

DECEPTION PARK VIEW COMMUNITY ASSOCIATION

APRIL 2021

Mark your Calendars!

Our Annual Meeting is coming up fast:

Friday, June 25, 2021

6-8 pm

We hope the Recreation Area pavilions will be ready to host its first annual meeting. We are prepared to host a conference call meeting like we did in 2020.

Items on the agenda: USDA Loan status, Community Recreation Area status, Resident Contact Forms, Covenants Revisions and Election of Board Members.

PFOA/PFOS Testing

Even though our water source was not within the Navy's projected contamination range, the Association Board requested that King Water Company test our water for possible contamination of PFOA/PFOS due to being so close to NAS Whidbey Island. The report indicates that our water source has not been contaminated. You can find the full report on our website.

The Board hopes this provides some peace of mind for all our residents. Please let us know if you have any questions or concerns.

Resident Contact Forms

Resident contact forms were mailed with the February water billing statements. Please send those in so the Board knows how you would like to be contacted for emergency and other Association situations.

USDA Loan

The Association has hired an engineer from the Davido Consulting Group and they have started the USDA required preliminary report on our system to include an environmental and archeologist report. We will keep you posted on our progress.

Financial Status

The Association maintains three bank accounts with WA Federal Bank and the following are the balances as of February 28, 2021:

Water: \$40,269.60

Capital Improvements: \$106,048.90

Community: \$19,676.75

Annual reports are available on our website. If you would like to see the current records, please email deceptionparkview@gmail.com.

Check out our website at www.deceptionparkview.org

Follow us on Facebook at www.facebook.com/deceptionparkview

Contact us at deceptionparkview@gmail.com

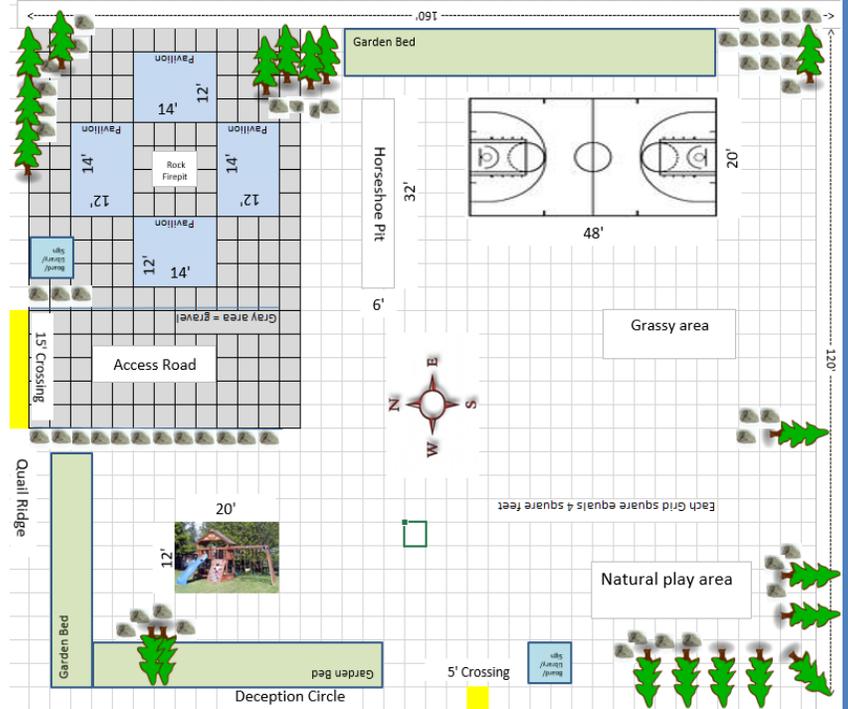
Community Recreation Area Planning Team Update

The Association is working with Island County Planning & Community Development to determine if we can create a community recreation area. We have requested a pre-application conference to evaluate our options and way forward.

We took a workday winter break from Dec-Feb. Here is our 2021 workday schedule: Apr 10, May 8, Jun 12, Jul 10, Aug 14, Sep 11, Oct 9 and Nov 13. The work begins at 9 am until noon depending on the work plans.

We had 11 residents attend the March 13th workday. We mowed the lots, weed-eated the ditches, gathered tree limbs and burned the debris pile. We also assisted a resident in clearing their backyard of an old trailer and other garbage.

Want to join the team or provide feedback? Email us at deceptionparkview@gmail.com.



1 of 3 Proposed Covenant Changes for 2021

(Vote held at our June 25th Annual Meeting. All proposed changes can be found at our website.)

Current:

HEIGHT OF BUILDINGS RESTRICTED: (Page 5)

- Division 1: lots 4 through 11 and 14 through 59 to 15 feet in height; lots 3, 12, and 13 to 17 feet; lots 1 and 2 and lots 60 through 73 to 22 feet.
- Division 2: Block 1, lots 1 through 18 to 13 feet; Block 2, lots 1 through 7 and lots 11 through 16 to 15 feet, lots 8, 9, and 10 to 22 feet; Block 3, lots 1 and 2 to 15 feet; Block 4, lots 1 and 2 to 15 feet.

Proposed:

HEIGHT OF BUILDINGS RESTRICTED:

- Division 1: lots 4 through 11 and 14 through 59 to 15 feet in height; lots 3, 12, and 13 to 17 feet; lots 1 and 2 and lots 60 through 73 to 22 feet.
- Division 2: Block 1, lots 1 through 18 to 13 feet; Block 2, lots 1 through 7 and lots 11 through 16 to 15 feet, lots 8, 9, and 10 to 22 feet; Block 3, lots 1 and 2 to 15 feet; Block 4, lots 1 and 2 to 15 feet.

c. Any lot owner who plans to build new construction can request in writing a height variance to the Board of Directors of the Deception Park View Community Association, hereafter referred to as "Board". The Board will review the construction plans, consult and receive written approval from the affected residents, and make a final determination within 30 days of receiving the written request.

Board Meeting Schedule

The Association Board meets every other month to discuss Association business. All meetings are open for all Association members to attend; however, voting is limited to the elected board members. If you cannot attend and have a concern, please send an email to deceptionparkview@gmail.com.

You can also join via conference call using the following:

Call: 701-802-5205

Access code: 5838229

The Board currently meets at the President's house at 5006 Deception Circle at 6:30 pm. These dates and location could change due to Board Member availability and will be posted on Facebook and our website.

Meeting dates for 2021 before the annual meeting are: May 10