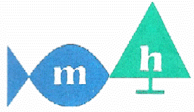


Marine Hills Architectural Control Committee



www.MHACC.net

Fall/
Winter
2022



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Volunteers Wanted! *Help Us Keep Marine Hills Safe and Beautiful*

By Stephanie Pankuch, MHACC Acting Chair

The MHACC is all volunteer and we are always in need of more help. We all enjoy a safe and beautiful neighborhood and the MHACC plays a critical role in maintaining this, but we can't do it on minimal staffing. We are running lean in the property monitor roles which enforce covenant compliance (view restrictions, yard maintenance, building proposals, etc.) and the welcome committee to provide a warm welcome and ensure that all new residents are aware of the MHACC and the plat covenants. Please help us boost the MHACC staffing so we can be more effective. If you are interested in volunteering, please contact us at contact.mhacc@gmail.com.

Volunteers must be able to commit 1-2 hours per month on MHACC activities, attend quarterly meetings and contribute to the twice yearly newsletters.

It's MHACC Election time and the perfect time to volunteer. We are looking for the following positions to be filled: Chairman, Secretary, 3 Property Monitors, 3 Welcome Committee members, and a Safety Officer.

Please help us keep our neighborhood safe and beautiful! For more information, also see page three. Write in and join a great team of MHACC volunteers in 2023.

MHACC Dues and Budget Update

Rick Battershell, MHACC Treasurer

Thank you to all of you who have contributed to Marine Hills in 2022. So far, 174 out of 535 total residences in Marine Hills have made contributions. We only need a total of \$2,631 more in contributions to fund our \$13,600 budget goal. If you have not sent in your yearly dues for 2022, please do. We ask for a minimum contribution of \$50 per household and we put all dues to work for you and the entire community. If just 53 more residences would contribute \$50 each, we could continue to fund the security services of F-Dub security, which helps reduce crime and make our neighborhood a safer place to live. Our budget for 2023 is as follows:

	2023 Budget
Insurance Expense	1,523
Landscaping & Utilities at Entrances	3,265
Newsletters	2,448
Security Service	6,000
Postage, website, other	364
Total Budget	13,600

Your contribution, of any amount, can be made through our Venmo account @marine-hills. Or mail a check payable to "Marine Hills Assoc" (or MHACC) to PO Box 4291, Federal Way, WA 98063. Please include your property address with your check or Venmo contribution.

Neighborhood Security Service Update

By Stephanie Pankuch, MHACC Acting Chair

As you may recall, the MHACC hired F-Dub security service on a trial basis from July 2021- Dec 2021 in response to the increase in criminal activity in Marine Hills. Given the overwhelming support we received from the Marine Hills community via an online survey we reinstated the service in August and asked for an increase in annual dues from \$30 to \$50 to fund the service. To provide transparency into the service your dues are funding we wanted to give an update on activity and impact.

F-Dub security provides the Marine Hills community 7 days a week coverage. This consists of 2 patrols, typically one day patrol and one night patrol. The MHACC originally asked for a three days a week coverage given the expense, but F-Dub has been willing to donate the other 4 days to our community so we have patrols all week.

F-Dub monitors crime reports, police radio, and the Safe City FW Website. F-Dub will adjust patrols to focus on any concerning crime trends.

Summary of patrols and activity as of end of Oct 2022

August 2022 thru October 2022

(184) Security Patrols of the Marine Hills Community Conducted

(3) Calls for service

Two Solicitor calls

Suspicious male call which later was determined to be a window salesman

Mattress fire at the East 11th SW entrance

Suspicious / unusual vehicles seen while patrolling at night which were encouraged out of the area.

F-Dub asks that we encourage residents/homeowners to call or text their dispatch line (253) 883-7761 when they see or hear anything suspicious.

The MHACC very much appreciates the community support and the willingness to increase annual dues from \$30 to \$50 to help support this much needed service. If you have any questions regarding the security service you can reach out to the MHACC at contact.mhacc@gmail.com.

And please— continue to use Safe City or the community facebook pages to share information. <https://safecityfw.com/>



Marine Hills - A few reminders

By Jamyrlyn Mallory, MHACC Property Monitor

As winter is in full swing here are some friendly property maintenance reminders. Remember to clear all dead leaves, pine needles and debris from areas that are visible to neighbors and visitors.

Winter is also a great time to cut back bushes, shrubs, and trim trees. As always we appreciate those who keep their property and yards beautiful. We see you!!

And we all appreciate and enjoy those beautiful, festive holiday decorations that light up the night. Thank you!

A safety reminder: Walkers—be bright and light at night. Drivers - drive slowly. Speed limit is 25 mph. Safe holidays.



Marine Hills and the MHACC

An overview of Marine Hills, the MHACC, and how you can get involved

Marine Hills. The development of the Marine Hills Subdivision occurred progressively from 1956 to 1973 by the filings of 22 Plats. Each Plat is accompanied by Protective Covenants (Reservations, Covenants, and Restrictions). The Protective Covenants for each Plat are listed on the MHACC website at www.mhacc.net

MHACC. The Marine Hills Architectural Control Committee (MHACC) was instituted to interpret, mediate, and support the Protective Covenants. The overall purpose of the MHACC is to enhance and maintain the quality of the environment, and therefore the value, of the properties in Marine Hills. Specific activities of the MHACC include, and are not limited to:

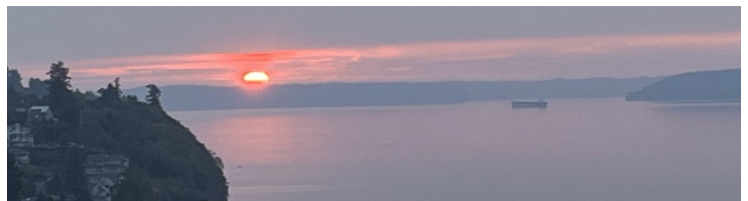
1. Review and approval of plot plans, external designs including heights, and finishes of all structures
2. Interpretation of the Covenants
3. Investigation of disputes between property owners, followed by recommendations for settlement
4. Maintenance of entries at 11th Place south and 9th Place South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

The MHACC consists of seven members who serve in two-year terms. Members of the committee are elected by ballot (one vote per property). Any resident property owner may nominate themselves, or any other resident property owner who agrees to serve, as called for in the Fall/Winter Newsletter.

The MHACC serves on a voluntary basis without salary or compensation. Operating funds are obtained from contributions from property owners.

How you can get involved. Volunteer! Nominate! The MHACC is looking for volunteers to join the committee. The annual MHACC election is the perfect time to write in your name or nominate a willing volunteer. Simply write in your name or nomination when you complete the ballot below. And please— don't forget to mail it in!

When you need to contact MHACC. Planning to paint your house a new color, change your roofing material, or do exterior modifications. These are just a few examples of when you need to contact the MHACC. Be sure to check your Plat's Protective Covenants and contact MHACC first for approval before you start.



Get out the vote – For the MHACC. A call for volunteers— Join the MHACC.

Marine Hills Architectural Control Committee 2023 Official Election Ballot

The following candidates have been nominated or volunteered to serve on the MHACC board. Please cast a vote for 7 candidates total, including write-in nominations of current residents, by mailing your ballot, on or before January 15, 2023, to PO Box 4291, Federal Way, WA 98063:

- | | | |
|--|---|---|
| <input type="checkbox"/> Charmaine Rhea | <input type="checkbox"/> Rick Battershell | <input type="checkbox"/> Write in _____ |
| <input type="checkbox"/> Jamyrlyn Mallory | <input type="checkbox"/> Stephanie Pankuch | <input type="checkbox"/> Write in _____ |
| <input type="checkbox"/> John Meeker | <input type="checkbox"/> Write in _____ | |
| <input type="checkbox"/> Penny Edlund | <input type="checkbox"/> Write in _____ | |

Ballots will be counted by February 1, 2023. Committee members will select positions (Chairman, Vice Chairman, Treas., and Sec.) within 90 days. MHACC Board Members serve two-year terms.

MHACC
PO Box 4291
Federal Way, WA



Happy Holidays, Marine Hills



MHACC Membership 2022 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 \$50. Please make checks payable to: MHACC. Thank you!

Name: _____

Address: _____

Email: _____