

Marine Hills Architectural Control Committee



www.MHACC.net

Spring/
Summer
2026



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Welcome, new neighbors.



Congrats to 2026 Grads!

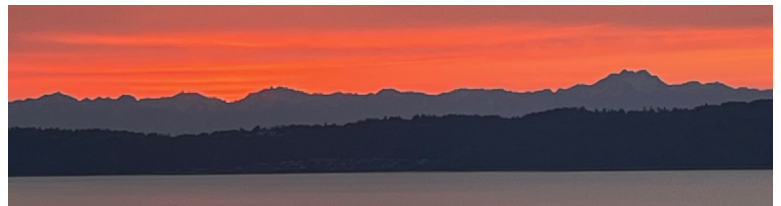


MHACC 2026 Board and Volunteers

By Charmaine Rhea, MHACC Chair

Marine Hills is a unique neighborhood, possessing characteristics of an old neighborhood type that is not seen as much any more. The board overseeing the neighborhood covenants, called the Marine Hills Architectural Control Committee, is composed of Marine Hills residents who give their time voluntarily. Volunteering is a great way to get involved in your community and a wonderful way to meet neighbors. If you have considered this in the past or would like to find out more about it, please reach out with the contact on our website, MHACC.net. It takes very little of your time and means a lot to the community in general.

The MHACC 2026 Board consists of the following Marine Hills residents: Charmaine Rhea—Chair, John Meeker—Vice Chair/Newsletter, Rick Battershell—Treasurer, Vidette Van Horn—Secretary, Levi Saxton—Webmaster. Thanks to those who voted in January for the Board!



Treasurer Report By Rick Battershell, MHACC Treasurer

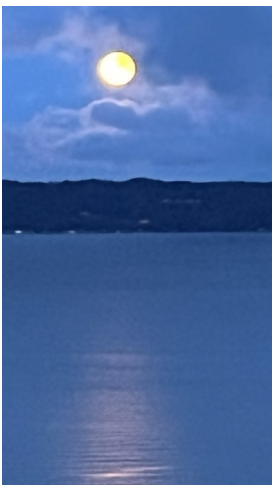
Thank you to all who have contributed to the Marine Hills Association this year. As of May, we have received **\$7,744 in 2026 dues**, which puts us a little over halfway toward our **\$15,000 annual budget goal**. Marine Hills includes approximately **500 homeowners**, yet only about one-third contribute to the Marine Hills Architectural Control Committee each year. Historically, about half our homeowners send in their contributions after receiving this newsletter. If you haven't yet sent in your 2026 dues, we encourage you to do so now. We ask for a **minimum contribution of \$50 per household**, and many residents generously give more to help us to continue funding **F-Dub Security**, whose presence helps reduce crime and keep our neighborhood safe.

Your contribution, of any amount, can be made through our Venmo account **@marine-hills**.

Or mail a check payable to **Marine Hills Association (MHACC)**
PO Box 4291,
Federal Way, WA 98063

• Please include your property address. Thank you.

	2026 Budget	2026 Jan-May	2025 Jan-May
Total Dues Contributed	15,000	7,744	8,218
Expense			
Insurance expense	2,200	1,587	1,541
Entrance landscape & utilities	1,500	823	769
Newsletter	2,000	897	795
Security service	7,000	2,758	2,500
Other postage, website, misc	800	71	59
Total Expense	\$ 13,500	\$ 6,136	\$ 5,664
Dues less expenses	\$ 1,500	\$ 1,608	\$ 2,554
Cash Balance at Beginning of Year		21,339	
Cash Balance at End of Month		\$ 22,947	



Neighborhood Security Service Update

We have contracted F-Dub Security to conduct routine patrols throughout Marine Hills since 2022. Summary of F-Dub Patrols and Activity, December 2025 through March 2026:

- 180 Security Patrols, Daily Monday-Friday
- 3 Solicitor Calls
- 2 information sharing calls, suspicious car reported and activity at a house under construction

In addition to the routine community patrols and call responses, F-Dub monitors police radio, crime reports, and the Safe City FW Website and will adjust patrols to focus on any identified crime trends. 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>

Neighborhood Safety—Speed Limit and Speed Bumps!

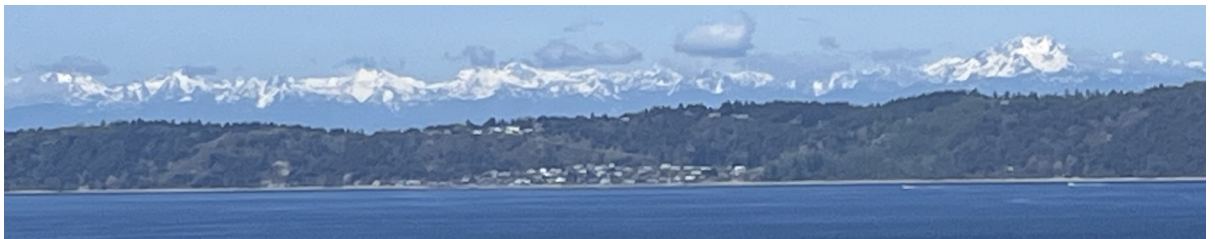
By Charmaine Rhea, MHACC Chair

The speed limit in Marine Hills is 25 MPH. We have had complaints of some cars going far beyond that speed. We understand being in a hurry and possibly not watching how fast you may be traveling, but please watch your speed limit. There are walkers, dog walkers, runners, and a lot of people out and about this time of the year.

Here's how your neighbors took action to improve the safety of our community with the installation of two new speed bumps on 11th Place S:

- 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 comes knocking on your door, whether selling pest control, solar panels, alarm systems, religion or whatever, you don't need to become a "captive audience". If you do open your door to a solicitor, 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 Working Together

By Rick Battershell, MHACC Treasurer

Marine Hills works best when neighbors work together to maintain our shared standards. If you believe there may be a covenant concern, please take these steps before contacting the Marine Hills Architectural Control Committee (MHACC):

- Review the covenants at www.mhacc.net to confirm there is an actual violation.
- Start with a friendly conversation—most concerns can be resolved quickly and amicably between neighbors.
- If the issue isn't resolved, submit a brief written complaint describing the concern, including any prior discussions, and copy your neighbor.

MHACC is here to help by reviewing concerns, interpreting the covenants, and offering recommendations to support a fair resolution.

If a resolution still isn't reached, next steps may include using the City's Eyes on Federal Way system or pursuing legal options privately. MHACC does not take enforcement action, but its recommendations are often given significant weight.

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.** MHACC has launched and maintains *Marine Hills Community Group* Facebook page to make it easier for neighbors to connect, communicate, share, and collaborate routinely throughout the year. Updates, information, and pics of our neighborhood.

Yards

Spring has "sprung" and Summer is upon us! MHACC has received complaints about overgrown yard foliage that encroaches on neighborhood sidewalks. During spring and summer, it is not uncommon for shrubs and bushes to grow quickly. Sidewalks and parking strips in front of your home are the responsibility of the property owner. These can be maintained with simple pruning and weed control products. Keeping these areas under control helps keep up overall appearance while also increasing property values. Many of our neighbors enjoy walking and running in Marine Hills.

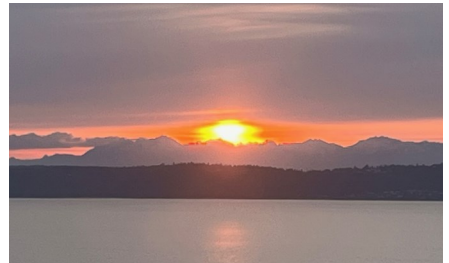
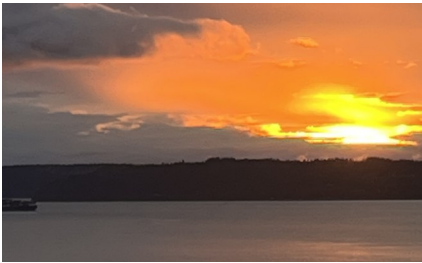
Please observe if your trees and bushes grow beyond their normal limits and block your neighbor's view. Your neighbors will truly appreciate your thoughtfulness in making sure you are not accidentally blocking views!

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 15th** 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. Email tessa.m.gold@gmail.com to be included in Tessa's yard sale promotion, include the sale address and a short description about what to expect at your sale. A great way to clear out past treasures and clutter!



MHACC. PO Box 4291
Federal Way, WA



MHACC Membership 2026 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!