

Marine Hills Architectural Control Committee



**Summer
2022**



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**Congratulations,
2022 Graduates!**



Marine Hills Volunteers Make a Difference

By Stephanie Pankuch, MHACC Treasurer

A well-known benefit of volunteering is the impact on the community, and MHACC volunteers truly do. MHACC is delighted to welcome the following Marine Hills volunteers as newly appointed MHACC Committee members: Rick Battershell—Treasurer, John Meeker—Member at Large, and Charmaine Rhea—Property Monitor

Also, as always, a very big thanks to the Marine Hills volunteers who work hard to maintain the Marine Hills entryways so beautifully. Thank you for all you do!

Volunteering is a great opportunity to get involved, contribute to your neighborhood, and get to know fellow Marine Hills residents. The time commitment is just 1-2 hours per month. We still need volunteers to fill the following positions—Chairman, Secretary, Property Monitors (3), and Welcome Committee (3).

Don't be shy! 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.

Curb Appeal and Covenants

By Penny Edlund, MHACC Newsletter Editor

Marine Hill residents enjoy a highly desirable neighborhood with wide streets, distinctive homes, lovely landscaping, and spectacular views. In 2022, Marine Hill property values and sale prices hit all time highs, in part thanks to the great curb appeal of the properties throughout our community... and to our covenants.

Curb appeal, the attractiveness of a property and its surroundings when viewed from the street, is not by chance. It's by design. And in Marine Hills, every property counts! Our covenants ensure that properties are maintained in a manner that contributes to the overall beauty, appeal, and curb appeal of our entire community. Keep up the great work, neighbors. Everyone benefits from great curb appeal... and from our Marine Hills covenants!

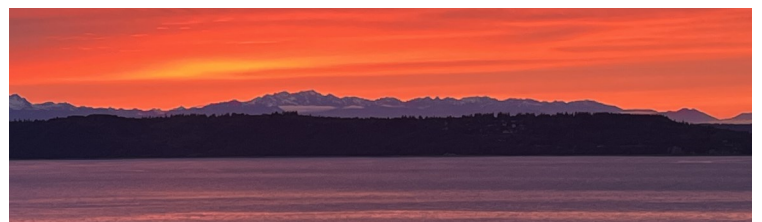
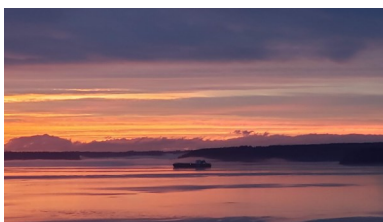
Summer reminders

By Janyrlyn Mallory, MHACC Property Monitor

Summer's in full bloom and so is Marine Hills. Thank you all who maintain those beautiful yards. We see you! With all the rain, trees, shrubs, and lawns can quickly get overgrown—so please don't forget to mow lawns, trim trees, and maintain your landscaping. The Marine Hills covenants guide the aesthetics of our beautiful community. Want more information? Visit mhacc.net/CovenantGeneral.aspx

Sept Community Meeting

Details will be posted on MHACC



Security Service Update

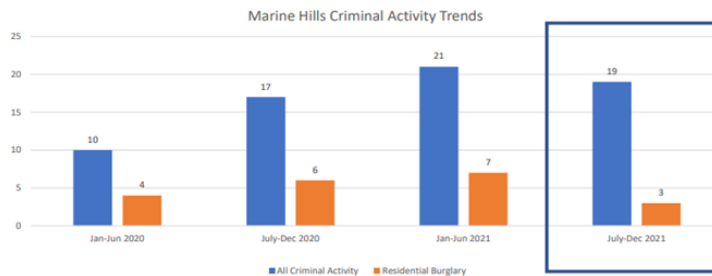
By Stephanie Pankuch, MHACC Treasurer

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. The security service randomly patrolled the neighborhood 5 days a week and sent reports after each patrol to the MHACC for review. After that trial period concluded, data was collected from communitycrimemap.com which is a resource given to us by the Federal Way Police Department as a way to research crime statistics in our neighborhood. While not an exact science, data shows that prior to the security service, total criminal activity in Marine Hills was up 110% vs the same period the year prior, and residential burglary was up 75%. After the security service was instated, total criminal activity fell to 12% vs the same period the year prior and residential burglary was down 50%. Given this and the survey results described below, the MHACC has voted to reinstate this service and we ask for your support of \$50/year in dues.



Security Service Update

Headline: Marine Hills Criminal events have shown decline in trend since implementing F-Dub security service with a significant decrease in residential burglary events.



	% Change vs Year prior	
	All Criminal Events	Residential Burglary
Jan-Jun 2021	110%	75%
July-Dec 2021	12%	-50%

Prior to the security service (Jan-Jun 21) criminal activity in Marine Hills was up 110% vs the same period in 2020. Residential burglary was up 75% vs the same period in 2020. During the security service trial period (Jul-Dec 2021) trends declined to +12% for all criminal activity down -50% for residential burglary.

Security Service Survey Results

By Stephanie Pankuch, Interim Chair

Community safety is everyone's concern, and MHACC is working to help keep Marine Hills safe and secure. We recently sent out a survey via NextDoor asking for your feedback on the security service. A very big shout out and thanks to all of the 81 respondents. Here's what they said.

- 85% of the residents were aware that MHACC had hired a security service
- 93% of the residents are supportive of a security service patrolling Marine Hills
 - 71% very supportive and 23% somewhat supportive
- 83% felt the security service has been effective
 - 30% very effective and 53% somewhat effective
- 70% of residents are likely to increase their dues contribution from \$30 to \$50 to support the service
 - 22% said maybe, and want to learn more

Bottom line: 1) With over 90% of respondents supportive of keeping the security patrols in our neighborhood and given the crime trend more broadly, the MHACC voted to continue the service. 2) An increase in your annual dues from \$30/ year to at least \$50/year will help cover the cost of the security services, contribute to the safety of our community, and give us all more peace of mind. Please contribute \$50 dues.... or more if you wish! If you would like to provide your feedback on the security service, please go to the survey link located on the homepage of our website MHACC.net.

Marine Hills Dues and MHACC Budget

Marine Hills Dues

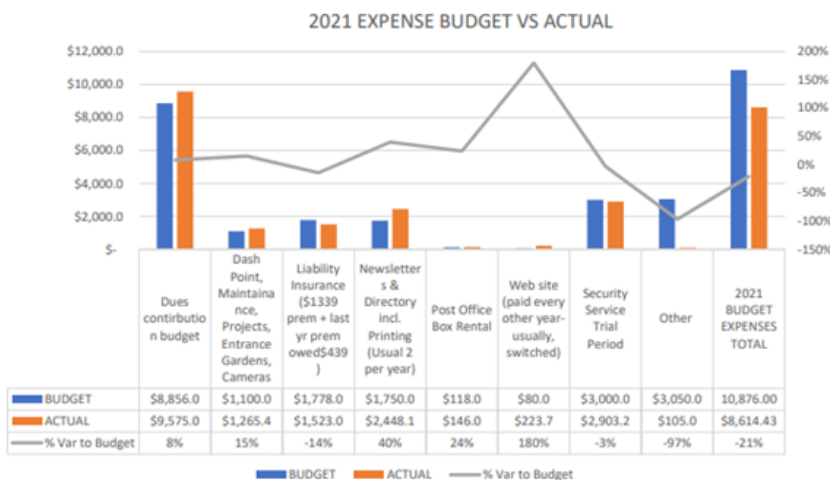
By Stephanie Pankuch, MHACC Treasurer

Thank you, neighbors! For 2021, thanks to your generous support, we collected 22% more dues than 2020 and had 208 residences contribute vs 185 in 2020. We also came in under our budgeted expenses by 21%. That allowed us to roll over some budget to 2022 to fund repairs at the 9th place entrance and extend the Marine Hills security service trial period.

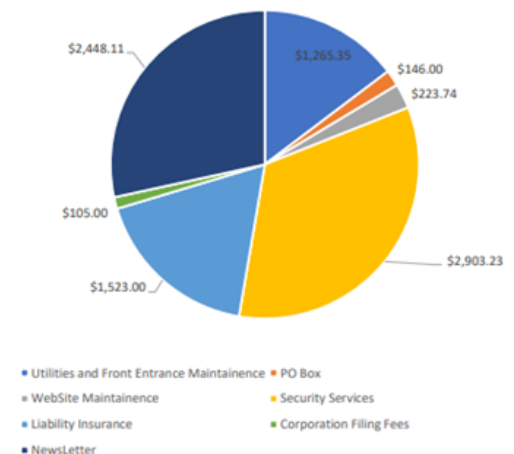
There are approximately 525 residences in our neighborhood and we would like to see everyone contributing! Please see the charts below to better understand the MHACC expenditures for 2021 and budgeted expenditures for 2022. The added expense of the investment in security services benefits everyone, and we need your support to keep Marine Hills a beautiful, welcoming, and safe community.

MHACC 2021 Expense Report and 2022 Proposed Budget

MHACC 2021 EXPENSE REPORT

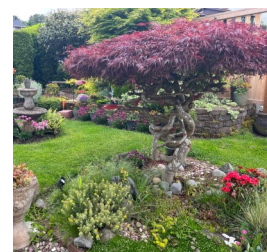


2021 MHACC EXPENSES



MHACC 2022 PROPOSED BUDGET

MARINE HILLS ARCHITECTURAL CONTROL COMMITTEE			
ANNUAL FINANCIAL SUMMARY FOR THE YEAR 2022			
2022 Sources of Income		Dollars notes	
Checking Ending Balances Dec 31 2021	\$	10,821.87	
Savings Balance Dec 31 2021	\$	4,968.93	
2022 Budgeted Dues Contributions	\$	13,606.20	29% INCREASE VS 2021
2021 # of residences contributing	250	20% INCREASE IN RESIDENCES CONTRIBUTING, 18% IN \$/RESIDENCE \$54 PER RESIDENCE	
2021 Total ledger income balance	\$	29,397.00	
2022 Budgeted Expenses		BUDGET	ACTUAL
Dash Point, Maintenance, Projects, Entrance Gardens, Cameras	\$	1,265.4	-
Entrances (9th and 12th)			-100%
PSE			
Lakehaven			
Liability Insurance (\$1339 prem + last yr prem owed \$439)	\$	1,523.0	-
Newsletters & Directory incl. Printing (Usual 2 per year)	\$	2,448.1	-
Post Office Box Rental	\$	146.0	-
Safe Deposit box rental			-100%
Web site (paid every other year-usually, switched)	\$	223.7	-
Security Service (assuming March restart)	\$	6,000.0	-
Other (front entrance repairs)	\$	2,000.0	-
2022 BUDGET EXPENSES TOTAL	\$	13,606.20	-
2022 Budgeted Net Income			-100%
2021 Net income	\$	15,790.80	
2022 Budget Summary		Dollars Notes	
General Account Balance as of 12/31/2021		10,821.87	
Savings Balance as of 12/31/2021		4,968.93	
2022 Dues Goal		13,606.20	
2022 Budget Gross Income		29,397.00	
2022 Budgeted Expenses		13,606.20	
Treasury Balance after expenses		15,790.80	



MHACC
PO Box 4291
Federal Way, WA



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 requested are just \$50. Please make checks payable to: MHACC.

Name: _____

Address: _____

Email: _____

You can also send your dues to our Venmo account @marine-hills (use the app or
www.venmo.com). Thank you!