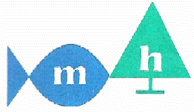


Marine Hills Architectural Control Committee



www.MHACC.net

**Spring/
Summer
2024**



The Covenant Courier

Marine Hills Volunteers Make a Difference

By Stephanie Pankuch, MHACC Acting Chair

Did you know that the MHACC is entirely comprised of neighborhood volunteers? We are always looking for more residents to join in and get involved with the committee. We need your help with neighborhood communication, routine monitoring of covenant violations, and other important community activities aimed at keeping Marine Hills beautiful and safe, and maintaining a strong sense of community. We all benefit, for example, from the great work of the volunteers who maintain the MH entrances.

MHACC is also currently looking for a committee chairperson and volunteers to help with secretarial duties and property monitoring. If you are interested in joining the MHACC and making a difference to our great community, please reach out to us at contact.mhacc@gmail.com.

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Welcome new neighbors. Congrats to 2024 Grads!



Treasurer Report

By Rick Battershell, MHACC Treasurer

Many thanks to all of you who contributed to the Marine Hills Association in 2024. The Marine Hills Association operates on an annual budget, relies solely on the dues that you contribute, and all the funds go to work for you and the entire community. We ask for a minimum contribution of \$50 per household and appreciate that many residents contribute more than \$50 which helps us continue funding the security services of F-Dub security, which helps reduce crime and makes our neighborhood a safer place to live.

That said, our 2024 budget goal is \$13,600 and to date we have received dues of \$2,605 which is \$2,009 less than this time last year. Our income and expenses for 2024 vs. 2023 are shown here.

There are approximately 500 homeowners represented in Marine Hills, but only about a third of the homeowners have contributed in past years. If you haven't contributed consistently in the past, please know that your support is really needed too, and now is a good time to start. If you have not sent in your yearly dues for 2024, please do!

Your contribution, of any amount, can be made through our Venmo account @marine-hills. Or mail a check payable to "Marine Hills Association" (or MHACC) to PO Box 4291, Federal Way, WA 98063. Please include your property address. And, thank you.

	Jan - May 2024	Jan - May 2023	Difference
Dues	\$ 2,605	\$ 4,614	\$ (2,009)
Contribution for legal funds	1,000		1,000
Total Receipts	3,605	4,614	-1,009
Expense			
Insurance expense	1,502	1,459	43
Entrance landscape & utilities	895	1,160	(265)
Newsletter		1,169	(1,169)
Security service	2,500	2,500	-
Legal fees paid	5,660	-	5,660
Total Expense	\$ 10,557	\$ 6,288	\$ 4,269
Receipts less expenses	\$ (6,952)	\$ (1,674)	\$ (5,278)

Neighborhood Security Service Update

By Stephanie Pankuch, MHACC Acting Chair

As a reminder, the MHACC has employed the services of F-Dub security since July of 2022. For the time period of December 1st, 2023 to April 30th, 2024 there were 25 reported criminal incidents within the Marine Hills neighborhood. That is down from 44 reported incidents which occurred during the previously reporting time period of April 1st, 2023 to November 30th, 2023. The reported incidents primarily involved theft, vandalism, and motor vehicle burglary.

Summary of F-Dub Patrols and Activity

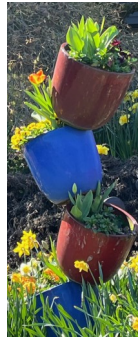
Dec 1st, 2023 to April 30th, 2024

Paid Patrols	265
Donated Patrols	140
Total Patrols	405

Five calls to F-Dub, four of which were suspicious /unusual vehicles at different locations in Marine Hills. One call was for transient looking male wandering around down on 11th.

As always, please ensure that you report any suspicious activity to both F Dub and on the SafeCity website. F-Dub monitors SafeCity and they used that data to rearrange patrols based on those time frames. F- Dub & 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/>

The MHACC very much appreciates the community support and the willingness to contribute your annual dues 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.



Summer blossoms, yard maintenance, and curb appeal

By Charmaine Rhea, MHACC member

It's that time of year again. Spring and summer blossoms bring the most amazing colors to Marine Hills.... and time to bring out the garden tools! With flowers, trees, and shrubs blooming, lawns growing and weeds flourishing, diligent yard maintenance is important to the look, feel, and overall curb appeal of our community.

Tree trimming helps protect our properties and views. Cutting back foliage that impedes sidewalks and roadways makes us all safer. Yard maintenance is essential, and it's in your covenants (www.MHACC.net). So please make sure dead, dying, and overgrown plants, bushes, and trees are cut back or removed. Your diligent yard maintenance makes our community safe for everyone and maintains the great curb appeal that makes Marine Hills so spectacular for all of us.

2024 MHACC Elections and Special Thanks to Stephanie Pankuch

Thank you to the MH residents who voted and to those who were elected to serve on the 2024 MHACC: Rick Battershell- Treasurer, Penny Edlund–Secretary, Charmaine Rhea, John Meeker, and Dan Wood–Members at Large.

A very special thanks to Stephanie. After 4 years serving as MHACC Chairperson—all while juggling full-time work, family, and graduate studies—she is stepping down. Her commitment to Marine Hills, serving our community, and taking action to do the right thing is truly inspiring. Her thoughtful leadership, talent, and energy will be missed.

Marine Hills Covenants and Community

Interpreting Marine Hills Covenants—Subdivision of Property?

By Rick Battershell, MHACC Treasurer

The Marine Hills Architectural Control Committee (MHACC) was instituted to interpret, mediate, and support the restrictions and covenants of the Marine Hills neighborhood. Its overall purpose is to enhance and maintain the quality of the environment and, therefore, the value of the properties in Marine Hills.

Specific activities of the MHACC include, but are not limited to:

- Review and approval of all structures including heights and finishes of all structures
- Interpretation of the covenants
- Investigation of disputes between owners, followed by recommendations for settlement

If any recommendations or covenants are not followed, an affected neighbor or neighbors may take the matter to a court of law at his/her/their expense. Historically, MHACC has never undertaken lawsuits to enforce its recommendations in disputes or covenant violations.

MHACC recently learned that a property owner in Marine Hills is in the process of subdividing their lot with the intention of building a second home on their property. Such a development could radically impact the immediate neighborhood and Marine Hills as a community. Since MHACC has no record of being asked to review such a development, we engaged the services of an attorney to review the covenants to determine if building a 2nd home on an existing lot would be allowed under our covenants.

Based on the attorney’s research, what was the conclusion? **The covenants of the Marine Hills neighborhood prohibit the building of a second home on the property**, even if the City of Federal Way approves subdivision of the property. This was communicated to the property owner.

Legal services for interpretation of the covenants, while rare, are expensive and they benefit our community as a whole. To all of our fellow Marine Hills homeowners, please help us replenish reserves. If you haven’t contributed consistently in the past, your support is needed and now is a good time to start.



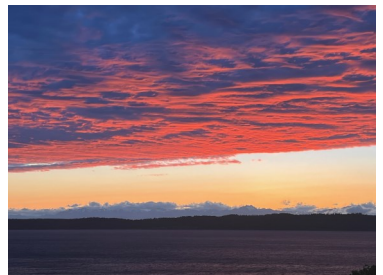
Beyond beautiful sunsets, spectacular Aurora Borealis awed Marine Hills. May 10, 2024

MH Covenants Q&A: Boats and Recreational Vehicles

Q: Can boats and RVs be parked in Marine Hills?

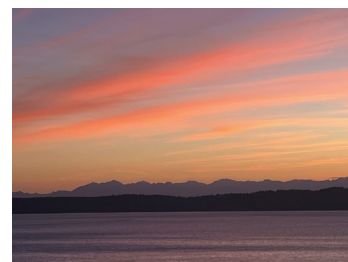
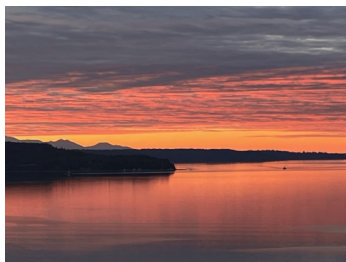
A: This issue is covered by the MHACC Operating Guidelines and City of Federal Way Codes

- Both boats and recreational vehicles are only allowed to be stored in Marine Hills if they are hidden, or substantially hidden, from view behind screens or enclosures, and even then they must be on a suitable parking pad
- Both boats and recreational vehicles are in violation of city codes, and not allowed to be stored on private property, if they are more than nine feet in height and more than 22 feet in length (Federal Way City Code 22-1177)
- Exceptions are during short periods when visitors are in Marine Hills or when boats are being moved from use to permanent storage





MHACC. PO Box 4291
Federal Way, WA



MHACC Membership 2024 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!