



THE COVENANT COURIER



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MARINE HILLS –A NEIGHBORHOOD LIKE NO OTHER

As residents of Marine Hills, we have come to realize the uniqueness of our special neighborhood. We take solace in the fact that we do not live in a housing development where only two (2) or three (3) floor plans characterize every home. We can take comfort in the natural beauty of the mature plants, bushes, shrubs and trees that add immeasurably to the character of Marine Hills. We can appreciate that residents of Marine Hills represent a richness of ethnicities, languages and nationalities that truly reflects and embodies the very definition of America.

We doff our hats to those Marine Hills residents of yore who conceived and inaugurated the Marine Hills Architectural Control Committee as a committee of neighborhood resident volunteers acting on the rule of reason, civility and neighborliness espoused by Thomas Jefferson. Marine Hills in yesteryear elected not to establish a neighborhood association, with its attendant substantial if not exorbitant annual fees in the range of \$300.00 to \$500.00, to force residents into a rigid set of imperative property standards. Violation of these rigid standards of property presentation and maintenance under a neighborhood associa-

tion would invoke the levy of fines or liens against the property owner for lack of compliance. In contrast with such strict standards, the Marine Hills Architectural Control Committee only asks of Marine Hills' residents that they follow the spirit and guidance provided by the applicable covenants for their particular plat as found at the web address <http://www.MHACC.net>.

Marine Hills, after all, is the neighborhood at the end of the rainbow.

Special points of interest:

- The applicable covenants for the plat of each residence can be found on the MHACC website.
- See the recommended process to employ when your view is diminished on page 2.
- Container planting can be especially decorative.
- You will save yourself a lot of weed pulling effort in the spring by pulling every weed in the fall.

Views and More Views *(cont. on page 2)*

There is an old saying "beauty is in the eyes of the beholder" and it certainly is apt in Marine Hills. As flowers gush forth in spring, so do leaves on trees, and so do calls from residents to the All-volunteer Marine Hills Architectural Control Committee about how their cherished views are being restricted. We do our best to help out, but in reality solutions mainly depend on the goodwill, manners and practice of the old axiom "do unto others as you would have them do unto you."

The covenants are very clear about the views as explained in the FAQ on our new website www.mhacc.net.



Views and More Views *(cont.)*

Question: What do I do when my view is impacted by shrubbery or trees?

Answer: Read your covenants, attempt to solve the problem yourself. If your best effort fails, then send a message to MHACC as outlined above taking into consideration the following:

MHACC only has jurisdiction over adjoining property (any point touching your property including one diagonal where 4 corners touch). Properties across streets are not considered adjoining.

(2) You get the view you had when you built the residence or moved in. It is best to have dated pictures.

(3) Views are not covered by City or other codes.

(4) The MHACC can issue a letter stating that the offending property owner is in violation of covenants but cannot initiate legal action. However, court rulings appear to have followed MHACC findings.

The bottom line is there are many kinds of cherished views, from simply being able to see a tree blooming from your kitchen window to concerns about significant losses in property values from trees and shrubbery growing up and severely restricting sweeping views of the sound. So, why not just think about your neighbors as many groups do in Marine Hills. If expense is the problem try to arrive at a long-term solution shared by several or many residents. Another old saying is appropriate here "where there is a will, there is a way."

Please note that Marine Hills Architectural Control Committee has a new mailing address as follows:

**MHACC
PMB 311
27013 Pac. Hwy. So.
Des Moines, WA 98198-9250**

Burned Down House Finally Cleaned Up

The home at 29305 South 293rd St here in Marine Hills, destroyed by fire in February, 2008, had been an eyesore and the object of many complaints until the All-volunteer Marine Hills Architectural Control Committee took action. Federal Way Mayor Jack Dovey, a Marine Hills resident, was contacted and initiated the necessary action using State Code RCW 35.80, and the 2007 enacted Federal Way Code 7.566.

The city code gives the city permission to tear down a house and to place a tax lean on the property to

ensure that the owner will pay the cost. In this case approximately \$15,000 was spent by the city for the work. As of this writing no information is available on what will happen with the property.

The Committee encourages all Marine Hills residents to check out the new Architectural Control Committee website www.mhacc.net for information about our community and how all of you can contribute to enhancing the beauty, harmony and safety of it.



CONTAINER CARE *by Fred Konkell, WA Certified Nursery Professional*

By the time you read this article, your containers will have already been planted, are growing and you are anxiously awaiting spectacular growth and bloom. You have visited the nurseries and home centers, seen their beautiful hanging baskets and containers and wondered how they got them to look so nice. It takes a bit of planning and proper care to make it happen.



First off you need to choose a soil mix that will suit your needs. For containers and baskets you need to choose a light mix. Look for a product that has a high percentage of peat moss. I like to use a product that has polymers mixed with it. Polymers are crystals that absorb moisture and hold it in a “dry” state. When the plants start to demand more moisture, the polymers release their stored moisture gradually. The whole purpose of using this type of soil mixture is to prevent over-watering.

Speaking of watering, there are practices you should follow when watering. You



should always water the container until water runs out of the drain hole. This prevents salt build up in the soil. Most bedding plants thrive better in neutral soil, so excess salt is not

beneficial. Your containers don't need to be watered as often in the



spring and early summer as they do when the weather gets warmer and the plants grow larger. Over-watering in the spring in cool weather can cause root and disease problems to occur. In the early season gently lift the container or basket to check its weight. If the container is heavy, don't water. If the container seems light, water. When the weather gets warm and the plants mature, daily watering is required.

Proper fertilizing is also important to healthy plant growth. All fertilizers have an analysis printed somewhere on the label. This is a legal requirement.

There will be a series of three numbers separated by dashes.



These are the numbers that you should be interested in. The first number is nitrogen, the element that promotes green growth. The second two numbers indicate phosphate and potash. These

elements promote root and bloom development. Your choice of fertilizer will help determine your container growth. For large vigorous growth choose a fertilizer that has a higher percentage of nitrogen. To promote rooting and blooming, choose a fertilizer that has a higher percentage of the second two elements. The “when” and “how” to apply fertilizers is very important. During the active growing sea-

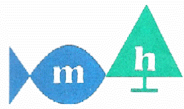


son, a weekly application is not unusual.

Never, and I repeat never never fertilize a container that is dry or in the hot sun. Plants take fertilizer through their foliage 70% faster than through their roots, so applying fertilizers during these times can cause the plants to take the fertilizer in too rapidly which causes a phytotoxic reaction resulting in burning the foliage. Fertilize early in the morning for best results.



HAPPY GROWING!!!



**MARINE HILLS
ARCHITECTURAL
CONTROL COMMITTEE**

"New" Mailing Address:
MHACC
PMB 311
27013 Pacific Highway South
Des Moines, WA 98198-9250

We are on the Web!
<http://www.mhacc.net>

The Marine Hills Architectural Control Committee is requesting that Marine Hills residents who are interested in doing some community work for our neighborhood as part of the MHACC please so indicate through our website contacts at <http://www.mhacc.net>. We are particularly eager to find someone who enjoys the details of accounting to serve as our Treasurer.



*Assembled by
Administrative Services Plus
Federal Way, WA*

Fall Gardening Tips *by Fred Konkell, WA Certified Nurseryman*

I know the title is Fall Gardening Tips, however let me digress for a moment and talk about something else. One morning this fall I was in my garden deadheading some plants and a walker stopped and asked "What are those?" I answered dahlias. Then I thought I should say a few word on dahlias and share some of my successes. Dahlia tubers are available in the spring and come in a large number of varieties. Dahlias have growth habits ranging in height from 1 to 6 feet and blossom styles from 1 inch wide to the dinner plate blooms the can exceed a foot in diameter. The tubers prefer to be planted in well draining soil and to a depth of 6". I find that by planting this way, I can leave the tubers in the ground all winter and they will survive. I put a light mulch of composted material to protect them during the winter. In the spring be sure to protect the new shoots from slugs. Some varieties have naturally large blooms, however to maximize the size the plants need to be disbudded. A dahlia stalk will put up three flower buds, one terminal bud in the center and two lateral buds to either side. By removing the lateral buds, all of the energy of the stalk goes to the terminal bud which forces the bloom to be larger. That's enough about dahlias.

I say this every year, but this tip is to be reinforced. Pull every weed in sight. Some weeds such as snapweed and chickweed grow during the cool weather months and reseed themselves if allowed to grow unchecked. They will actually bloom as very tiny plants, but the result is the same, they still reseed themselves. Eliminating weeds in the fall will save you many hours of weed pulling next spring and summer.

Roses need to be cared for during the fall. While it looks novel to have rose blooms in December, this is not healthy for the bush. In the late fall prune the bush back by about 1/3 of its size. If the leaves haven't fallen, hand strip them from the bush. This will force the bush into dormancy, which is what we're trying to accomplish. In the spring, usually late February to mid March, prune the bushes back to about one foot above the graft and cut out any crossing canes. You should leave 3 to 5 strong canes, cutting them just above an outside bud.

Plant spring flowering bulbs now. The home stores and garden centers have good inventories of bulbs in stock. There is one strain of tulips that performs particularly well for me. It's the Impression strain. In the late nineties Pink Impression was the tulip of the year. I planted them and had excellent results. They grow to about two feet tall and the blooms can be as large as 6 inches across. They are simply gorgeous. Another great feature of this strain is that they naturalize well, meaning that with proper care the bulb will bloom well in following years. To get this tulip to bloom year after year, remove the spent blossom before it goes to seed and let the foliage ripen (turn brown) before removing it. This year I was able to find some other shade of this strain which I am excited to plant.

Happy Gardening!