

# The Covenant Courier

Spring / Summer 2011



Marine Hills Architectural Control Committee

## Great Volunteer Help in Marine Hills *by Jim Simpson*

On December 14, the light fixture on the East side of 9<sup>th</sup> Place South Entrance to Marine Hills was totally vandalized. The following day Bruce McDonald removed and straightened the bent frame, replaced the deteriorated 4"x 6" frame that held the fixture, cut new glass, fixed the reflector and reconnected the fixture.

Meantime, Kurt Moss purchased a bulb for \$9.22, which was the only cost to the community. It was estimated that the cost would have been nearly \$300 if a private repair

service were employed and new parts installed.

BUT, the vandals struck again! Same light, same 20 pound rock. On January 24, Bruce McDonald again repaired the glass and bought a new bulb. Thanks guys, for stepping up to the plate!

On other news about our entrances we have to really thank the fifteen (15) or so volunteers that spend so much time in planning, initiating and maintaining the 9<sup>th</sup> Place South entrance and beginning last year the 11<sup>th</sup> Place South Entrance. Your contribu-

tions of \$30 annually (due again with this newsletter) are what make the upkeep possible. Real important! How about just stopping and saying thanks when you see one of our neighborhood volunteers working at the entrances?



## Anti-Solicitation Signs One More Link Protecting Our Community



Your all-volunteer Marine Hills Architectural Control Committee, responding to widespread complaints about safety and other issues regarding unbridled solicitors in our community, invested part of your contributions to purchase anti-solicitation signs, and then erect them at all three entrances and other strategic locations.

Cooperation with the Federal Way Police Department, particularly Lindsey Tiroux, Crime Analyst & Prevention Specialist in the Department, who made an outstanding presentation on crime prevention at the Marine Hills volunteer organized August Rally in which over 130 residents participated, led to purchase of the signs, which complement the important block watch signs.

Please thank volunteers Jill Tinker, and Wendy and Chris Hall, for their idea, contentiousness, and hard work in door-to-door distribution of 300 flyers announc-

ing the August rally that prompted the anti-solicitation results.

Bottom line: Marine Hills is not a typical neighborhood association with strict legally enforceable rules that levies hefty annual dues. Rather, our community of about 550 residences is governed by the all-volunteer Architectural Control Committee overseeing the 21 covenants that make up Marine Hills. Its diverse activities are backed up by the very modest annual contribution of \$30. Hey, if pressing personal issues prevent you from volunteering, at least follow Lindsey Tiroux's strongly worded command to call 911 to report suspicious activity and solicitation—and at least, for goodness sakes, send in your \$30 contribution.



### Inside this issue:

Coyotes	2
Mail Thefts	3
Balance Sheet 2010	3
Lawn Care	4

## Coyotes on the Prowl—Missing a Cat or Diminutive Dog? *by Joe Wendlick*



Coyotes in Marine Hills? Absolutely!!!

In the past quinquennium, numerous sightings of coyotes have been reported neighbor-to-neighbor and resident to the Marine Hills Architectural Control Committee in virtually all parts of Marine Hills. The sightings have become more frequent and more ominous of late with recent sightings of coyotes with cats in their mouths along 11<sup>th</sup> Avenue South and to the west of the 9<sup>th</sup> Place South entrance to Marine Hills along Dash Point Road. Even more recently (4 March 2011), the President of our Marine Hills Architectural Control Committee was contacted by a Marine Hills resident from lower Marine Hills to report that her dog was attacked by a coyote during the dog's morning outings for biological necessities. Sadly, the veterinarian caring for the dog wasn't certain that the dog could be saved.

Of the many native animal species indigenous to Western Washington, the coyote (*Canus latrans*) is one whose adaptability to the incursion of man into their territory has enabled them to not only survive, but thrive. They have adapted to man's technology, new strategies, new tools, and extensive eradication programs. **The coyote is here in Marine Hills and it's not leaving!**

Coyotes are omnivores whose diet includes anything that an area or neighborhood offers in the way of food, be it trash from slightly-opened garbage cans, vegetables, fruits, pet food, pets themselves, natural prey (insects, rodents, lagomorphs, birds and reptiles) and even carrion.

Aside from the fact that pets are certainly on the coyote's menu here in Marine Hills, coyotes can also carry rabies and canine-specific diseases such as distemper and canine hepatitis. For Marine Hills' residents who enjoy the pleasures of gardening in a vegetable garden, flower garden, or landscaped areas of their respective properties, another consideration more directly of concern to humans relating to coyotes is their tendency to carry parasites such as mites, ticks, fleas, worms and flukes in the temperate zones of North America. One parasitic worm in particular, a tapeworm known as *Tænia crassiceps*, is present in the feces of coyotes that have eaten infected intermediate rodent hosts, such as Old World rats [brown rat (*Rattus rattus*) and Norway rat (*Rattus norvegicus*)] and mice [house mouse (*Mus musculus*)]. The cyst-like larvae (metacestodes, cysticerci) of *T. crassiceps* are harbored in the peritoneal cavity of the intermediate hosts, then into the peritoneal cavity of the coyote following consumption of the intermediate hosts. Feces or scats from an infected coyote deposited in a flower bed or landscaped area represent the potential for an unsuspecting gardener to make physical contact with the dormant cysts of *T. crassiceps* during planting or weeding activities. The cysts can live for months, regardless of ambient temperatures and weather conditions. Infection with the parasite occurs when bare hands make contact with the decomposed scats in garden soil and the person fails to wash his or her hands prior to eating an article of food. **Always be sure to wash the hands after gardening before preparing or eating food!!!**

Manifestations of *T. crassiceps* infection occur in humans about four (4) to six (6) weeks after inadvertent ingestion of the cysts. Individuals with healthy immune systems almost never experience a proliferation of larvae in the intestines. On the other hand, individuals with Acquired Immunodeficiency Syndrome (AIDS), those individuals undergoing chemotherapy or radiation therapy, and those individuals who have weakened immune systems from a genetic aberration are all at significant risk of very adverse health effects (including blindness) if the cysts of *T. crassiceps* are accidentally ingested from contaminated soil.

To discourage coyotes from taking up residence in Marine Hills, landscaping should be pruned on a regular basis to reduce hiding cover where coyotes can stalk domestic pets. Other coyote controls include: **NEVER** leave pet food outside, particularly overnight; pet water bowls left outside should be emptied and not left out after dark; make sure pet vaccinations are current for rabies and distemper; garbage cans should be well-secured and difficult for animals to open; and **keep pets indoors at night.**

## Yet Another Series Of Mail Thefts

Over the course of the last two (2) weeks, ending 7 March 2011, another series of mail thefts has taken place in individual mailboxes along 11<sup>th</sup> Avenue South in Marine Hills. The thefts were evidenced by opened mailboxes with their outgoing mail flags up and non-targeted mail scattered about near the rifled mailboxes.

To lessen the likelihood that other Marine Hills residents will experience this violation of privacy and attendant potential for identity theft, our mailman, Mr. Steve Pizana, suggests either a locking mailbox or for outgoing mail, drop the outgoing mail in the appropriate slot at one of the many cluster mailboxes in the neighborhood.



## ACCOUNTING, BALANCE SHEET 2010

DATE OF LAST ENTRY IN THIS WORKSHEET **12/28/10**

### MARINE HILLS ARCHITECTURAL CONTROL COMMITTEE ANNUAL FINANCIAL SUMMARY FOR THE YEAR 2010

Sources of Income	\$
Beginning balance, 01/01/10	\$ 5,054.06
2010 Contributions	\$ 5,040.00
Other income	\$ 199.22
<b>Ledger Balance</b>	<b>\$ 10,293.28</b>

Expenses	
Dash Point, Maintaince, Projects, Entrance Gardens	\$ 2,459.85
Liability Insurance	\$ 1,190.00
Newsletters & Directory incl. Printing and Mailing	\$ 1,970.02
Office Supplies, Copying and Mailing	\$ 321.54
Post Office Box Rental	\$ -
Safe Deposit box rental	\$ 65.00
Web site	\$ -
Other	\$ -
<b>Total Expenses</b>	<b>\$ 6,006.41</b>

Cash Balance on 12/31/10 \$ 4,286.87

Expenses	%
Dash Point, Maintaince, Projects, Entrance Gardens	41%
Liability Insurance	20%
Newsletters & Directory incl. Printing and Mailing	33%
Office Supplies, Copying and Mailing	5%
Post Office Box Rental	0%
Safe Deposit box rental	1%
Web site	0%
Other	0%
<b>Total Expenses</b>	<b>100%</b>



#### MARINE HILLS ARCHITECTURAL CONTROL COMMITTEE

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#### BOARD OF DIRECTORS:

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## IS IT WORTH IT? *by Fred Konkell*

As a member of the Marine Hills Architectural Control Committee for over six years, most of my time has been spent on the Property Monitor Committee. Our job is to do several drive arounds a year and encourage our residents to comply with the covenants governing our neighborhood.

In the Spring, most of the lawns in the neighborhood are a nice lush green. This is a result of our winter rains and cool weather. As the weather warms, and the rain stops, many of the lawns in the neighborhood go dormant and turn brown. Those that stay green are the result of a maintenance program which includes a fertilizer and watering schedule. When I ask people why they let their lawns go dormant, they usually say that "it is too expensive to maintain". The purpose of this article is to put a number on the maintenance costs, and then list the benefits of a green, well maintained lawn. For purposes of this discussion, I will calculate the costs of maintaining 1000 square feet of lawn.

Lawns should be fertilized four times a year. The applications should be made mid-spring, early summer, late summer, and mid-fall. The average cost of the fertilizer will be about \$3.25 per application, or \$13.00 annually. An annual application of lime, usually in the spring, will cost about \$3.00. These prices were calculated by cost averaging fertilizers at two different box store outlets.

During the warm part of the summer, lawns require 1" inch of water per week. Any more than 1" of water per week is excessive and wasteful. Lakehaven Utility District, our water supplier, charges for water usage not by gallons, but by cubic feet used. According to their rate schedule, the 83 cubic feet of water used to water 1000 square feet to a depth of 1" will cost about \$2.67 per week. If you apply water from mid-June to mid-September, that will be 12 weeks of watering and will cost a grand total of \$32.04. I calculated this cost using the current rate schedule provided to me by a utility district commissioner. The grand total of the fertilizer, lime and water to maintain 1,000 square feet of lawn is \$48.04, or about a nickel a foot. I did not include mowing costs because they vary depending on whether you use a service or mow your own lawn and the cost would not change much because mowing would be an ongoing expense.

Now here are some of the benefits you will realize from a green, healthy, well maintained lawn:

- \* A beautiful lawn is the framework that holds your yard together providing an aesthetically pleasing and soothing picture.
- \* Only 25 square feet of healthy lawn provide all the oxygen an adult requires for a day.
- \* A healthy lawn keeps your home cooler and quieter. When concrete temperature is 100 degrees, your lawn temperature will be 75 degrees. This cool surface keeps the air around your home cooler thus reducing air-conditioning costs.
- \* Healthy lawns absorb and deflect sound.
- \* Real estate agents estimate that a beautiful lawn can add as much as 15% to a home's value.
- \* Healthy lawns fight pollution by absorbing pollutants such as nitrates, sulfur dioxide, nitrogen oxide and hydrogen fluoride.
- \* Healthy lawns absorb and soak up three times more rain water than a thin turf.
- \* Healthy grass roots knit soil particles together helping to prevent runoff.
- \* Healthy lawns trap dust particles and return them to the ground preventing them from becoming airborne.

These are just some of the many benefits you will derive from a healthy, well maintained lawn. I don't know about you, but I believe that it is a nickel well spent. I hope you do too.