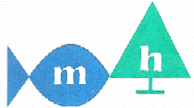


# Marine Hills Architectural Control Committee



www.MHACC.net

Fall  
2019



## Safe City Federal Way, Safe Marine Hills

By Jamyrlyn Mallory, MHACC Committee Member

### In this Issue

Safe City Federal Way— Safe Marine Hills

Airplane Noise News

A History— Marine Hills Subdivision and Architectural Control Committee

Nextdoor Postings— Do's and Don'ts

A helpful guide for proper usage

Fall is in the Air

### Hello Neighbors. Happy Fall!

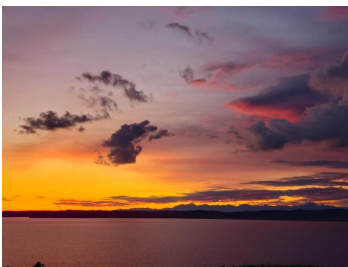
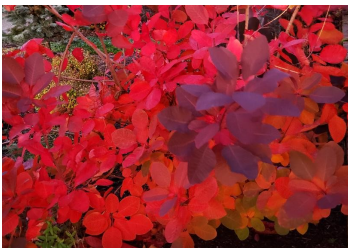
Have you heard of Safe City? Safe City Federal Way is an online police/city monitored neighborhood watch. Marine Hills has a Safe City online Membership that is slightly different than other online neighborhood watch websites (ie: Nextdoor). Safe City Membership is private (FWPD and Marine Hills residents) and monitored by a Marine Hills admin. If you would like to join Safe City online, go to [www.safecityfw.com](http://www.safecityfw.com) to create a partner login. You will have to enter your personal information to access the Marine Hills Community. Once logged in you will have the ability to submit and view incident reports, and have a direct link to the MHACC website.

Back in 2013, Marine Hills neighbors raised approximately \$32,000 for the installation of police monitored cameras at all three entrances— 9th Pl. S, 11th Pl. S, and Redondo Way. The money paid for infrastructure, installation of a new street light on Redondo Way, and the best available camera technology at that time. The life expectancy of the cameras was approximately 7 years, and these cameras are now greatly in need of replacement. Current technology will allow for multifocal cameras, better night visibility, better license plate capture, and over all broader range of visibility. So .....

**MHACC is collecting money for the new, improved Safe City Federal Way Cameras for Marine Hills.** With the infrastructure already in place the estimated cost of camera replacement is only \$9,000. MHACC is suggesting a donation of **\$50 per household**. Our goal is to raise the funds by December 31st, with camera installation starting January 2020. These cameras are an incredibly valuable tool to our FWPD as well as our neighborhood.

All donations will go directly to Safe City with a tax receipt. You can donate online with the instructions below. It's as easy as 1-2-3-4 or 5!

1. Go to the Safe City website [www.safecityfw.com](http://www.safecityfw.com)
2. Click Make A Donation (right below ways to help) for tax receipt
3. Choose the option to pay either by check or through Paypal (address on web page)
4. Check donation- write Marine Hills in the memo line.
5. Paypal donation write Marine Hills in the notes. Click "share mailing address with Safe City Federal Way" to get your receipt



## **Port of Seattle Updates**

*By Bernedine Lund, Marine Hills resident*

### **Airplane Noise News**

The Port of Seattle has 24 noise monitors around the airport that report the sound level of aircraft as they arrive or leave the airport. The Port also posts on its website a map of the noise monitors and data they collect about the flights, under the “Aircraft Noise Monitoring System” section.

Noise monitor #22—Sacajewa—is the noise monitor closest to Marine Hills. In reviewing the data, we found that in both July and August this year there were over 16,000 flights captured by the #22 noise monitor. That means on average 500 planes a day flew over Marine Hills for those two months.

It is important that you register your complaints when you hear these aircraft. We need to let the Port of Seattle know that the noise from these flights is not acceptable. Please continue to record your noise complaints. By not filing complaints, the Port may conclude that we are not bothered by the flights.

The easiest way to file a complaint is with an Airnoise.io account that you link to your home WiFi. You can file 15 complaints a month with a free account; for \$5 you can file an unlimited number of complaints. Ask your neighbors and friends if they would be willing to try a free account.

You do not need to buy a noise button - instead you can download the Airnoise.io program onto your smart phone or computer and just note one aircraft every other day, or even 15 in one day a month. It may seem like a small step to take - each person and every noise complaint counts.

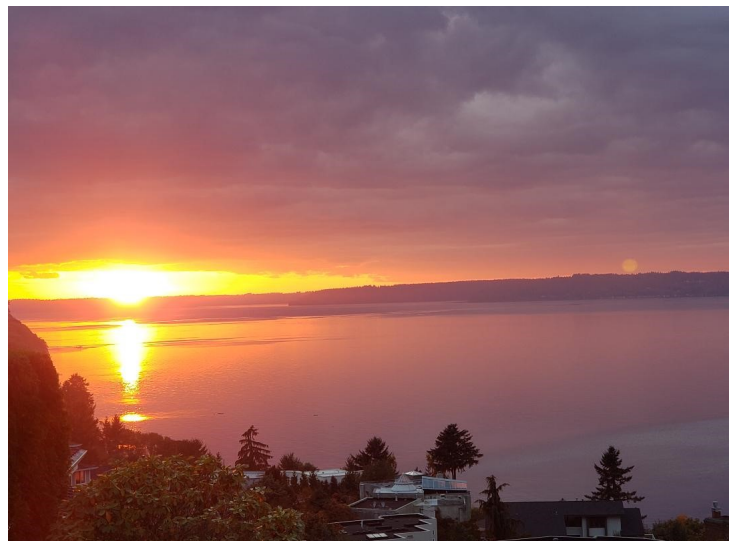


### **A little Marine Hills History**

For Marine Hills residents—whether coming home after a workday commute, SeaTac after a long trip, or from a quick school drop-off, dog park outing, or run to the store—turning into one of the entrances to Marine Hills, descending the majestic tree-lined streets, and taking in breathtaking views of Puget Sound can be rejuvenating, calming, or even a little exhilarating. Many of us simply call this paradise.

Whether you’re a long time resident or new to community (welcome!) there’s a little history that serves to preserve our Marine Hills paradise that you may not know about or perhaps have questions about: the covenants in Marine Hills subdivision, the Marine Hills subdivision as a legal entity, the Marine Hills Architectural Control Committee (MHACC) also known as the Architectural Control Committee (ACC) or (A.C.C.) as a legal and functioning entity, and the Operating Guidelines followed by the ACC.

On the next page Dan Wood, MHACC Committee Member and long time Marine Hills resident shares that history and explains the covenants.



## **History of Marine Hills Subdivision and the Architectural Control Committee**

*By Dan Wood, MHACC Committee Member*

The development of the Marine Hills Subdivision (a residential addition) in King County, Washington (now within the City of Federal Way) occurred progressively over a period of years from 1956 to 1973 by the filing of Plats Nos. 1 through 12 and 14 through 17 plus Marine Hills West (18); Marine Hills East (19); Marine Hills Plat #20 (Formerly Redondo View Estates No. 1 & 2); Marine Hills No 21 (Formerly Marlbrook #2); and Marine Hills Plat #22 (Formerly Marine Heights Subdivision). The filings of each plat, accompanied by Protective Covenants, also referred to as Reservations, Covenants, and Restrictions (hereinafter referred to as "Covenants"), to run with the land were duly recorded in the King County records. The Covenants for each plat contained the provisions for the establishment of a Marine Hills Architectural Control Committee (hereinafter known as the "MHACC" or "the Committee") to oversee implementation.

In order to operate in a businesslike manner, to maintain continuity, and to provide consistency of policy, the Committee adopted a set of Guidelines to facilitate its operations, herein referred to as The MHACC Operating Guidelines. The MHACC was instituted to interpret, mediate, and support the reservations, restrictions, and covenants of the Marine Hills Subdivision. This includes monitoring resident properties within the Subdivision for adherence to the covenants. Specific activities of the Committee include, but are not limited, to:

1. Review and approval of plot plans, external designs including heights, and finishes of all structures.
2. Interpretation of the Covenants.
3. Investigation of disputes between property owners, followed by recommendations for settlement.
4. Maintenance of entries at 11th Place South and 9th Place South and the strip along Dash Point Road.
5. Application of Procedures for Resolution of Disputes as defined in the Operating Guidelines

### **Legality of Covenants**

In July 2015, a University of Washington Law School Professor conducted a review of the legality of the MHACC and informed the ACC that because the covenants are part of each property's deed, the covenants are legal as they are recorded in the King County Registry.

### **Legality of the MHACC as a Legal Entity**

The definitions in all of the covenants refer to Marine Hills Co. Inc. It is the legal entity that represents the residents, or property owners of Marine Hills. The Marine Hills Company, Inc. was incorporated as a profit corporation on December 31<sup>st</sup> 1958 by Norval H. Latimer, the developer of Marine Hills. In September 2015, long after the development was concluded, the Marine Hills Co. was re-incorporated as a Washington Non-Profit Corporation with the charter documents Issued September 24<sup>th</sup> 2015 as a non-profit under the name Marine Hills Association.

The finding is the ACC is a legal entity designated to represent the property owners of Marine Hills. Each Plat has the ability to revise the Covenants provided the appropriate steps are taken. It should also be noted that in cases where disputes have been litigated in the court system, the legal decisions have consistently been in line with the recommendations of the ACC.

## **Nextdoor Posting Do's and Don'ts:** **A helpful guide for proper usage of this handy App**

*By Stephanie Pankuch, MHACC member at Large*

I think most of us use the Nextdoor app to stay connected to what is happening in our community and neighborhood and we want all neighbors to feel welcome, safe, and respected when using Nextdoor. For that reason, Nextdoor has developed a set of Community Guidelines describing what behaviors are - and are not - allowed on Nextdoor. The crux of these Guidelines can be boiled down to one simple statement: **Everyone here is your neighbor. Please treat each other with respect.**

Nextdoor relies on you, our neighbors who make up the Nextdoor community, to report content that violates these Guidelines. Violating the Community Guidelines has consequences, which may include removal of content, suspension of posting privileges, or even a permanent ban from Nextdoor. Because of the diversity of people in any neighborhood, please keep in mind that while something may be disagreeable to you, it may not violate our Community Guidelines.

### Community Guidelines

#### **Be helpful, not hurtful**

The heart and soul of Nextdoor are the helpful conversations that happen between neighbors. When conversations turn disagreeable, everyone on Nextdoor suffers. For this reason, Nextdoor may remove posts and comments that discriminate against, attack, shame, insult, bully, or belittle Nextdoor members. Personal disputes may also be removed.

#### **Disagreements and conflict**

We encourage members to have conversations about the issues that matter to them in a way that is constructive, civil, and builds community. Don't attack, berate, bully, belittle, insult, harass, threaten, troll, or swear at others or their views. This includes communication within a group or via private message.

#### **Public shaming**

Nextdoor is not a platform for publicly shaming your neighbors. If you see a neighbor doing something that concerns you, ask yourself, "Do I know who this person is, and could I contact them privately to resolve the issue?" If the answer is yes, then you should contact them directly and not post about it on Nextdoor.

#### **Safety concerns**

Keeping the neighborhood safe is important to our members. You should always call 911 first to report a safety concern. Please do not use Nextdoor to report a crime or suspicious activity and instead call the police directly or post on the Federal Way Safe City website to report any suspicious or criminal activity. [www.safecityfw.com](http://www.safecityfw.com).

#### **Personal disputes and grievances**

Nextdoor is not a place for publicly resolving personal disputes and grievances. Use private messages to resolve personal disputes, or better yet, get together in person to resolve the matter amicably. If a member requests that you stop contacting them, do not send them any further private messages. If you are receiving uncivil private messages via Nextdoor, please contact Nextdoor Support so they can take appropriate action.

#### **Discrimination and hate speech**

Ensure that all neighbors feel welcome, safe, and respected. Hate speech is not allowed.

Do not make posts or comments that discriminate against, threaten, or insult groups, based on race, color, national origin, religion, gender, gender identity, sexual orientation, political affiliation, age, veteran status or disability.

Do not promote the events or activities of hate groups or terrorist organizations.

#### **Don't use Nextdoor as a soapbox**

Nextdoor is a communication platform that allows neighbors to mobilize and get stuff done like never before. However, favorite causes that are pushed too hard, political campaigning, and personal views on controversial issues will inevitably rub one's neighbors the wrong way. Nextdoor relies on their members to report those who are over-posting, campaigning, and posting or ranting about controversial, non-local issues.

## *Nextdoor Posting Do's and Don'ts (cont'd)*

### **Promote local businesses and commerce the right way**

Nextdoor supports local commerce. They also encourage members to share helpful information about their favorite businesses and to buy, sell, and give things away to their neighbors. We encourage businesses to post deals specifically for their neighbors. However, both personal and business profiles have important limitations on how, where, and the kinds of commercial content they can post.

### **Use your true identity**

Nextdoor is a network for you and the people who live in your local community. To that end, using your true identity and honestly representing yourself are key parts of being a Nextdoor member.

### **Keep it clean and legal**

Keep all content and activity family-friendly and legal, and adhere to our rules about regulated goods and services.

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We encourage all of our neighbors to join the Marine Hills Nextdoor community to stay connected and to nurture our sense of community. Hope to see you on there!

## *Fall is in the Air*

And Winter is just around the corner! Here's a short list of fall garden chores that can help you prepare for the cold winter months ahead

- ◇ Add a fresh layer of mulch around new trees, flowerbeds and plants
- ◇ Prune out dead and weak tree limbs and branches that might fall
- ◇ Dig up non-hardy bulbs with a garden fork or spade, and store them for winter in mesh or paper bags
- ◇ Drain and winterize sprinklers and irrigation systems; bring in hoses and cover exterior faucets
- ◇ Bring those favorite succulents and other delicate potted plants indoors for the winter
- ◇ Enjoy and rake up all those beautiful fall colored leaves
- ◇ Fill and put out bird feeders and bird baths, and enjoy the company!



**Wishing you all a HAPPY FALL**

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*Marine Hills Architectural Control Committee*

