

# The Covenant Courier

MARINE HILLS ARCHITECTURAL CONTROL COMMITTEE



Fall 2008—Winter 2009

## 2009—The Year of the Marine Hills Website



**We are now on the Internet!**  
*MHACC Website Masthead*

With the passage of time and the contemporary ways people have become accustomed to interacting and communicating, many of our Marine Hills residents have suggested that the Marine Hills Architectural Control Committee may want to “catch up to the use of today’s communications technologies.” While we knew we needed to accomplish this goal, achievement of same within our limited budget would be prohibitively expensive if we were to hire a firm to plan, design and implement the essential elements of a website to meet our neighborhood community expectations.

Fortunately for the Marine Hills Architectural Control Committee and

more importantly, for the residents of Marine Hills, Mr. Rich Gibbons (a resident of Marine Hills) freely provided his vast expertise in computers, computer languages, and computer programs to prepare a website for Marine Hills, with the web address of <http://mhacc.net>. This website was launched on 1 January 2009 and is intended to provide valuable information on plat-specific covenants for residents to access when covenant-related questions arise. The website will also act as an informational conduit to Marine Hills residents for such issues as underground or above-ground utility modernization and upgrades, mailbox thievery, drug or gang activities (vandalism, car break-

ins, etc.), recognition of residents who have cared for their properties in outstanding fashion, frequently-asked questions and corresponding answers to such questions, short biographical sketches on members of the Marine Hills Architectural Control Committee, and many other issues of import as they arise.

The site is new, and like many new things, it most likely does not yet contain all the core elements that the Marine Hills residential community desires. We recognize this fact and invite suggestions regarding content that could be added to provide a better experience for Marine Hills’ residents. A link on the left hand plane of the site designated “Contact the MHACC” should be used for this purpose as well as any other comments you may wish  
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### Special points of interest:

- MHACC WEBSITE NOW AVAILABLE
- INTERESTED RESIDENTS INVITED TO JOIN THE MHACC
- EXCEPTIONALLY LOW \$30.00 DONATIONS REQUESTED
- BOARD MEMBERS UP FOR RE-ELECTION

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## Thanks to You Marine Hills Residents Who Really Do Care About Our Beautiful Neighborhood



Property Monitors of the all-volunteer Marine Hills Architectural Control Committee, currently Fred Konkell, Jim Simpson and Joe Wendlick, make 2 drive-through inspections of Marine Hills annually. Each one takes around 3 hours to complete, from which about 30 letters are sent out concerning activities or situations that violate our covenants, and frequently Federal Way city codes as well.

It is really very heartening that about 70 percent of the recipients of these letters do their best to comply. We often hear thanks from them about the reminders. That makes our efforts worthwhile and rewarding. It is sad, but true, that without care and attention a neighborhood can go down quickly, affecting home values, security and quality of life.

We do our best to thank each family that cooperates, but we do slip sometimes. So, for all of you who do work so hard to keep up the Marine Hills tradition of pride in ownership and community, we tip our hats to you. For those few that continually ignore us and their neighbors we say --- shame on you!

“...MHACC WOULD LIKE TO PROVIDE ON THE WEBSITE...THE PROVISION OF ANSWERS TO MOST OF THE COMMONLY ASKED QUESTIONS...FROM RESIDENTS.”

### Marine Hills Website *(cont.)*

to express to the Marine Hills Architectural Control Committee. One of the major features the Marine Hills Architectural Control Committee would like to provide on the website is the provision of answers to most of the commonly-asked questions received from residents.

Much is coming in the near future such as electronically-mailed newsletters, instead of the conventionally-mailed means through the United States Postal Service. Many within Marine Hills have been

asking for this, and we are pleased to provide this informational option. A method to “Opt-in” or “Opt-out” of receiving electronically-mailed newsletters will be provided when that functionality has been added. Several other features will be added in the coming year with the primary goal of better communication to Marine Hills residents in a timely and cost-effective manner.

Please know that the Marine Hills Architectural Control Committee maintains personal infor-

mation in as much confidence as the law allows. A written, published “Privacy Policy” is in draft form and will be published on the website as soon as it has been officially adopted by the Marine Hills Architectural Control Committee.

The Marine Hills Architectural Control Committee would again like to give well-deserved recognition to Mr. Rich Gibbons for the numerous hours and days he has devoted to developing this web site for Marine Hills.



## Your Marine Hills Architectural Control Committee

As we enter the year 2009, your all-volunteer Marine Hills Architectural Control Committee wishes to remind all residents of this special neighborhood why Marine Hills remains the premier neighborhood in South Puget Sound and what the Marine Hills Architectural Control Committee does to ensure continuation of that status and recognition. Secondly, the all-volunteer Marine Hills Architectural Control Committee wishes to extend an invitation to interested residents who may desire to become members of the Committee to please contact the Marine Hills Architectural Control Committee for details on how you can use your skills and talents to serve an active role within Marine Hills.

### Marine Hills – Our Neighborhood

Marine Hills is a unique neighborhood in that it possesses heterogeneous homogeneity, a characteristic rarely seen, particularly given contemporary neighborhood development mentality. There are twenty-one (21) different plats within Marine Hills, each with its own specific applicable covenants. As one can imagine, each plat-specific set of covenants bears many similarities with other plat-specific covenants in adjoining, nearby and distant plats within Marine Hills. One of the areas of responsibility of the Marine Hills Architectural Control Committee is to interpret the covenants as they apply to the many tenets of each of the plat-specific covenants.

Marine Hills is also unique for a neighborhood of its size because we do not have a neighborhood association which levies an annual association fee of \$300.00 to \$700.00 per residence. Instead, we have the Marine Hills Architectural Control Committee which operates on the incredibly low \$30.00 annual contributions received from residents to pay bills. We do not forcibly bring about corrective actions for residents who are out of compliance with the covenants, then levy fines or place liens on said properties to pay for the corrective actions, **as typically happens with neighborhood associations.**

The Marine Hills Architectural Control Committee is comprised of Marine Hills residents who voluntarily give of their time to keep our neighborhood the remarkable place that it is. We help to maintain the entrances to Marine Hills, along with special groups of volunteers such as “Friends of 9<sup>th</sup> Place South”, to keep the north side of Dash Point Road trimmed and maintained from the dentist’s office to one hundred (100) feet to the west of the 9<sup>th</sup> Place South entrance and, in collaboration with the City of Federal Way, assure that the few vacant lots still existing in Marine Hills are trimmed and kept clean.

Additionally, the Marine Hills Architectural Control Committee acts to preserve views and corresponding property values, regulate building through the plat-specific covenants, minimize, with resident cooperation, certain recreational vehicles, water craft and unsightly accumulations, and facilitate neighborhood harmonization whenever possible.

Contributions received annually from Marine Hills residents are utilized by the Marine Hills Architectural Control Committee to pay bills associated with maintenance of the north side of Dash Point Road from the dentist’s office to one hundred (100) feet to the west of the 9<sup>th</sup> Place South entrance, maintenance of the Marine Hills entrances, the water bill for the 9<sup>th</sup> Place South entrance, the electric bill for the lights that illuminate the entrance signs at 9<sup>th</sup> Place South, preparation and mailing of two (2) newsletters each year, and insurance that covers the activities of the Marine Hills Architectural Control Committee. It is appropriate at this point to again indicate that although the Marine Hills Swim and Tennis Club has the name Marine Hills in their organizational name, it is totally separate and distinct from the Marine Hills Architectural Control Committee. As such, there is absolutely no commingling of funds and contributions between the two (2) organizations.

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## Your MHACC (cont.)

### Invitation to Prospective New Members

To the many residents of Marine Hills who have developed a deep and abiding appreciation for the wonderful neighborhood in which we live, the Marine Hills Architectural Control Committee extends to you an invitation to consider being a member of the Marine Hills Architectural Control Committee. We have several members of the Marine Hills Architectural Control Committee who have served for extended periods and are due to be replaced with new, enthusiastic, community-minded residents of Marine Hills. We are in particular need of someone comfortable with accounting to serve as treasurer to keep track of contributions, bills, insurance, and current lists of Marine Hills residents.

The benefits of membership in the Marine Hills Architectural Control Committee are many: get to know the community, make new friends, become familiar with the inner workings of the Committee and the multitude of accomplishments the Committee has achieved for Marine Hills, learn first-hand why Marine Hills is unlike any other neighborhood in South Puget Sound, grow to appreciate the on-going partnership between the Marine Hills Architectural Control Committee and the City of Federal Way, and take away a sense of personal gratification for your community service. Please contact your Marine Hills Architectural Control Committee Chair, Mr. Tim Lehnherr, at (253) 946-4795, if interested.

#### MARINE HILLS ARCHITECTURAL CONTROL COMMITTEE

*President: Tim Lehnherr*  
*Phone: (253) 946-4795*

*Property Monitor: James Simpson*  
*E-mail: jamesrsimpson@gmail.com (best)*  
*Phone: (253) 941-3415*

*Contributions: Please make checks payable to MHACC and send to new address below. Self-addressed envelopes provided.*

*Assembled by*  
*Administrative Services Plus, Federal Way, WA*



### Important Reminders

1. The Marine Hills Architectural Control Committee has a new address, which is:  
**Marine Hills Architectural Control Committee**  
**P.O. Box 311**  
**Des Moines, Washington 98198**
2. The Marine Hills Architectural Control Committee (MHACC) has a new website, with the following address:  
**<http://mhacc.net>**  
Please see the article concerning the website on pages one and two of this newsletter.
3. We are again requesting a contribution of \$30.00 from all Marine Hills residents to fund the activities of the Marine Hills Architectural Control Committee in the year 2009.
4. Several members of the Marine Hills Architectural Control Committee are up for re-election. These members included Tim Lehnherr—Chair, Doug Skinner—Secretary, and Joe Wendlick—Vice-Chair. A flyer inside the newsletter provides a brief biographical sketch for these members and an attached segment for expression of voting preference with a self-addressed envelope for mailing.