

DECEPTION PARK VIEW COMMUNITY ASSOCIATION

4997 DECEPTION CIRCLE, OAK HARBOR, WA 98277
DECEPTIONPARKVIEW@GMAIL.COM ~ 360-322-4460

April 2026

Dear Association Member:

The Association Board is offering two options for our annual meeting and block party on **Sunday, June 7, 2026, from 4:00-6:00 pm**: in-person and virtual. We will discuss Association business and upcoming projects to include water system projects, community park status, and more (proposed agenda enclosed, which is subject to change). Please RSVP on the Facebook Page event or at deceptionparkview@gmail.com.

In-Person Meeting Option: The meeting will be a potluck held at the Deception Park View Community Association Community Park, the Association will provide the meat, and we are asking for attendees to bring a side to share. The meeting is open to all residents (homeowners and renters). This is a business meeting; per the Community Park guidelines, no alcohol or drugs will be allowed, and intoxicated persons will not be allowed to attend.

Virtual Option: We will also offer a virtual option via Google Meets; residents can use the following link <https://meet.google.com/uvx-ruvp-pkv>. We recommend you connect at least 5-10 minutes before 4 pm.

The meeting will start promptly at 4 pm with a roll call of members present. **All homeowners present (in-person and virtually) will be eligible to enter the drawing to be exempt from paying annual dues for 2026.** Current board members, renters w/proxy, and owners who are past due on annual dues are not eligible to participate.

Voting will happen **during** this meeting. Per our Bylaws, each household and/or lot owner is entitled to one vote. Renters are welcome to attend but cannot vote unless they have a signed proxy from the owner of the property.

Annual meeting documents can be emailed to you prior to the meeting upon request at deceptionparkview@gmail.com (after June 1st). If you would like **hardcopy** documents, please RSVP requesting hardcopy documents so we can ensure we have enough for each family. All meeting documents will be available on our website after June 1st.

Please submit your topics for discussion and/or concerns ahead of time so the Association Board has time to research to provide you with the best answer and/or solution. Please send to deceptionparkview@gmail.com.

Items we will discuss and vote on:

Annual Dues – The Board is proposing annual dues be switched to quarterly dues with no increase.

Covenant Revisions – This will be available on the website after May 18th. Summary of changes: updating to align with RCW 64.38.100, adding home occupation guidelines.

Bylaw Revisions – This will be available on the website after May 18th. Summary of changes: quarterly water rates, changing lien days from 120 to 90 per RCW 57.08.081, updating and adding sentence about Water System Service Policies and Procedures; and if approved, quarterly annual dues.

Electronic Meters – The Board is considering installing electronic meters, which will detect water leaks sooner.

2025-2026 Proposed Budget – This will be available on the website after May 18th.

Election of Board Members for 2026-2027 – Every year we elect the next year's board members. If you are interested in becoming a board member, please contact the Association at deceptionparkview@gmail.com **BEFORE** May 15th so we can include your name on the ballot. Compensation is \$99 for every board meeting attended. Visit our website for position descriptions.

If you cannot attend either in-person or virtually, a proxy form is enclosed for your convenience.

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Proposed Association Annual Meeting Agenda Sunday, June 7, 2026 – 4 pm

- 1. Call to Order – Kathleen Johnson, President**
- 2. Review the Board-Approved 2025 Annual Meeting Minutes – Emma Donahew, Secretary**
- 3. Financial Report – Josh Blee, Treasurer**
 - a. Current Status as of May 31, 2026
 - b. Account Changes
 - c. Annual Federal Tax Filing
- 4. Water System Project Update – Josh Blee, Treasurer, and Ryan Parsons, Vice President**
 - a. New Water Management Company (Northwest Water Systems)
 - b. Project Upgrade Status
 - c. Chlorine and Daily Testing
- 5. Old Business – Kathleen Johnson, President**
 - a. Covenants Enforcement Update
 - b. Community Park Update
 - c. Resident Contact Forms
- 6. New Business – Kathleen Johnson, President**
 - a. New Billing System
 - b. Updated Water System Policies and Procedures
 - c. Resident Open Forum
 - d. Drawing for Annual Dues Exemption
 - e. Items for Community Vote
 - a. Quarterly Dues
 - b. Covenant Revisions
 - c. Bylaw Revisions
 - d. Electronic Meters
 - e. 2026-2027 Proposed Budget
 - f. Election of 2026-2027 Board Members
 - f. Authorized Account Signers
 - g. Schedule Transfer of Board Member Responsibilities
- 7. Set Next Board Meeting Date/Time – Kathleen Johnson, President**

August 8th at 4 pm at the Community Park
- 8. Adjourn – Kathleen Johnson, President**

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Deception Park View Community Association

PROXY

Mail to 4997 Deception Circle, Oak Harbor, WA 98277 or email listed above

Know all present, that I, the undersigned member of the above mentioned Association, do hereby constitute and appoint _____ my true and lawful attorney, with power of substitute, to represent me at the membership meeting of the corporation, to be held as indicated, with the right to vote and to exercise all the powers that I, the undersigned, would possess if personally present. This proxy shall terminate immediately after said meeting, unless sooner terminated by me in writing. This proxy shall automatically terminate if subsequent hereto, I issue another proxy in writing.

To my attorney: I understand that the voting issues at this meeting of the Association shall be for the 2025-2026 issues listed below. I wish that you vote per my wishes as follows:

- I wish to abstain from the election/vote.
- I wish to nominate _____ for the position of _____.
- I wish for you to use your best judgment in voting for the Board of Directors.
- I wish for you to use your best judgment in voting for the Proposed Budget.
- I wish for you to use your best judgment in voting for the Quarterly Dues.
- I wish for you to use your best judgment in voting for the Proposed Covenant revisions.
- I wish for you to use your best judgment in voting for the Proposed Bylaw revisions.
- I wish for you to use your best judgment in voting for the Electronic Meters.

Dated this _____ day of _____, 2026.

Street Address, City, State, Zip Code

Property Owner's Signature

Email

Print Property Owner's Name