

Marine Hills Architectural Control Committee



Winter
2019



The Covenant Courier

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MHACC Goes Digital

By Stephanie Pankuch, MHACC member at Large

Hello Neighbors!

We are excited to announce that we will be moving to digital platforms for communication and yearly ACC contributions. That means that you now can....

Get the News

We will be using the NextDoor messaging app to communicate any MHACC newsletters, updates and news.

If you have not signed up for NextDoor yet we encourage you to do so. Just go to www.nextdoor.com to create your account and make sure you select Marine Hills as your neighborhood so you automatically get any Marine Hills related messages. There is also a great app you can download to make receiving updates even easier! Not only is this a great space to for us to more effectively communicate with the neighborhood it is much more cost efficient than paper mailings which means we can make our limited budget go further for neighborhood improvements. MHACC member at large, Dorothy Griffin, will be posting MHACC news and updates on NextDoor on behalf of the MHACC.

NextDoor is also a great way to get real time updates of events and happenings in the Federal Way community and communicate with neighbors on a variety of topics from home improvement references to lost pets.

Please note, this newsletter will be the last time we send a paper mailing. All future newsletters will be sent out via Nextdoor to the Marine Hills neighborhood group. However, all newsletters will still be posted on the MHACC website www.mhacc.net for easy reference.

Pay your Dues

Additionally, we will now be offering the option to pay your annual MHACC dues via the Venmo app. For those of you that have used this app you know how easy and fast it is to pay a person or group. We encourage all of you to download the Venmo app to pay your \$30 2019 dues as soon as possible so we can assess what we can accomplish this year with our budget. Download the iOS or Android app or sign up on www.Venmo.com today. On the Venmo app you just need to search & select Marine Hills for the payee and quickly and easily send over your payment. Please put your name in the notes section so we can track from whom we have received payment. Of course, you may still mail in a check for your yearly contributions if you prefer. If mailing, please send your contribution to: MHACC PO Box 4291, Federal Way, WA 98063-4291

We are excited about how these evolutions will bring us into the digital age and improve our communication and efficiency. With your help, we look forward to continuing to deliver positive impacts on our neighborhood & community. Thank you for your participation and partnership!



MHACC
PO Box 4291
Federal Way, WA



Entrances Appreciation

A sincere thank you to our volunteers. From planting, weeding, spreading bark, to decorating for holidays, they really look great and are a great contribution and gateway to our neighborhood.

MHACC Membership Voting and dues by Check

----- Please Tear off and mail -----

Please mail to: PO Box 4291, Federal Way, WA 98063-4291

Please place a check mark vote by any and all you approve of:

Chris Hall Penny Edlund other _____

Dan Wood Rich Gibbons

Dorothy Griffin Stephanie Pankuch

Thank you for including our very low \$30 yearly dues. If, like most of us, you did not submit in 2018 since we did not bill for it, we welcome and appreciate the additional contribution.

\$ _____ included yearly dues for _____ (property address)

Federal Way Airplane Noise & Health

By Chris Hall, MHACC Committee Member

Airplane Noise News Updates

1. 1997 State funded study on 3rd runway expected impacts
 - A) predicted an **average** loss in property value of Federal Way residences of \$61,795 each (\$102k in today's dollars - *Nothing has been given to FW for mitigation*)
 - B) recommended a quality of life indicator model be created for FW to be used to identify changes in relative quality of life over time so it may be the basis for identifying needed socio-economic mitigation measures (*Never created*)
2. Current operations at SeaTac flights per day
 - In 2012 there were 848
 - In 2018 there were 1,201 (a 41.6% INCREASE)
 - In 2034 SeaTac forecasts 1,455 (likely conservative since the forecast for 2019 was beaten the last three years)
 - Passenger gates increase from 59 currently to 84 by 2034
3. The operations growth at SeaTac is not organic
 - SeaTac's goal of being the "West Coast's Gateway of Choice for International Travel"
 - Delta's competitive fight with Alaska and goal to make it a west coast hub
 - Every new international flight requires many more feeder flights
 - SeaTac added 3 international carriers in 2018, and have 3 more joining (so far) in 2019.
4. In 2018 SeaTac received 90,000 air noise complaints, many submitted by way of a simple reporting tool from www.airnoise.io
5. Additional airport needed NOW! It took Denver 15 years from planning to get up and running.
6. We oppose Sea-Tac expansion, because our neighborhood already is beyond reasonable level of noise- and health-impacts.
7. House bill 1847 - WA state bill allows port to extending authorized funding to FW (sponsors: Pellicciotti, Orwall, Gregerson, Reeves, & Santos)
8. Senate bill 5370 - WA state bill proposing a state commission to site a new regional airport (sponsors: Keiser, Warnick, Saldana, Hasegawa, C. Wilson, & Honeyford)

We need more voices involved and commenting in the following items:

- ◇ Call or mail your local senators and reps showing support for the bills they proposed
- ◇ Make or send public comment to the Port of Seattle Commissioner's meetings
- ◇ Join Quiet Skies of Puget Sound facebook page to stay informed of progress
- ◇ Add email for LOQS voters and attend upcoming candidate forums for the PoS commissioners
- ◇ Email marinehillsFW@gmail.com to get added to list for important updates concerning air noise
- ◇ Complain! Join your neighbors in logging complaints. App and a clicker www.airnoise.io



Marine Hills Views

By Dan Wood, MHACC Committee Member

View noun \ vyü \

Definition of view

1: extent or range of vision : SIGHT tried to keep the ship in view.

sat high in the bleachers to get a good view

View problems constitute about 90 percent of the complaints the ACC receives. Not surprising, considering that we all love our trees—unless they restrict our views, which we also love. Almost anyone who has lived in Marine Hills for some time has a story about how views have been lost over the years and how concerned they are.

We receive about a dozen written complaints annually about views in which we wind up making a time-consuming investigation and doing our best to mediate a solution. Generally, we are successful, but some residents aren't so cooperative, and seem to only be concerned about themselves. The City of Federal Way's main concern about trees is erosion control and development of new parcels. The city is not very interested about concerns regarding views, but the Marine Hills Architectural Control Committee (ACC) is concerned because our goal is harmony in our beautiful neighborhood—and we are well aware of the impact views, and the loss thereof, have on property values as well as personal esthetics.

The ACC's activities include interpretation of Marine Hills' covenants. The Committee's guidelines include "No shrubs, trees, or bushes shall be allowed to grow in a manner which unduly restricts the view from an adjoining property." Marine Hills homes were mainly constructed in the 50's, 60's and 70's, and in many cases, during construction, trees and shrubs were planted to enhance the landscape and esthetics of the newly built home, however, trees grow, for instance, cedar trees are beautiful and add esthetic value when they are young, but they tend to grow rapidly and after many years have grown well beyond the roof height where they impede neighboring views. A word of advice—take pictures, date and keep them.

One major problem is the word "adjoining" in the guidelines and in all the covenants. Adjoining means the properties are touching. Being across a street is not considered adjoining. This word is a real troublemaker because in most view problems numerous residences are affected, not just adjoining ones.

So, what to do. Well, it depends on you individual homeowners changing your particular covenants, and possibly working with homeowners covered under other covenants. This sounds like a daunting task, but actually it is quite a simple procedure. For starters, the covenants are mostly the same although the wording may vary slightly. Probably few of you have read the section titled "Duration." It happens that the owners, by a majority vote (which is interpreted to mean "the residences within a covenant," not those voting) can change the covenants: for example, to remove the vexing word "adjoining" or to make any other changes those homeowners deem appropriate. The job of the ACC is to interpret the covenants and support the community. It is not to lobby for changes in covenants. That is your right, privilege and duty. The main requirement, if you want changes, is for someone to step forward within your particular plat and initiate changes. This was recently accomplished in Plat 16 and the home owners made significant changes to that Plats language with respect to views. The ACC can help and guide, but not promote.

There are other alternatives as well, if you have a property or properties that are restricting views from your home or from many homes, one way to address this is to establish a coalition willing to pay for their trimming or removal, someone needs to take the lead and negotiate with the home owner where the trees or shrubs are restricting the view. In the last several years there have been many success stories with this approach. In some cases, it may be beneficial to offer a budget for landscaping the area that is left after tree removal as well as paying for the removal and clean up, this extra incentive may be a "win-win" for maintaining your view and your neighbors along with the home owner who has trees or shrubs that are suppressing your views.

Together we protect, preserve and enjoy the breathtaking Marine Hills views



Treasurer's Report

In 2018 we did not print nor mail a Covenant Courier. This reduced our costs, but also reduced our income as we did not mail a request for dues.

2018 MHACC Financial Summary

Income	Dollars
Beginning balance January 1, 2018	13,461.52
2018 Contributions from 13 supporters	460.00
Other income	0.00
Total income balance	13,921.52
Expenses	
Dash Point, Maintenance, Projects, Entrance Gardens	2,390.90
Liability Insurance	1,293.00
Newsletters & Directory incl. Printing and Mailing	0.00
Post Office Box Rental	96.00
Web site	84.95
Other Expenses	0.00
Total expenses	3,864.85
Ending balance on December 31, 2018	10,056.67
Expenses by category	Percent
Dash Point, Maintenance, Projects, Entrance Gardens	61.9%
Liability Insurance	33.5%
Newsletters & Directory incl. Printing and Mailing	0.0%
Post Office Box Rental	2.5%
Web site	2.2%
Other	0.0%
Total expenses	100.0%

2018 Contributions

A very special Thank You to the 2018 dues payers..... despite not getting a formal request. Many thanks to -

- Ben & Regina Breier
- Adrian & Hilda Brennan
- Randy & Diane Brickell
- Diane Claeys
- Dan & Eun Sadowitz
- William Beede & Angela Porter
- Joe & Marianne Hubbard
- Daniel & Eunbok Sadowitz
- Dana Scott & Jay Montgomery
- Thomas & Theresa Mintzer
- Robert Muth
- Gail Parrish

Spring is in the Air

By Dorothy Griffin, MHACC Secretary

Spring is just around the corner! Although the recent snowfalls make that difficult to believe! It's time to start thinking about preparing our yards and gardens for spring and summer. From mowing to pruning to planting these seasons can be very busy in the yard! Early preparation can help make yard work more manageable as our lawns and flowers come to life. Removing weeds when they first appear and before they go to seed can reduce future weeds. Trimming can help keep bushes under control. Cleaning leaves, twigs and other debris that have fallen over winter can be a quick way to spruce up your yard

Marine Hills has the reputation as one of the most beautiful neighborhoods in Federal Way. Our views, homes and yards come together to make Marine Hills a lovely place to walk, to chat with neighbors and to live. By maintaining our yards we can all enjoy the beauty that Marine Hills has to offer .



Community Safety Update

While the City of Federal Way is stating that overall crime rates are down many of us are not seeing the impact in our community. It's possible that the numbers are down simply because less people are going to the trouble to file a police report. For anyone that would like to learn more about the types of crimes impacting our city, you can visit the Community Crime Watch site at <https://www.cityoffederalway.com/node/1493>

Marine Hills has done a tremendous job of reporting suspicious activity and partnering with our Police Department through our participation in Safe City. Let's continue to keep an eye out and report anything or anyone that looks suspicious. Please call 911 first then post a report on the Safe City website. For anyone new to the neighborhood, you can register for access to Safe City by visiting www.safecityfw.com and selecting Marine Hills. As always, if you see something, say something!

FEDERAL WAY POLICE DEPARTMENT 2017 v. 2018 NIBRS Data*

Crime	YTD 2017	YTD* 2018	+/-
Murder	7	1	-86%
Forcible Sex Offenses	131	117	-11%
Robbery	170	234	38%
Aggravated Assault	227	173	-24%
Simple Assault	811	781	-4%
Intimidation	32	42	31%
Non-Forcible Sex Offenses	12	6	-50%
Kidnapping	31	16	-48%
Human Trafficking	1	0	-100%
Burglary - Commercial	250	274	10%
Burglary - Residential	423	398	-6%
Arson	10	14	40%
Larceny	3722	3060	-18%
Motor Vehicle Theft	960	805	-16%
Extortion/ Blackmail	4	7	75%
Counterfeit/Forgery	131	110	-16%
Fraud	473	378	-20%
Embezzlement	4	3	-25%
Stolen Property Offenses	144	140	-3%
Damage/Vandalism	828	836	1%
Drug/Narcotic Offenses	370	323	-13%
Pornography	4	7	75%
Gambling	0	0	N/C
Prostitution	14	1	-93%
Violate No Contact Order	263	248	-6%
Bribery	0	0	N/C
Weapon Law Violations	91	122	34%
Total Crimes	9113	8096	-11%

*Preliminary Data

NIBRS= National Incident Based Reporting System (FBI)