

Marine Hills Architectural Control Committee



www.MHACC.net

Fall/
Winter
2021



Volunteers Wanted! Help us keep Marine Hills Safe and Beautiful

By Stephanie Pankuch, MHACC Treasurer

MHACC has volunteer opportunities! We currently have the following roles open and need more help to engage with our neighborhood.

- Chairperson
- Secretary
- Property Monitor (Looking for at least 3 volunteers)
- Safety Officer
- Welcome Committee (Looking for at least 3 volunteers)

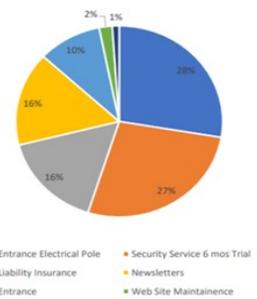
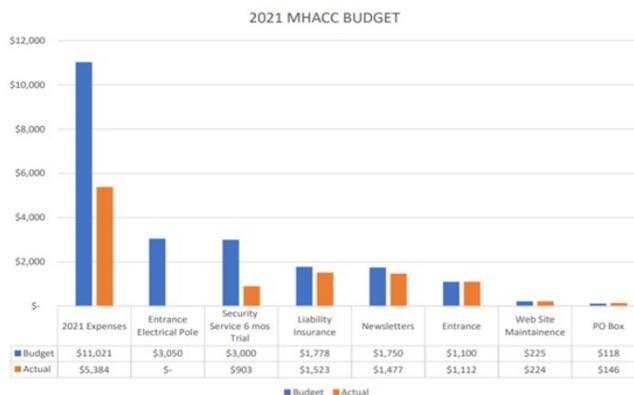
Volunteering is a great opportunity to get involved, contribute to your neighborhood, and get to know fellow Marine Hills residents. If you are available and interested please attend our next meeting. The date and time will be posted on Nextdoor and on our website <http://mhacc.net/> or simply email us at contact.mhacc@gmail.com for more information.

MHACC Dues and Budget Update

If you have not sent in your yearly dues for 2021 please do. We ask for a minimum contribution of \$30 per household, and we put all dues to work for you and the entire community. So far this year, we have raised \$7,400 with just 175 of the 525 Marine Hills households making a contribution. With the addition of a trial security service, expenses will total \$11,000 by year end. Your support is needed. You can send your payment to our Venmo account @marine-hills (use the app or www.venmo.com) or by check to P.O. Box 4291 Federal Way, WA 98063. Thank you!



MHACC BUDGET UPDATE



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Happy Holidays
Marine Hills!

Best wishes from
the MHACC



Security Service Update

Given the recent criminal activity in Marine Hills and residents' concerns, the MHACC hired F-Dub Security Services on a trial basis to provide security patrols of Marine Hills. F-Dub Services is owned by a retired FWPDP officer and their service came highly recommended from neighborhoods in both Federal Way and Auburn. The trial period runs from July-December 2021.



An assessment of criminal activity in the Marine Hills neighborhood will then be conducted to determine efficacy of the security service and if the MHACC will continue to provide this service to our community through annual dues funding. More information on the security service can be found at <https://www.f-dubservices.com/>

"Cats" in the news

By John Meeker, MHACC Member

Have you heard? Thefts of catalytic converters are on the rise statewide. King County alone saw an increase of 3800% in the past year. What can you do to prevent catalytic converter theft?

- Park in your home garage if possible
- Use motion-sensing lights when parking in your driveway
- Park in well-lit areas
- Have your car's VIN engraved on your catalytic converter
- Ask your mechanic about installing a "cat clamp" or "cat shield"

To learn more about this problem and what you can do, check out this video

https://youtu.be/JAWwx5_pc3Q

A Universal Plat System?

By Jamyrlyn Mallory, MHACC Property Monitor

Hi Marine Hills Neighbors. There are currently 22 plats in Marine, and each plat has a set of covenants. The covenants each of us need to abide by is based on our physical address and plat, which can be found on the MHACC website. Sound confusing? It can be! MHACC is currently working on moving to a Universal Plat system. This would simplify the covenants and provide consistency throughout our beautiful community. Stay tuned for more information. Resident input is needed!

Marine Hills - A few reminders

By Jamyrlyn Mallory, MHACC Property Monitor

A big thanks and shout out to all the Marine Hills neighbors who are busily cleaning their yards, decking the halls, and keeping our community beautiful. As we move into the winter months, here's a few friendly reminders:

- Cut back any overgrown tree branches, shrubs, and bushes
- Clean up any fallen leaves, weeds and debris
- The MHACC and the City of Federal Way do not allow boats, RVs, and oversized vehicles to be permanently parked in Marine Hills

A Problem underfoot....Please pick it up!

By John Meeker, MHACC Member

Marine Hills enjoys a delightful pooch population....but no one should find themselves stepping in pet poop or discovering it in their garden beds. Pet owners are required to pick up the poop....but some don't. Why such a big deal? 1) It's the law, and 2) a single gram of dog poop can contain 23 million fecal coliform bacteria, which has health risks for other dogs and humans as well as our local rivers, lakes and bays. Here's a reminder to all pet owners:

- Pick up your pet's poop. Period.
- Dispose of it properly—in a plastic bag in the garbage bin. This is the best way to protect people and water supplies from the disease-spreading pathogens found in dog waste. Don't dispose of pet waste in the green yard-waste collection bin or in your backyard compost bin.

Section 9 of the Federal Way Code covers animal laws, including:

- all dogs & cats are to be licensed
- a leash law is in effect (both King County and city of Federal Way)
- dog poop is classed as "biomedical waste" and is a health risk
- allowing your dog to poop on someone else's property without clean up is a misdemeanor

To report a violation contact the Animal Services Unit at 253-835-7387

Violations can incur a \$250 ticket.... or even jail time!



Get to know Marine Hills and the MHACC (Part 2)

MHACC Responsibilities and Legality

(A continuation from Part 1 in the MHACC Spring/Summer Newsletter) Requests for help from the Marine Hills Architectural Control Committee indicate that there is considerable confusion about duties and responsibilities of Marine Hills residents and of 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 22 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 are legally binding and enforceable.** 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 for 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.

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 31st 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 24th 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.



MHACC
PO Box 4291
Federal Way, WA



MHACC Membership 2021 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. Thank you!

Name: _____

Address: _____

Email: _____