

Marine Hills Architectural Control Committee



www.MHACC.net

Summer
2020



Stay Connected & Stay Informed

By Stephanie Pankuch, MHACC Treasurer

Hello Neighbors!

We are excited to announce that we have made some updates to the MHACC website, MHACC.NET. Here you can find the latest newsletters, updated bios of our current MHACC board members, all the covenant information for each plat to ensure you are staying in compliance, and a way to contact the MHACC should you need our help with covenant enforcement. If you haven't checked it out, please do! www.MHACC.net

Nextdoor Marine Hills

We would also like to encourage you to stay in the know on neighborhood happenings by joining us on Nextdoor. Lost a dog? Found a cat? Electrician recommendation needed? River otter spotted running down the road! It's all here on Nextdoor Marine Hills.

Nextdoor is an easy-to-use app. It allows you to communicate with neighbors one-on-one through direct messaging or make helpful posts to the broader Marine Hills neighborhood. Keep in mind this is not the place to post about criminal activity. Per the Federal Way Police Department, please keep criminal activity posts isolated to Safe City. Political commentary should also not be posted in the Nextdoor space. Keeping your messages neighborly and helpful are good guidelines to follow. You can create an account and download the app by going to this link. <https://nextdoor.com/neighborhood/marinehills--federal-way--wa/>

Help Us Help You by Paying your Dues

It's that time of year again to ask for your yearly neighborhood MHACC dues of \$30 per household.

Last year we were able to raise over \$5,700. Thank you! That has allowed us to keep our entrances well maintained, ensured we can keep our property values intact through covenant enforcement, allowed us to update our website and send out regular newsletters to keep the neighborhood informed on important topics that affect us all.

Because of your payments, as well as your contributions to the fundraisers, sufficient money has been raised for new entrance cameras. Working closely with Ann Farmer and the SafeCity group, those new cameras will be installed soon. This will allow us and our law enforcement partners to better monitor suspicious and criminal activity in the neighborhood and deter criminals from entering Marine Hills.

Please continue to support your neighborhood and the Marine Hills community by sending in your payment of \$30 per household. You can send your contribution either to our Venmo account @marine-hills (www.venmo.com) or by check to P.O. Box 4291 Federal Way, WA 98063. And THANK YOU!

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Volunteer Opportunities

By Jamyrlyn Mallory, MHACC Property Monitor

MHACC has volunteer opportunities—a perfect antidote for cabin fever during these challenging days of COVID19.

MHACC is currently planning to add 3 members at large to our Board. In addition, we are looking to expand how we manage our neighborhood aesthetics. We would like to add Plat Leaders to a subsection of the board as well. As a plat leader you would be responsible to keep an eye on your plat for yard upkeep and safety.

Volunteering is a great opportunity to get involved and contribute to your neighborhood. If you are available and interested in either of these roles let us know! For more information, simply visit the website and send an email. <http://mhacc.net/ContactTheMHACC.aspx>



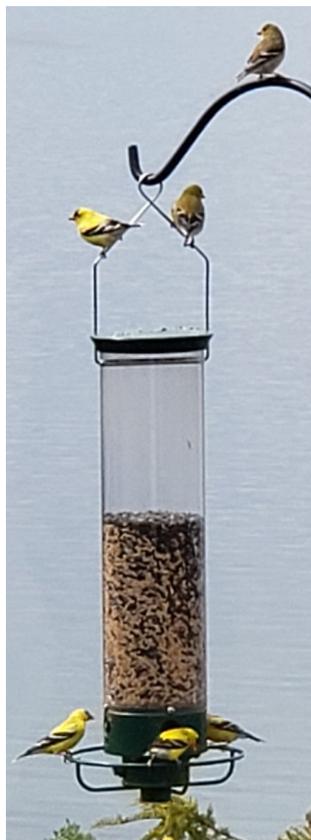
Beautiful Yards in Marine Hills

By Dorothy Griffin, MHACC Secretary

A big shout out to all the beautiful yards in Marine Hills this spring!! Homeowners in our neighborhood have been working hard this season and it shows!

From colorful gardens to neatly trimmed bushes and lawns, from new fences to lovely outdoor features, Marine Hills is looking prettier than ever. Let your neighbors know how much their gardening talents are noticed and appreciated. With everyone walking more often these days, it's nice to hear a compliment! And it's nice to give one too!

Thanks to all who help keep Marine Hills one of the prettiest neighborhoods in Federal Way!



MHACC and Marine Hills Residents

Duties and Responsibilities

By Dan Wood, MHACC Committee Chairman

Requests for help from the Marine Hills Architectural Control Committee reveal considerable confusion about duties and responsibilities of Marine Hills residents and the Marine Hills Architectural Control Committee. Understanding the duties and responsibilities of both the residents and the MHACC is important to all of us, as homeowners and as neighbors, in preserving and protecting the beauty, value and enjoyment of our properties and our community

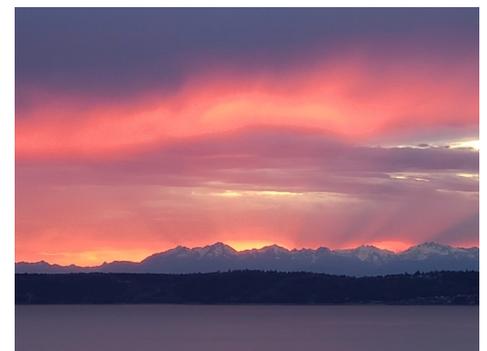
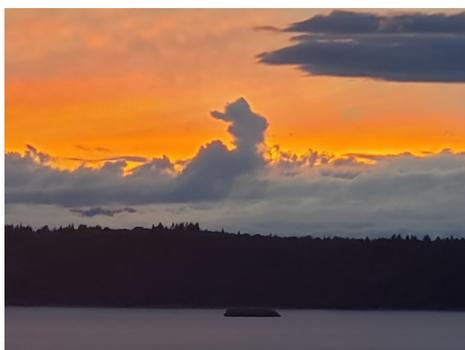
The duty of the all-volunteer Marine Hills Architectural Control Committee is to interpret and enforce the 21 covenants applicable to our neighborhood's 525 residences. This is different than the typical regulatory powers of a Homeowners Association (HOA), however both the covenants and the committee "have teeth". The decisions rendered by the committee have, in the past, been used in legal proceedings and given weight in the matter before the courts. Most of the activities and issues typically dealt with are explained in the Frequently Asked Questions (FAQ) outlined in the Committee's website: www.MHACC.net.

- ◆ The Marine Hills Architectural Control Committee deals with covenant issues. Loss or significant impairment of a resident's view is a Marine Hills Architectural Control Committee issue as are painting a house a color unbecoming of good taste, or building a deck that impedes a neighbor's view even though the City could issue a permit based on City Code. Offensive activities such as obnoxious pets or excessive noise are also not permitted by the covenants.
- ◆ The Marine Hills Architectural Control Committee does not deal with private issues between neighbors. For example, if a neighbor is complaining about a light shining in a person's yard or house, or if there is encroachment on a person's property, those are private issues and not addressed by the committee. Some other examples of issues that the Committee considers private matters are those that pertain to facilities or land regulated by and maintained by the City or utilities companies. Examples are concerns about trees and shrubbery on City right-of ways and power poles and lines.

The duty and responsibilities of Marine Hills residents are to know and adhere to plat covenants. The covenants benefit the entire Marine Hills community and just as you are counting on your neighbors to maintain the standards of the neighborhood, your neighbors are counting on you.

- ◆ Please review your particular plat's covenants or the ones of adjoining residences. You can obtain a copy of any covenant on the Marine Hills Architectural Control Committee website.
- ◆ In addition, and as Marine Hills is not a Homeowners Association (HOA), all residents have the responsibility of calling 911 on immediate safety issues, and calling the City or City Code Enforcement Office for code violations such as RV's or boats parked on streets or over the size for residential properties.

The Marine Hills Architectural Control Committee is an all-volunteer committee comprised only of Marine Hills residents. Our objective, in serving our community, is to keep Marine Hills attractive and a wonderful place to live. And all of us, as residents and neighbors working together, can preserve and protect the beauty and enjoyment of Marine Hills and the true sense of community for all.



MHACC
PO Box 4291
Federal Way, WA

Entrances Appreciation

Many thanks to the wonderful volunteers who take care of the entrances to Marine Hills. Whether planting, weeding, spreading bark, or decorating for holidays, the volunteers work hard to make the entrances a welcoming



MHACC Membership 2020 by Check

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

To pay by check, please mail to: PO Box 4291, Federal Way, WA 98063-4291

Yearly dues are just \$30. Please make checks payable to: MHACC

Name: _____

Address: _____

Email: _____

Thank you!