

The Covenant Courier



Special points of interest:

- > Marine Hills' distinction is through its beauty and a high level of maintenance.
- > There is a need for increased revenues that will allow improved services.
- > MHACC's financial position remains sound.
- > Please educate yourselves regarding covenants.
- > The Marine Hills Annual Picnic has been scheduled!

WHY DID YOU CHOOSE MARINE HILLS? *by Bud Bohrer*

At one of the committee meetings, we had a discussion on why each member had moved to Marine Hills. Fred Konkell stated that he and Bernice had looked at properties from Burien to Tacoma. Bud said he and Maureen had surveyed homes from Everett to Olympia. Then Jim Simpson capped the discussion by saying he had researched view properties around the entire Puget Sound from Blaine to Port Angeles. Wow! All agreed that Marine Hills was unique among all the communities reviewed.

There's the "old saw" regarding real estate that the three important factors are location, location and location. For all of us, and I suspect all of you, there were considerations, among which were the views of the sound, mountains and local territory, schools, police and fire protection, hospitals, access to shopping and freeways, etc. - all the typical factors. But there was also another common

factor in these discussions, namely the beauty of this entire community with its attractive, well maintained homes. That's the truly unique factor in Marine Hills and a major factor by most of the Committee members in their decision to buy here and, we suspect, most of you as well. It's always a pleasure to drive into Marine Hills and see the beautifully maintained homes, trees, flowers and yards.

Many neighborhoods have homes that are not well maintained, which diminishes the residential experience. Why is Marine Hills different, you ask? There are two reasons. The first is that the development has covenants that control the character of the homes that can be built and require that they be appropriately maintained. The second is that the covenants created the Marine Hills Architectural Control Committee with the task of maintaining the covenants. The Committee continues its efforts to this day in contrast to many other communities where the function has lapsed. No,

we can't solve all the problems we encounter, but we try and the success rate is good, given the desire of most residents for a beautiful home and neighborhood.

So, by now you suspect the reason for this article is that of a commercial for the MHACC—that's one objective. The other objective is to encourage everyone to fulfill the covenants and maintain their homes to the standard we all expect and appreciate.

We also hope everyone will support the Committee by submitting the annual contribution of \$20 for our endeavors. We would like everyone in the community to contribute. It's a nominal amount devoted to the activities listed in the financial report on page two in this newsletter. Committee members are volunteers who are not compensated, but rather volunteer their time, energy and minor financial contributions.

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We Are Having a Picnic! *By J. Tim Lehnerr*

Moms, Dads, Boys, Girls, Friends and Neighbors. If you live in Marine Hills, you are invited to our very first annual Marine Hills Family Picnic, an opportunity to meet others, play games and talk about Marine Hills, the place we have all come to call home.

The picnic is going to be on Saturday, August 18 from 3:00 PM until we get so tired of having a great time that we give up and go home. The picnic will be on the school grounds of Nautilus Elementary School. The Federal Way School board and the leaders of Nautilus Elementary have approved the date and time.

Your MHACC board has appointed a committee of very excited, experienced and caring leaders to help us in our efforts to have a great family picnic. The chairperson for our picnic

is Cindy Jarvis who can be contacted at cindy@jarvisfinancial.com. Cindy is one of the most excited individuals regarding helping Marine Hills become even more of a family community I have ever had the pleasure to meet. This is the same feeling I get every time I meet with all the members of the current picnic committee. For this first picnic to be as great as it can be, we are going to need your help and participation. Please come and join with us. Make this very special event all it can be.

Please note that, on the last page of this newsletter, there is information and a request for individuals willing to help with or who might know of someone that will help us with needed equipment.

(cont. on page 4)

“In 2007, we should continue our attention to securing contributions via our newsletters.”

WHAT LEVEL OF SERVICE DO YOU WANT?

by Bud Bohrer

This is the next issue. At the present time, our revenues cover the activities we have. Last year, the Committee upgraded the newsletter in the confidence that better communication could foster a better sense of community and inspire an improved observance of the covenants while it fit within our budget. This year we're publishing the new telephone directory and planning a community picnic, again to meet and get to know you better and have a more casual forum to discuss issues. There have been many suggestions for expanded services, including new/improved entry signs, better landscaping and lighting, and improved maintenance along Dash Point Way. It's more than a little amusing to have such requests that the Committee receives originate from a resident who has not made their contribution to the MHACC, which too frequently happens.

If there are to be any additional or improved services, the Committee obviously needs more revenues. The requested contribution, \$20 annually, has remained the same for many years and today is barely equivalent to a lunch. If everyone in the community contributed, we could address some improvements, and if you have any suggestions on how to increase the percentage of contributors, we'd love to hear them. The Committee has considered increasing the contribution, but to date has retained the \$20 level. We're eager to hear your thoughts.



A Bit of Interesting Information—

The topography of the Marine Hills area is the result of past glacial action that created an upland gently rolling surface elevation. The overall area is on a bench of glacial till deposited as the Vashon Glacier receded during the Pleistocene epoch, which occurred somewhere between 10,000 and 2,000,000 years ago. The rolling terrain of the plateau gives way to steep, rugged slopes down to Puget Sound, the west edges having a slope of 40 degrees or more.¹

¹ David Alt and Donald W. Hyndman, *Northwest Exposures: A Geologic Story of the Northwest*, (Missoula: Mountain Press Publishing Company, 1995), p. 233.

MHACC Financial Summary for the Year 2006

by Bud Bohrer, Treasurer

Our 2006 financial status, including contributions, expenses, and funds available, is summarized below. The cash on hand on 12/31/06 agrees with the bank statement received from Washington Mutual for the period ending 01/08/07.

Our cash on hand increased by \$395.86 over the year. Our maintenance expenses for the Dash Point Entrance Signs and Gardens are substantially reduced, however, the bill for the December service was not received in 2007. Were that bill paid, our 2006 cash increase would be small.

The cost of publishing our newsletter increased by a factor of four

with the new format adopted this year. A substantial increase in contributions – we received 294 individual contributions in 2006 versus 180 in 2005 – balanced that expense.

Our financial position remains sound. In 2007, we should continue our attention to securing contributions via our newsletters. We must also control the costs of the newsletter while maintaining the quality achieved this year. Given the plan to publish a new directory in 2007, the residents should receive one with this newsletter to reduce mailing costs.

MHACC FINANCIAL SUMMARY—2006	
Available Funds 2006	
Cash on hand January 1, 2006	\$ 5,978.12
Contributions	<u>\$ 7,405.00</u>
Total Available Funds	\$ 13,383.12
Year 2005 Expenses	
Newsletter Printing and Mailing	\$ 3,194.17
Office Supplies, Copies, Postage & Services	\$ 535.05
Utilities	
Puget Sound Energy	\$ 106.16
Lakehaven Utility District	\$ 118.63
Dash Point & Entrance Signs/Gardens	\$ 785.13
Liability Insurance	\$ 2,093.00
Safe Deposit Box Rental	\$ 45.00
P.O. Box Rental	\$ 132.00
Total Expenses	<u>\$ 7,009.14</u>
Cash on hand December 31, 2005	\$ 6,373.98

NEW MH 2007 RESIDENTIAL DIRECTORY *by J. Tim Lehnherr*

Enclosed with this newsletter, all Marine Hills residents will find one copy of the new Marine Hills 2007 address/telephone directory. Please note that this directory is for the private use of Marine Hills residents only. Any unauthorized use, copying or reproduction of this directory for any purpose other than that approved by the Marine Hills Architectural Control Committee is strictly prohibited.

Covenants From Junk to RVs: From the MHACC to the City of Federal Way

by James R Simpson, Fred Konkell, and Joe Wendlick, ACC Property Monitors

The operating guidelines for the Marine Hills Architectural Control Committee states that, in addition to responding to complaints from homeowners, the property monitors will periodically survey all properties for apparent violations and the Committee may act directly concerning unkempt properties, junk accumulation, long-term parking of RVs, boats, trucks, commercial equipment and inoperable cars as such conditions affect the value of all properties in the Subdivision, not only immediate neighbors.

The procedure is to send the offender a letter requesting corrective steps. A date is set for compliance, and if it is not forthcoming, a second letter is sent. This is a much stronger letter, especially since most of the problems are also violations of city codes and non-compliance that can lead to penalties. In brief, contrary to some myths propagated in our community, the Marine Hills Architectural Control Committee does have the means to force compliance.

Following is *unofficial paraphrasing* of the main points of city codes for junk, junked vehicles, and parking areas. The codes on commercial vehicles, recreational vehicles, and boats are printed in their entirety due to widespread concern about them in our Subdivision. All of these codes are in Chapter 22 or in Chapter 15. It is strongly advised that, when questions arise, the codes be reviewed in their entirety by going to:

[http://search.mrsc.org/nxt/gateway.dll/fdwymc?=-templates&fn=fdwypage.htm\\$vid=municodes:FederalWay](http://search.mrsc.org/nxt/gateway.dll/fdwymc?=-templates&fn=fdwypage.htm$vid=municodes:FederalWay)

The Marine Hills Architectural Control Committee operating guidelines state that residents first try to resolve problems with the offending party. If that is not possible, in the case of the following violations, you can call city violations hotline at 253-941-3415 to report your complaint. That should take care of the problem. If it does not, then contact the Architectural Control Committee.

22-952 Junk and junkyards prohibited. It is a violation of this chapter to accumulate junk, or for a property owner or the person in control of property to allow junk, junked or inoperable vehicles to accumulate, on the subject property. Vehicles illegally parked on the street can be impounded. Chapter 15, Article V 15-141 states that junk vehicles may be impounded and that a warrant to enter the property and impound any vehicles shall not be required to impound vehicles that are visible from outside of the property and accessible from normal access routes from the public right of way, including but not limited to those vehicles on or adjacent to driveways and not behind closed gates. There are also actions that can be taken for vehicles behind closed gates.

22-1135 Driveways and parking areas. a. Generally. Vehicles may be parked in the required front and rear yards only if parked on a driveway and/or parking pad, except as specified in subsection (1) (b) of this section. A driveway and/or parking pad, in a required front yard, may not exceed 20 feet in width and may not be closer than five feet to any side property line.

Division 11. Commercial Vehicles, Recreational Vehicles, and Boats

22-1176 Parking and storage of commercial vehicles in residential zones limited. Parking or storage of commercial vehicles is prohibited on residentially zoned lots.

22-1177 Parking and storage of recreational vehicles and boats in residential zones limited. Parking or storage of any recreational vehicle or boat more than nine feet in height and more than 22 feet in length is prohibited in residentially zoned lots except as allowed by FWCC [22-1179](#). (Ord. No. 04-457, § 3, 2-3-04)

22-1178 Exceptions. The city may, using Process III, approve a request to park or store a vehicle or boat of any size on a lot in a residential zone if:

- (1) The parking or storage of the vehicle or boat will not be detrimental to the character of the neighborhood;
- (2) The property abutting the subject property will not be impacted by the parking or storage;
- (3) The placement of the vehicle or boat will not create a potential fire hazard; and
- (4) The parking or storage is clearly accessory to a residential use on the subject property and the vehicle or boat is operated by a resident of the subject property. (Ord. No. 90-43, § 2(115.145(2)), 2-27-90; Ord. No. 00-375, § 25, 2000; Ord. No. 04-457, § 3, 2-3-04. Formerly 22-1177.)

22-1179 Additional requirements. The city may impose screening requirements, limit the hours of operation and impose other restrictions to eliminate adverse impacts of the parking or storage. (Ord. No. 90-43, § 2(115.145(2)), 2-27-90; Ord. No. 04-457, § 3, 2-3-04. Formerly 22-1178.)

22-1180 Limitation on use. It is a violation of this chapter to sleep in, or use for any other residential purpose, a vehicle or boat parked in a residential zone for more than 14 days in any 180-day period. (Ord. No. 90-43, § 2(115.145(3)), 2-27-90; Ord. No. 04-457, § 3, 2-3-04. (Formerly 22-1179.)

The bottom line is that we live in a beautiful Subdivision, and we all have a responsibility to know the rules and live up to them. More information on covenants on Marine Hills Architectural Control Committee guidelines will appear in future newsletters.

We Are Having a Picnic!

(cont. from page 1)

Your Board of the Marine Hills Architectural Control Committee has budgeted \$1,000 to help fund and cover the costs associated with having this event. We are not only hoping for donations of funds and items necessary for the picnic; we are also encouraging those who have not contributed their yearly \$20.00 donation to do so at the same time you commit to the picnic and send in your check. Be sure to indicate which fund you would like for your checks to be applied, i.e., annual dues or Picnic Fund.

Please do not forget to fill out and return the form regarding the picnic in the enclosed self-addressed envelope.



**FIRST ANNUAL
MARINE HILLS PICNIC
-MARK YOUR CALENDAR!**

The other day a friend told me moss seemed to have overtaken his yard this last winter. He said that it was the worst he had seen in years. This stands to reason, given the amount of rain we have had this year. Moss likes to grow in an acid environment, and the rain we get creates the acidic problem. That's why you see all of the moss when you visit a rain forest. While the moss is a nice green color, it does choke out your lawn and other landscape plants and harms hard surfaces, particularly roofs. To control moss, you first need to kill it and then start to use preventative measures to keep the moss from returning.

There are many moss killing agents on the market, which are divided into two categories. Some are for use on the lawn and garden, and some are formulated for use on hard surfaces such as roofs, driveways and decks. The products you use in the landscape have ferrous sulphate or iron, which kills the moss without harming plant material. It is necessary to rake out the moss when it dies off. These products usually need to be watered in after application, so always follow the directions when you apply them. The product Nulife Rid-Moss is my favorite because it has a very high concentration of iron. The products you use to kill moss on hard surfaces usually have a zinc base to kill the moss. I use a product from Lilly Miller named Moss Out that works for me. The run-off of these products needs to be controlled because it can cause harm to plant material.

When you have finally eliminated the moss, it is time to start a preventative program. To prevent moss growth in the lawn and landscape, you will need to apply lime. Lime converts the soil pH from acid to sweet, and moss doesn't like to grow in sweet conditions. I like to use a pelletized lime because it is faster acting than limestone flour. There are several palletized lime products on the market, so ask your nurseryperson for them. You will need to apply lime on a regular basis to keep the moss in check. I apply lime in both the spring and fall to help prevent moss growth. To prevent moss from re-growing on roofs, there are products made using zinc strips that you attach to the roofline of your house. These products release small amounts of zinc regularly, which help prevent moss growth.

Since the amount of rainfall we get every year continues to create acidic conditions, the battle to control moss continues every year. Don't lose heart. It is a battle that can be won, it just takes regular effort to win the battle. Good luck!

Join us for an afternoon and evening of fun! We will enjoy a "Caveman" catered picnic, games and visiting! This will be a great time to get acquainted with other families who live in Marine Hills – make new friends and enjoy time with old friends! You will want to bring some lawn chairs, camp chairs, or picnic blankets to sit on. Bring your softball mitt, basketball, jump rope – and come play!

The picnic is scheduled for Saturday, August 18, 2007 beginning at 3:00 PM at Nautilus Elementary School. The cost is \$7 per person or \$25 for a family. Send your check payable to MHACC with the completed information sheet below. Please note "picnic" on the memo line of your check. This will assist us in planning accurately. We would appreciate your response by June 20th, 2007.

Activities planned so far (share your ideas with us):

Neighborhood Appreciation Day Drawing Contest
Softball
Volleyball
Water Balloon Toss

Water Balloon Volleyball
Bubblegum Blowing Contest
Dig for Gold
Basketball

Gunnysack Race
Croquet
Ultimate Frisbee
Paper Airplane Contest

Note – Tobacco and alcohol are not permitted on school grounds.

We look forward to seeing you and your family and hope this will turn into an annual event! If you have questions or ideas to share, please contact Cindy Jarvis at cindy@jarvisfinancial.com or 253-946-5751 or 253-838-9703.

RSVP: Please cut on dotted line and return in the enclosed envelope.

Names of those attending and ages of children: _____

Address: _____

Phone: _____ E-mail: _____

Amount enclosed: _____

We are looking for willing volunteers. Please "X" any items you could help with:

- | | |
|---|--|
| <input type="checkbox"/> I could help run a game at the picnic | <input type="checkbox"/> I could help with setup or cleanup |
| <input type="checkbox"/> I could help make snow cones | <input type="checkbox"/> I could bring large coolers for ice and pop |
| <input type="checkbox"/> I have access to Honeybuckets/portable toilets | <input type="checkbox"/> I have access to a popcorn machine |