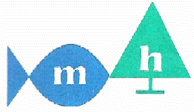


# Marine Hills Architectural Control Committee



www.MHACC.net

Fall/  
Winter  
2023



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## MHACC Election and Volunteers

### *An invitation to get involved*

By Stephanie Pankuch, MHACC Acting Chair

December is MHACC Election time and the perfect time to volunteer. MHACC is all volunteer members. We are committed to serving our community. We enjoy working together to keep Marine Hills such a unique, beautiful, and safe community and we invite you to get involved. How?

- **Vote.** Simply complete and mail in the MHACC annual election ballot on page 3.
- **Volunteer.** To volunteer, be a ballot write in. Include your name and contact information on the ballot. The following positions are open: Chairman, Property Monitors, Welcome Committee members, and a Safety Officer.

We invite you to write in and join a great team of MHACC volunteers in 2024. If you are interested in volunteering, you can also contact us at [contact.mhacc@gmail.com](mailto:contact.mhacc@gmail.com).

## MHACC Dues and Budget Update

Rick Battershell, MHACC Treasurer

Thanks to all of you who contributed to Marine Hills in 2023. So far in 2023, we have received \$11,329 of contributions toward our \$13,600 budget goal. Almost 50% of the budget funds the F-Dub security service which helps reduce crime and makes our neighborhood a safer place to live. Many thanks to all the residents who generously contributed more than \$50 to help us continue this service.

**If you have not sent in your yearly dues for 2023, please do! We need your support to meet the budget goal by year end.** We ask for a minimum contribution of \$50 per household and we put all dues to work for you and the entire community.

Our dues received through November less actual and scheduled expenses vs. budget for 2023 are shown here.

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.

	Jan - Dec (est) 23	Budget 2023	Difference
<b>Dues</b>	\$ 11,329	\$ 13,600	\$ (2,271)
<b>Expense</b>			
Insurance expense	2,047	1,523	524
Entrance landscape & utilities	1,340	3,265	(1,925)
Newsletters	2,368	2,448	(80)
Security service	6,000	6,000	-
Other postage, website, misc	234	364	(130)
<b>Total Expense</b>	<b>\$ 11,989</b>	<b>\$ 13,600</b>	<b>\$ (1,611)</b>
<b>Dues less expenses</b>	<b>-660</b>		



# Neighborhood Security Service and Criminal Activity Update

By Stephanie Pankuch, MHACC Acting Chair

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. After reviewing the community crime map data, we are happy to share that we have seen a 6.25% drop in average monthly criminal activity within Marine Hills since implementing our private security service, F-Dub Security, in July 2022. That is in stark contrast to the 19% rise in reported criminal activity Federal Way has experienced in the same comparative time periods.\*

As a reminder, F-Dub monitors crime reports, police radio, and the Safecity FW Website. F-Dub will adjust patrols to focus on any concerning crime trends.

## Summary of F-Dub Patrols and Activity

April 2023- Nov 2023

366 Total Patrols

11 Calls for Service

95% of calls were for suspicious persons, vehicles, or activity seen by residents

3% were for out of town owners advising they would be gone

2% were for theft related incidents



F-Dub notified us that there were several incidents reported on SafeCity that were not reported to F-Dub security, however as F-Dub monitors SafeCity they used that data to rearrange patrols based on those time frames. F- Dub and the MHACC asks that residents/homeowners call or text the F-Dub dispatch line (253) 883-7761 when they see or hear anything suspicious. Please also continue to use SafeCity to share information and report criminal activity. <https://safecityfw.com/>

\*Comparative periods July 2021- July 2022 vs August 2022- Oct 2023.

If you have any questions regarding the security service you can reach out to the MHACC at [contact.mhacc@gmail.com](mailto:contact.mhacc@gmail.com).

## To Report Non Emergency Issues: Eyes on Federal Way

Eyes on Federal Way (powered by SeeClickFix) is the easiest and most efficient way for you to communicate directly with your City. For those potholes, abandoned shopping carts, garbage in the streets or other local non-emergency problems that need attention, the Eyes on Federal Way app makes reporting a problem easier than ever!

<https://www.cityoffederalway.com/EyesOnFederalWay>



## To Understand Criminal Activity Trends: Community Crime Map

This interactive map will show you trends of criminal activity reported in a designated area. You can hone in on Marine Hills, or expand to look at Federal Way at large. Note that this only shows crimes that have been reported, so as always report immediately to the Federal Way Police and Safe City so the police department can keep track of trends and rises in activity to effectively respond and distribute resources. <https://communitycrimemap.com>



Another useful link: FW City-Wide News <https://www.cityoffederalway.com/page/federal-way-citywide-news>. And please use Safe City or the community facebook pages to share information. <https://safecityfw.com/>

## Noticing the Air Noise above Marine Hills? Stay informed. Take action.

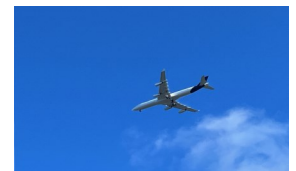
If you are bothered by air noise and flights overhead, here's how to take action

**Concerned about air noise and air quality?** The SEA Stakeholder Advisory Round Table provides a forum for stakeholder discussion and updates on airport issues.

[https://www.portseattle.org/page/StART\\_Partners](https://www.portseattle.org/page/StART_Partners)

**Want to submit a comment about the airport noise or air traffic, or get updates on Port of Seattle?** You have options. You can submit a noise complaint to the Port of Seattle. No account is required. <https://www.portseattle.org/page/submitting-comment-airport-noise-programs>

**Want to file air traffic noise complaints?** Take action with [airnoise.io](https://www.airnoise.io). Consider getting an airnoise clicker. "Airnoise.io provides the simplest, fastest ways to make your voice heard, to help your community, and get your life back." The investment is small and there's power in our numbers. <https://www.airnoise.io/>





## Know your covenants

### Your Marine Hills Covenants, Our Marine Hills Community

By Charmaine Rhea, MHACC Member

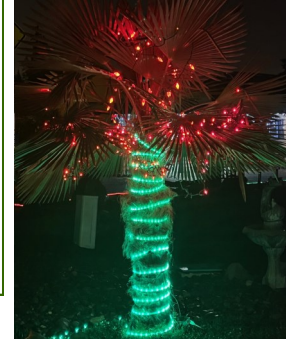
Whether you are new to Marine Hills (welcome!) or a longstanding resident – Please read and abide by the covenants that apply to your plat. To review the covenants for your plat, simply visit the MHACC website, click on “Covenant General” on the left side, locate your address on the plat map, and click on the corresponding Covenant number. [MHACC Covenant General](#)



The covenants were put in place for your benefit, the benefit of your neighbors, and the Marine Hills community overall. Knowing the covenants that apply to your plat and how they apply to you and how that affects your neighbors and our whole community is important.

The volunteer MHACC Property Monitors complete inspections of Marine Hills properties regularly. Each inspection takes time to complete and is conducted according to the covenants of each plat. Notices are sent concerning activities or situations that violate the plat covenants and Federal Way city codes as well. Violations include, for example, unkept yards, RV and boat parking, and commercial equipment. These can all be violations of Marine Hills covenants and violations of Federal Way city code. Please clean up your yards and do not park RV’s and boats over the acceptable size limit in your driveways.

Violations effect the entire community, home values, security, and the Marine Hills quality of life. As Marine Hills residents, we enjoy and benefit from a uniquely attractive community. Maintaining that appeal and the pride in our investments we made when purchasing our homes reflects on the entire neighborhood. It takes all of us to make this such a wonderful place to live in Federal Way.



A friendly reminder to MH dog owners



### Wood burning fireplaces and important tips for clean air

If you have a woodburning fireplace or wood stove, did you know that wood smoke is a major air pollutant and the fine particle pollution and gases from wood smoke can cause serious health issues for you and your neighbors? And, generating excess chimney smoke is against the law. It also means that you’re not getting the most out of your fuel.

To minimize the smoke, help air quality, and increase the heat from your wood here’s some important tips: 1) Consider using manufactured logs such as Duraflame. They burn up to 70% cleaner. 2) If you burn wood, use only dry, seasoned cord wood. 3) Use only small amounts of paper and kindling to start the fire and give it plenty of air. 4) Check your chimney to make sure no smoke is visible. 5) Never burn garbage. It’s against the law. Be a responsible wood burner. For more info, visit [www.pscleanair.org](http://www.pscleanair.org)

Vote. Volunteer.

MHACC Mail in Ballot

Please fill in and mail in.

### Marine Hills Architectural Control Committee 2024 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, 2024, to PO Box 4291, Federal Way, WA 98063:

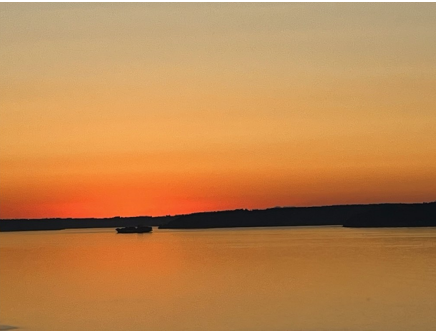
- |                    |                       |                    |
|--------------------|-----------------------|--------------------|
| ___ Charmaine Rhea | ___ Rick Battershell  | ___ Write in _____ |
| ___ John Meeker    | ___ Stephanie Pankuch | ___ Write in _____ |
| ___ Penny Edlund   | ___ Write in _____    | ___ Write in _____ |

Ballots will be counted by February 1, 2024. Committee members will select positions (Chairman, Vice Chairman, Treasurer, and Secretary) within 90 days. MHACC Board Members serve two-year terms.

MHACC  
PO Box 4291  
Federal Way, WA



Happy Holidays, Marine Hills



**MHACC Membership 2023 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: \_\_\_\_\_