

Marine Hills Architectural Control Committee



www.MHACC.net

Spring/
Summer
2021



Your Annual Dues at Work

By Stephanie Pankuch, MHACC Treasurer

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 \$7,500 which was nearly a 30% increase over the prior year. We had 185 residences contribute which was a 41% increase over 2019. And many residents contributed more than the \$30. Thank you all!

Your dues contributions to the MHACC allow us to:

- Keep our neighborhood safe through partnerships with SafeCity.
- Keep our entrances well maintained by funding supplies for our volunteer entrance committee.
- Keep our property values intact through covenant enforcement which reinforces well maintained properties and protects our treasured views.
- Maintain and update our website which has MHACC contact info, covenant details and newsletter archives. (mhacc.net)
- Send out regular newsletters to keep the neighborhood informed on important topics that affect us all.

Because of your generous contributions we have enough funds for an additional unexpected expense this year to repair a damaged electric box at one of our entrances that allows our entrance signs to be illuminated. We are in the process of finding the right electrical company that is qualified to make this repair. If you have any suggestions of companies that might be able to help, please email us at contact.mhacc@gmail.com.

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 (use the app or www.venmo.com) or by check to P.O. Box 4291 Federal Way, WA 98063. And THANK YOU!

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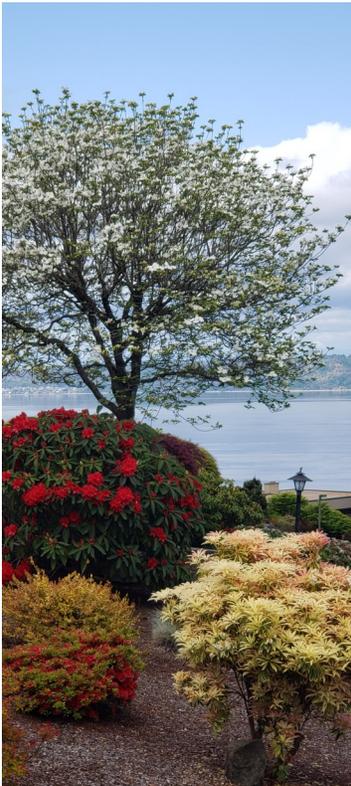
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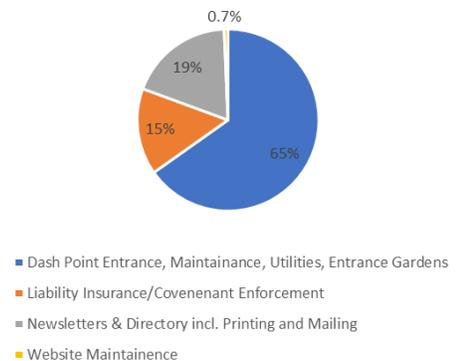
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Your Invited!

Volunteers welcome



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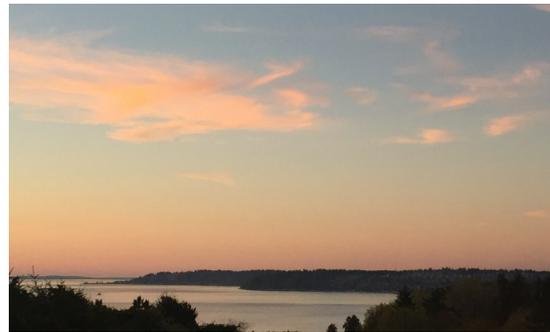


Spectacular Springtime

By Dorothy Griffin, MHACC Secretary

We are well into a beautiful spring! Our flowers, trees and hedges are growing again. We are busy planting and pruning, and blossoms are blooming. The rewards for all Marine Hills neighbors included a spectacular springtime with beautiful cherry blossoms, elegant magnolias, captivating camellias, and a breath-taking array of rhododendrons - all providing a brilliant kaleidoscope of colors that is so uplifting after a dull, dormant winter. And with the longer daylight, we have more time everyday to enjoy the incredible views and spectacular sunsets!

Springtime is also a good time of the year to evaluate our yards and landscaping in terms of our MHACC covenants. Marine Hills is divided into many different plats. And while, in general, our covenants read along the same lines, each plat's covenants are unique. Following these covenants can be helpful in determining what needs to be done as our yards grow this spring. Keeping overgrowth in check is important for maintaining the safety of our properties, our views and the attractiveness of Marine Hills. Our covenants are in place to encourage all of us to consider our neighbors and to keep Marine Hills a beautiful neighborhood with a great sense of community.



*Happy Springtime, Marine Hills!
Enjoy the scenery. Enjoy the views!*



Get to know Marine Hills and the MHACC

History of Marine Hills Subdivision and the MHACC (Part 1)

Our beautiful community of Marine Hills. 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.

Our Marine Hills Architectural Control Committee. 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

MHACC Volunteers. 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. MHACC is an all-volunteer committee and is looking for volunteers!

Marine Hill Residents. 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. **Together we enjoy a very special community**



Safety updates and friendly reminders

SafeCity Camera Update

By Stephanie Pankuch, MHACC Treasurer

After many months we finally have 3 of the 5 entrance cameras installed and running! Redondo Way and 11th Pl S. are now complete. Unfortunately, the new stoplight at 11th caused a major problem as the contractor cut the fiber optic cable to our cameras. The cable has since been fixed and the camera is now operational. We are still waiting on 9th Pl S installation. Safe City is finalizing some technology for the 9th Pl camera and is expected to have this sorted out in the next weeks...and we've even got City Hall involved! We look forward to having the 9th Pl camera up and running very soon!

A big thank you to everyone who contributed to the Safe City fundraiser and for your annual dues contributions. Through that we were able fully fund the replacement cameras. You are all part of helping make our neighborhood a safer place to live.



Robin's Garden



Safety reminders

Marine Hills is known as a beautiful, peaceful, and safe community—but recent incidents in our city and community have many residents concerned.

Safety is everyone's concern. Here's some safety tips that help can keep our residents, homes, and community safe in Marine Hills

- Know your neighbors, stay connected, and watch out for each other. A quick text or phone call could literally "save the day"
- Be a watchful neighbor. We are a Neighborhood Watch community. Report all suspicious activity
- Join SafeCity Marine Hills www.safecityfw.com
- Join Marine Hills NextDoor to keep current and to share news www.nextdoor.com
- Monitor www.communitycrimemap.com
- Never forget to call 911 in an emergency
- MHACC will be scheduling a community meeting with an expert from the FWPD. Plan to attend!

A connected community is a safer community for all the residents of Marine Hills

Friendly reminders

By Jamyrlyn Mallory, MHACC Property Monitor

Hi neighbors! A big thank you to all who continue to maintain those beautiful yards. We see you! Your passion for gardening is enjoyed and appreciated by everyone who walks by, drives by, and stops to say hi.

Some friendly reminders for all our Marine Hills neighbors from the MHACC. We do recognize this time of year is prime for boating, road trips, etc. Please remember, however, that boats, RVs, and commercial vehicles are not allowed to be parked in Marine Hills.

If you'd like additional information, this will help:

- Check your covenants at mhacc.net/CovenantGeneral.aspx
- If you have additional questions, feel free to reach MHCAA via email (contact.mhacc@gmail.com)

Thank you all for abiding by the covenants of Marine Hills

MHACC July Meeting

**Inviting Marine Hills Neighbors
Please join us!**

Learn about MHACC and how you can get involved

What: MHACC July Meeting

When: Monday, July 12th from 7:00– 7:45pm

Where: ZOOM meeting

Zoom Link: <https://us04web.zoom.us/j/9510348421?pwd=WGxNdEdLRHFzS3kzNlZ3eUNhQjhkdz09>

Agenda:

- **Overview of MHACC**
 - Serving our Marine Hills Community
 - Open Roles for Volunteers
- **Neighborhood Meeting**
 - Plan for a neighborhood meeting, featuring a guest speaker from the Federal Way Police Department
- **Q&A Session**

For more information:

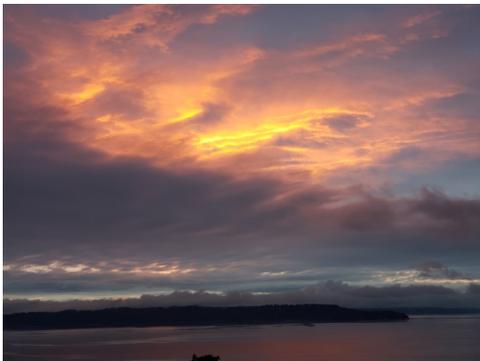
Visit the MHACC website www.mhacc.net

Email contact.mhacc@gmail.com

See updates on Marine Hills [nextdoor](http://nextdoor.com)

Need to sign-up for nextdoor? It's easy. Just go to

<https://nextdoor.com/neighborhood/marinehills--federal-way--wa/>



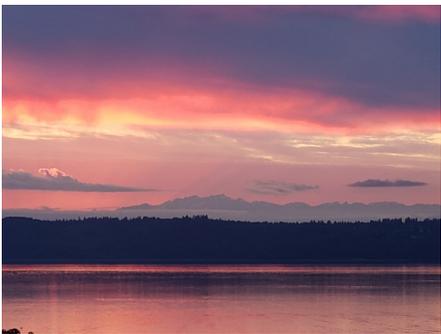
A great opportunity to get involved and volunteer

MHACC has volunteer opportunities! We currently have a number of roles open: Chairperson, Secretary, Property Monitors, Safety Officer, and Welcome Committee. No experience needed.

Volunteering is a great opportunity to get involved, contribute to the community, and get to know your neighbors. If you are available and interested please attend our meeting on July 12th or simply email us at contact.mhacc@gmail.com for more information!

**Many thanks to all the wonderful volunteers who take care of the entrances to Marine Hills.
Your hard work makes the entrances welcoming gateways to our neighborhood.**

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: _____