Railings             | <input type="checkbox"/> Roof, Gutters, etc.  |
| <input type="checkbox"/> Garage Door                            | <input type="checkbox"/> Exterior Painting  |
| <input type="checkbox"/> Porch or Deck                          | <input type="checkbox"/> Other Exterior Construction or Maintenance<br>(describe below) |

### Project Description:

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*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 \_\_\_\_\_