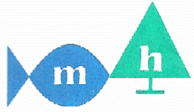


Marine Hills Architectural Control Committee



www.MHACC.net

**Spring/
Summer
2025**



The Covenant Courier

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MHACC 2025 Board and Volunteers

By Charmaine Rhea, MHACC Chair

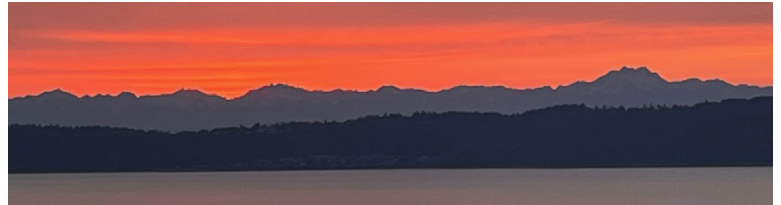
Hello Marine Hills and a big welcome to our new neighbors, summer days, and the newest MHACC Board member - Vidette Van Horn.

The MHACC 2025 Board consists of the following Marine Hills residents: Charmaine Rhea—Chair, John Meeker—Vice Chair, Rick Battershell—Treasurer, Penny Edlund—Secretary/Newsletter, Vidette Van Horn—Member at Large, Levi Saxton—Webmaster. A very special thanks to Dan Woods who, after more than 11 years of dedicated service to the MHACC and the Marine Hills community, is stepping down from the Board.

The MHACC is comprised entirely of volunteers working together to keep Marine Hills such a unique, beautiful, and safe community. We invite more residents to get involved with the committee and the community. If you are interested in joining, please email us at contact.mhacc@gmail.com.



Welcome, new neighbors.



Treasurer Report

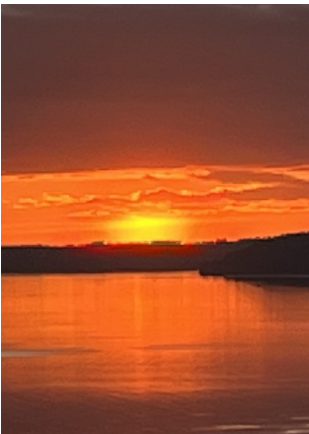
By Rick Battershell, MHACC Treasurer

Many thanks to all of you who already sent in your 2025 dues to the Marine Hills Association. An annual minimum contribution of \$50 is asked of each household, and the Association recognizes and greatly appreciates that many households contribute more than \$50 each year. Thank you. The Marine Hills Association relies solely on dues submitted and puts them to work for you and the Marine Hills community.

This report reflects the contributions and expenses as of June 2025 compared with the prior period in 2024. In addition to the MHACC website and newsletters, the contributions pay for valuable services such as the F-Dub Security patrols and community entry cameras for the safety and benefit of the entire community.

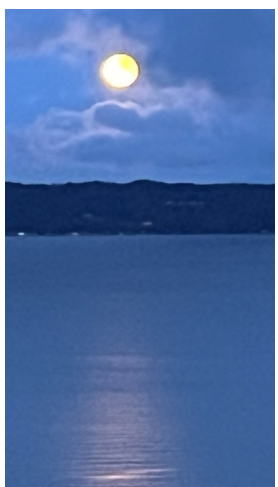
If you have not sent in your yearly dues for 2025, please do! We're counting on you too. Your contribution, of any amount, can be made through our Venmo account @marine-hills. Or mail a check payable to "Marine Hills Association" (or MHACC) to PO Box 4291, Federal Way, WA 98063. Please remember to include your property address. Thank you.

Treasurer Report 2025 ytd		2025	2025	2024
Annual Budget and Actual ytd		Budget	Actual	Actual
		(Annual)	(as of Jun 30)	(as of Jun 30)
Dues Contributed		\$ 14,700	\$ 8,373	\$ 6,431
Expense				
Insurance expense		\$ 2,100	\$ 1,541	\$ 1,502
Entrance landscape & utilities		\$ 1,300	\$ 817	\$ 895
Newsletter		\$ 2,400	\$ 795	\$ 795
Security service		\$ 6,000	\$ 3,000	\$ 3,000
Legal fees paid				\$ 5,700
Postage, website, misc		\$ 400	\$ 59	
Total Expense		\$ 12,200	\$ 6,212	\$ 11,892
Dues less expenses		\$ 2,500	\$ 2,161	\$ (5,461)



Congrats to 2025 Grads!





Neighborhood Security Service Update

For three years now, F-Dub Security service has been conducting routine security patrols throughout Marine Hills, monitoring Federal Way SafeCity incidents to adjust patrol needs and timing, and responding to our resident calls. F-Dub generally patrols during the daytime hours when criminal activities such as break-ins and thefts are more likely to occur. In the past 12 months, there have been only 2 resident calls to F-Dub and no criminal incidents reported within the Marine Hills neighborhood. Overall, good news.

As a reminder, please report any suspicious activity to both F-Dub and on Federal Way's official SafeCity website. If you see or hear anything suspicious: i) call or text the F-Dub dispatch line (253) 883-7761, and ii) use SafeCity to share information and report criminal activity. <https://safecityfw.com/>

The MHACC appreciates the community support and your annual dues to provide for the F-Dub Security service. MHACC will continue to pay for the existing level of patrols unless an increase is warranted.

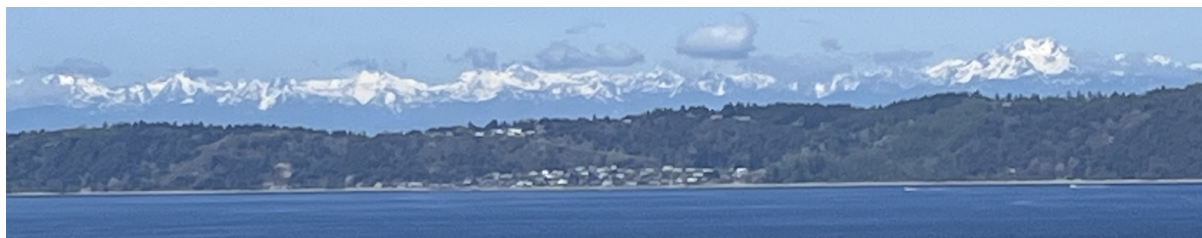
Neighborhood Safety—Speed Limit and Speed Bumps!

By Charmaine Rhea, MHACC Chair

The speed limits of 25mph and 20 mph for school hours in Marine Hills are for safety. If you've seen the two new speed bumps on 11th Place S, you've seen the impact of your neighbors taking action to improve the safety of our community. Here's how they did it:

- Residents submitted a request through the City's Neighborhood Traffic Safety (NTS) Program to address traffic safety on 11th Pl S between S 293rd St and S 296th Pl.
- The City performed a traffic study based upon NTS criteria and found that the installation of traffic calming devices was warranted.
- A neighborhood traffic safety meeting was held. It was generally agreed that reducing speeding along 11th Pl S, as well as reducing other unsafe driving behavior at the intersection of 11th Pl S and S 296th Pl, was a priority. In addition, safety concerns related to feeling unsafe walking along 11th Pl S and crossing the street at various places were discussed. All options and traffic calming tools were considered, and Speed Bumps were the most popular option.

The NTS Program is designed to provide existing Federal Way residential neighborhoods opportunities to control traffic speeds, reduce cut-through traffic and improve documented pedestrian and vehicular safety issues. This program is used to evaluate the need for speed bumps, speed tables, raised crosswalks, traffic circles, speed limit reduction, and other traffic calming measures. For further information on the NTS Program, visit cityoffederalway.com and search "NTS".



Neighborhood Safety— Non Solicitation

A simple reminder. Soliciting is prohibited in Marine Hills. If a solicitor— whether selling pest control, solar panels, alarm systems, or whatever— comes knocking on your door, you don't need to become a "captive audience". If you do open your door to a solicitor, you can simply say that Marine Hills prohibits soliciting and shut the door. Period. Such a simple, direct response from residents sends a clear, consistent message that can deter further solicitation activities within our community.

Marine Hills Covenants

Covenants, MHACC, and Resident Responsibilities

By Rick Battershell, MHACC Treasurer

Residents are responsible to adhere to the Marine Hills covenants. The covenants for each plat can be found at www.mhacc.net. The role of the Marine Hills Architectural Control Committee (MHACC) is 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, thus, 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 consider the following actions: i) neighborly discussion and resolution, ii) submit a SeeClickFix request through the City's [Eyes on Federal Way](#), where applicable, or iii) take legal action at his/her/their expense. Ideally, issues are communicated, discussed, and settled amicably among neighbors.

Marine Hills Social Corner

Community Connections

By Vidette Van Horn, MHACC Member

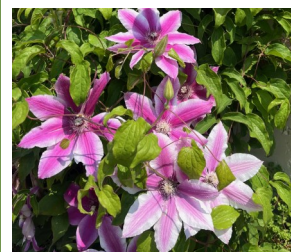
Rich with majestic trees, spectacular landscapes, and stunning blossoms, Marine Hills offers residents some wonderful opportunities to connect with neighbors and nature. Here's a few of those opportunities:

- **Garden Club.** Do you enjoy gardening? Come join the Marine Hills Garden Club. Meetings are at 5:30pm on the 3rd Tuesday of each month from September through May in the main activity room at The Brookdale Foundation (Address: 32290 1st Ave S, Federal Way)
- **Entrance Way Beautification.** Do you enjoy the beautiful entrances to Marine Hills as you drive in to our neighborhood? If you would like to meet some of your neighbors, put on your garden gloves and roll up your sleeves, we are looking for volunteers to join the fun crew who beautify and maintain the entrances. For more information and to volunteer, call Mary at 206-909-1849.
- **Marine Hills Facebook Page.** Coming soon, and exclusive to Marine Hills residents— MHACC will launch and maintain a Marine Hills facebook page that will make it easier for neighbors to connect, communicate, share, and collaborate routinely throughout the year. Details to join will be posted soon on mhacc.net



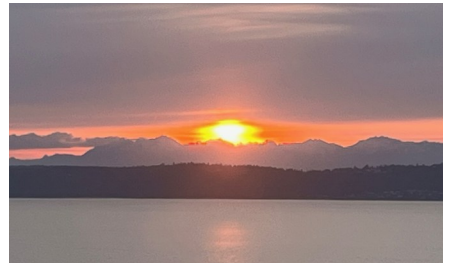
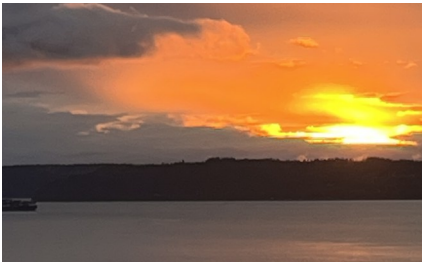
Neighborhood News

Block Yard Sale in August! Fellow Marine Hills neighbor Tessa Gold and multiple neighboring families are planning a block yard sale on **August 16th** at 1018 S 295th Pl, starting at 9am. Tessa and friends want to open it up to the whole neighborhood to host their own sales the same day. Tessa will advertise as a neighborhood sale which should attract lots of attention from yard sale enthusiasts. Interested in participating? To be included in Tessa's yard sale promotion, email tessa.m.gold@gmail.com to sign up, send the sale address and a short description about what to expect at your sale. A great way to clear out past treasures and clutter, perhaps this will be a first Annual Marine Hills Community Yard Sale tradition.





MHACC. PO Box 4291
Federal Way, WA



MHACC Membership 2025 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!