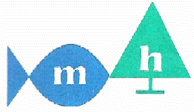


Marine Hills Architectural Control Committee



www.MHACC.net

**Fall/
Winter
2024**



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MHACC 2025 Election and Volunteers

The MHACC is comprised of all volunteer members who are committed to serving your community. We enjoy working together to keep Marine Hills such a unique, beautiful, and safe community. Members serve two-year terms and elections for open positions are conducted annually. We invite you to vote and to get involved.

To vote: Simply complete and mail in the MHACC annual election ballot on page 3.
To volunteer: Be a ballot write in. Include your name and contact information on the ballot. Open positions for new volunteers include Property Monitors, Welcome Committee members, and a Safety Officer.

We invite you to write in and join a great team of MHACC volunteers in 2025. If you are interested in volunteering, you can also contact us at contact.mhacc@gmail.com.

MHACC Dues and Budget Update

Rick Battershell, MHACC Treasurer

Thanks to all of you who contributed to Marine Hills Association in 2024. The minimum contribution asked of every household is just \$50 per year and we put all funds to work for you and the entire community. Although we received \$1,222 more in dues contributions in 2024 than in 2023, we still have an overall loss of \$1,344. This loss was a result of \$5,700 of unexpected legal fees incurred in 2024 to clarify Marine Hills covenants (see May 2024 newsletter for more details).

	2024	2023	Difference
Total Dues Contributed	14,676	13,454	1,222
Expense			
Insurance expense	2,039	2,047	(8)
Entrance landscape & utilities	1,132	1,340	(208)
Newsletter	795	2,310	(1,515)
Security service	6,000	6,000	-
Legal fees paid	5,700	-	5,700
Other postage, website, misc	354	235	
Total Expense	\$ 16,020	\$ 11,932	\$ 3,969
Dues less expenses	\$ (1,344)	\$ 1,522	\$ (2,747)
Cash Balance at Beginning of Year	19,547	18,025	
Cash Balance at End of Year	\$ 18,203	\$ 19,547	

Important notes about your community and the MHACC dues: While all residents benefit, only one-third of the more than 500 hundred residents contribute annually to the MHACC. To the one-third in 2024 – a heartfelt thank you! To the many residents who contributed more than \$50 in 2024– a very special thanks for helping to fund the F-Dub security services and keeping our neighborhood a safer place to live. To the two-thirds who missed contributing, the community is counting on you too– and it's not too late to make a difference.

If you have not sent in your yearly dues for 2024, please do so now. If you'd like to pay your 2025 dues now, we invite you to! 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 and Safety Update

In response to safety concerns expressed by residents in 2022, MHACC trialed F-Dub Security to conduct routine patrols throughout the Marine Hills community. Since then, with community input and willingness to increase annual dues, MHACC is able to continue funding these services and F-Dub Security continues to monitor and help maintain the safety and security of Marine Hills residents and properties. In addition to the routine community patrols, F-Dub monitors crime reports, police radio, and the Safe City FW Website and will adjust patrols to focus on any concerning crime trends identified. Incidents data is encouraging.

Summary of F-Dub Patrols and Activity

November 2024–January 6, 2025

134 Total Patrols

- 67 paid patrols
- 67 donated patrols, donated by F-Dub

F-Dub received no service calls or incidents reported by residents during this timeframe

The safety and security of our community is important to all Marine Hills residents.

As a reminder:

- Residents can and should call or text the F-Dub dispatch line if any suspicious activity is seen or heard. **The F-Dub dispatch number is 253-883-7761. Don't hesitate to call.**
- Residents can and should report any criminal activity to the Federal Way Police and Safe City and use Safe City FW to share information <https://safecityfw.com/>
- Residents can monitor local reported crime activity online at <https://communitycrimemap.com>

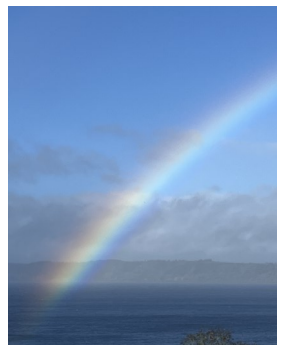


In addition, measures taken by residents, such as installing motion-detection lighting, security systems and cameras, can be very effective in improving home security, community safety, and peace of mind.

Winter Safety—Be Safe, Be Seen. Drive the Speed Limit.

Winter days are short, dark nights long, and staying safe is a must. Whether walking the dog, pushing a stroller, riding a bike, or going for a run— be safe and be seen. Remember to wear light colored or reflective clothing, carry a flashlight, and stay on sidewalks whenever possible. Watch out, also, for ice patches and slippery leaves. When driving through the community, abide by the speed limits: **25 mph**, and **20 mph** in School Zones.

BIG thanks to all the festively decorated homes that lit up dark nights this holiday season!



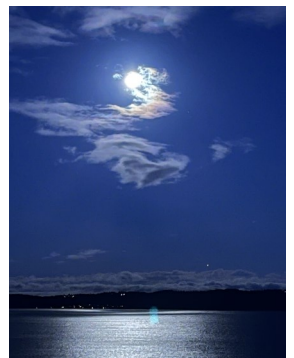
Blue Skies and Air Noise above Marine Hills

Marine Hills residents experience and enjoy views of spectacular sunsets, storm clouds, blue skies, and rainbows. We also experience flights above and air noise. If you are concerned about air noise, there are actions you can take.

To submit a comment about the airport noise or air traffic, or get updates on Port of Seattle: 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>

To file air traffic noise complaints: You can take action with [airnoise.io](https://www.airnoise.io). Consider getting an airnoise clicker. "Airnoise.io provides the simplest, fastest way to make your voice heard..." The investment is small and there's power in our numbers. <https://www.airnoise.io/>

Stay informed. Attend FW City Council meetings. Review and follow the Port of Seattle's Sustainable Airport Master Plan. <https://www.portseattle.org/plans/sustainable-airport-master-plan-samp>



Know Your Covenants

Your Marine Hills Covenants, Our Marine Hills Community

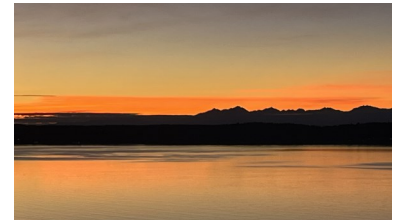
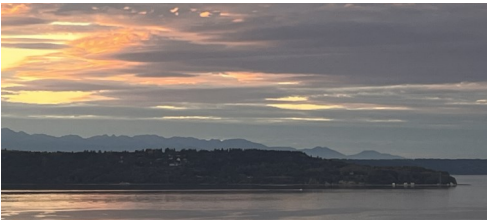
By Charmaine Rhea, MHACC Chair

Happy New Year, Marine Hills. As Marine Hills residents, we enjoy and benefit from a uniquely attractive community. Maintaining that appeal and the pride in the investments we made in our homes reflects on the entire neighborhood. It takes all of us to make Marine Hills such a wonderful place to live.



Whether you are new to Marine Hills or a longstanding resident, you are responsible to know and abide by the covenants that apply to your plat. 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.

Important reminders: The covenants require notification to the MHACC of planned improvements, construction or alterations to your property. 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](#) Violations affect the entire community, home values, security, and the Marine Hills quality of life. So please—know and abide by the covenants.



To Report Non-emergency Issues: Eyes on Federal Way

Finding potholes, abandoned vehicles, unsightly junk and debris on private properties, or other non-emergency problems that need attention in Marine Hills? Eyes on Federal Way (powered by SeeClickFix) is the easiest and most efficient way for you to communicate directly with the City of FW. The Eyes on Federal Way app lets you upload photos to accompany your request and to track the status of reports. It makes reporting a problem easier than ever. <https://www.cityoffederalway.com/EyesOnFederalWay>

Wood Burning Fireplaces and Tips for Clean Air

For Marine Hills residents without gas fireplaces, woodburning fireplaces can provide great pleasure, comfort, and heat—especially during power outages. That said, 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. 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 are 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. Please be a responsible wood burner. For more info, visit www.pscleanair.org

Vote. Volunteer.

[MHACC Mail in Ballot](#)

Please fill in and mail in.

Marine Hills Architectural Control Committee 2025 Official Election Ballot

The following candidates have been nominated or volunteered to serve on the MHACC Board. Please cast a vote for the candidates, including write-in nominations or volunteers of current residents, by mailing your ballot on or before February 20, 2025 to PO Box 4291, Federal Way, WA 98063.

___ Vidette Van Horn

___ Write in _____

___ Write in _____

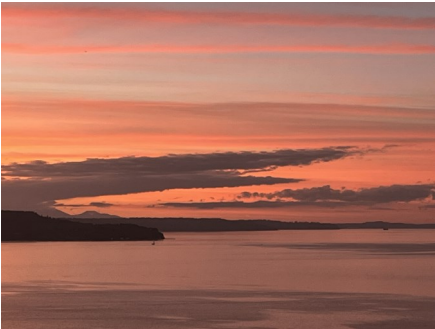
___ Write in _____

Ballots will be counted in February. Committee members will select positions within 90 days. MHACC Board Members serve two-year terms.

MHACC
PO Box 4291
Federal Way, WA



Happy New Year, Marine Hills



MHACC Membership 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: _____