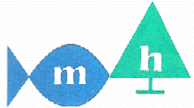


Marine Hills Architectural Control Committee



www.MHACC.net

Spring/
Summer
2023



MHACC 2023 Elections and Call for Volunteers

By Stephanie Pankuch, MHACC Acting Chair

Finally! Spring has arrived. For those who voted in January for the MHACC Board, thank you. The MHACC 2023 Board consists of the following Marine Hills residents: Stephanie Pankuch - Acting Chair, Rick Battershell -Treasurer, Penny Edlund—Secretary/ Newsletter Editor, Charmaine Rhea—Member at Large, John Meeker—Member at Large, Levi Saxton—Webmaster. Past Chair Dan Wood is kindly assisting the Board and the Board is in great need of volunteers.

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 with minimal volunteers. We are running very lean in the Property Monitor roles which enforce covenant compliance (view restrictions, yard maintenance, building proposals, etc.) and the Welcome Committee to welcome all new residents and ensure that they 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.

What's the time commitment? A few hours a month, quarterly meetings, and contribute to the newsletter. What's the benefit? You get to know your neighbors, get involved in your neighborhood, and contribute to the Marine Hills community.

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**Congratulations,
2023 Grads!
Welcome, New
Neighbors!**

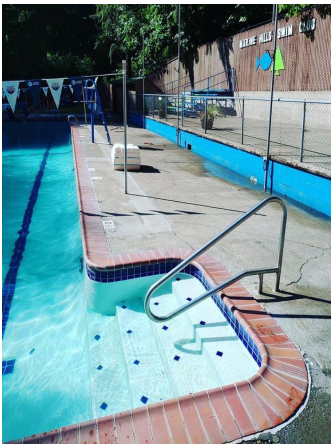


The Marine Hills Swim & Tennis Club is Turning 60!

By Levi Saxton, MHACC Webmaster

The Marine Hills Swim and Tennis Club is excited to be celebrating their 60th anniversary this summer. The pool's opening day is scheduled for Saturday, May 20th with the traditional neighborhood opening parade planned that starts at the intersection of 9th Place S and 293rd.

Additionally, the Marine Hills swim club is planning a jubilee celebration for current members and alumni. More details will be announced soon. Registration is currently open on the website for new and returning members. If you are interested in becoming a member of the Marine Hills Swim and Tennis Club, please visit their Facebook page, or you can find a link to their website on the MHACC.net home page.



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 2022 and asked for an increase in annual dues from \$30 to \$50 to fund the service. To let you know of 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 Safecity FW Website. F-Dub will adjust patrols to focus on any concerning crime trends.

Summary of patrols and activity, November 2022- March 2023: F-Dub conducted 300 Security Patrols of the Marine Hills Community and responded to 2 calls for service. One call concerned a suspicious vehicle casing mailboxes and one call was concerning a car crash into a monument.

F-Dub encourages residents/homeowners to **call or text the F-Dub dispatch line (253) 883-7761** when they see or hear anything suspicious. In addition, please continue to use Safecity or the community Facebook pages to share information. <https://safecityfw.com/>

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.

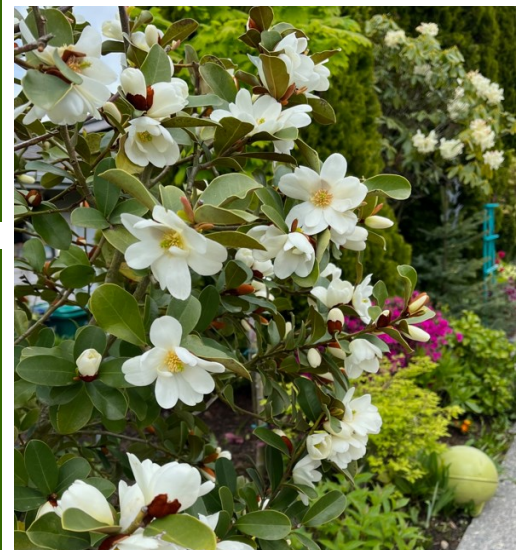
Spring Blossoms in Marine Hills

By Charmaine Rhea, MHACC Member

It's Spring again and a great time to enjoy everything growing and blooming in Marine Hills. It's also a great time of the year to assess our yards. Keeping our trees and shrubs in good shape and pruned, along with our lawns mowed, makes the entire neighborhood look amazing.

Care of overgrowth and maintenance is important to safety, and the great views we all enjoy. Please keep your neighbors in mind and review your covenants to determine what needs to be done. Keeping overgrowth to a minimum to protect our views in the process will add to the beauty of our neighborhood and enjoyment of all.

The MHACC covenants are available on the website, mhacc.net.



Dog Duties

By John Meeker, MHACC Member

Dog owners of Marine Hills have a delightful array of four-legged family members... and have dog duties as well, including picking up poop and keeping dogs on leash. It's the law. Section 9.18.100 of the Federal Way Code covers the laws, penalties, and fines. Fines can be \$250 and more!

To all the Marine Hills dog owners, the dog duties are clear:

Pick up the poop each and every time! Dog waste can contain 23 million fecal coliform bacteria and poses health risks to other dogs, humans, and our natural waterways. Dispose of the waste only in the garbage bin.

Keep your dog leashed. This includes on school grounds. "Any dog running at large within the city is a public nuisance". An exception is at official leash-free dog parks. For more information, read Section 9.18.100.

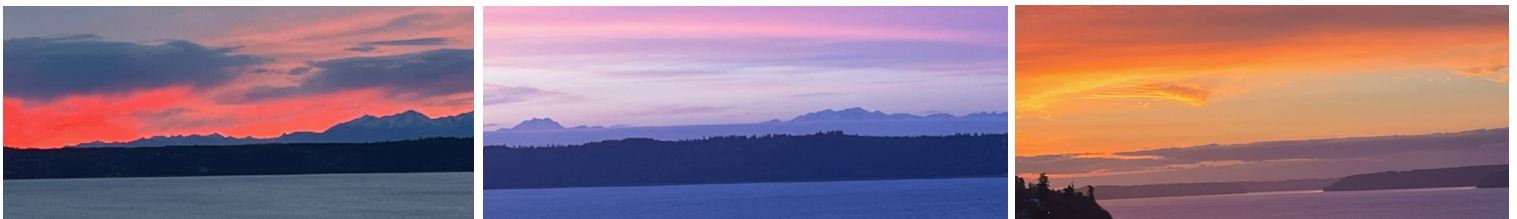
For the safe, pleasurable enjoyment of the Marine Hills community by all residents, please do your dog duties. Pick up, and leash up.

Oh, the Views **View Obstruction Complaint Resolution Procedure**

By Dan Wood, Past MHACC Chair

Marine Hills is known for spectacular views of stunning sunsets, ships on the Sound, and snow capped Olympic mountains. One of the most common complaints that MHACC receives concerns views. In the event a Marine Hills homeowner believes that a neighbor is not in compliance with the covenants, consider these steps:

1. Review the covenants governing the address in question. More than a dozen covenants govern the various Plats within Marine Hills. The covenants within the Plats differ to some degree. In the case of vegetation growth, the covenants generally read as follows; “No shrubs, trees or bushes shall be allowed to grow to a height which unduly restricts the view from adjoining property and the Architectural Control Committee, at its discretion after an investigation, may require any such offending shrub, tree or bush to be pruned, trimmed or removed.” The major difference between this portion of the covenants, within the Plats, is the wording “No shrubs, trees or bushes shall be planted and allowed to grow....”. Some people take this wording to maintain that a “native” i.e., not planted tree, can be allowed to grow to any size. In some cases, the courts have held that any undue obstructing growth can be restricted when covenants such as those in Marine Hills are in effect.
2. The owner wishing to lodge a complaint should make the initial contact with the neighbor and discuss the matter with them. If a resolution cannot be reached between the parties, the matter may then be referred to the MHACC either by written correspondence (mail) or via the “contact MHACC” on the web site (MHACC.net). The MHACC will then communicate with the offending party, either in person or in writing, an explanation of the covenant in question along with the MHACC’s judgement in the matter.
3. If a resolution is not then accomplished, it becomes the responsibility of the complaining homeowner to obtain legal counsel. It should be pointed out that our covenants are registered legal documents and a part of the deed of ownership. Although the MHACC does not have any legal standing, the courts have upheld the judgement of the MHACC without exception.



Marine Hills Dues and MHACC Budget

By Rick Battershell, MHACC Treasurer

Thanks to all of you who have contributed to Marine Hills in 2023. So far in 2023, we have received \$4,614 of contributions toward our \$13,600 budget goal. Most residents send their contributions in June and July after receiving this newsletter, so we are hoping that you will help us to hit our budget goal this summer. If you have not sent in your yearly dues for 2023, please do so now. We ask for a minimum contribution of \$50 per household and we put all dues to work for you and the entire community. Many residents are contributing more than \$50 to help us continue to fund the security services of F-Dub security, which helps reduce crime and makes our neighborhood a safer place to live. Our income and 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. Thank you for your support!

	Jan - Apr 23	Budget 2023	Difference
Dues	\$ 4,614	\$ 13,600	\$ (8,986)
Expense			
Insurance expense		1,523	(1,523)
Entrance landscape & utilities		3,265	(3,265)
Newsletters	500	2,448	(1,948)
Security Service	2,000	6,000	(4,000)
Other postage, website, misc	60	364	(304)
Total Expense	\$ 2,560	\$ 13,600	\$ (11,040)

MHACC
PO Box 4291
Federal Way, WA



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 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!