

DECEPTION PARK VIEW COMMUNITY ASSOCIATION

AUGUST 2020

Annual Association Meeting

The Association Board would like to thank everyone who joined us on the Annual Meeting conference call and submitted their ballots. Hopefully next year we will host a live meeting on June 25, 2021, so mark your calendars.

Here are your 2020-2021 Association Board Members:

Greg Johnson, President
Josh Blee, Vice President
Melonie Miller, Secretary
Kathleen Johnson, Treasurer
Sallie Blackstock, Water Manager
Jason Newkirk, Special Projects Coordinator

Here are the results of the Action Item votes:

Passed 15-9 — 2020-2021 Proposed Budget
Failed 11-14 — Construction Variance
Passed 16-8 — Add Resident on Cranberry Drive
Passed 16-10 — Annual Dues Increase

The President informed attendees that the Board was no longer pursuing an entrance sign due to easement issues with Island County and WA State.

The Covenants Chair, Kathleen Johnson, informed attendees that the no sign covenant listed in the June newsletter has been removed from our Restrictive Covenants because it violates WA State RCW 64.38.034. Per the RCWs, this did not require a vote of the membership because it violates the RCWs.

Water Rate Increase Reminder

As we mentioned in previous newsletters, in order to prepare for the USDA loan, the Board raised the water rates to \$60/month, which is \$120 every billing cycle plus the tiered rate system. This will increase your water bill by \$22.50/month and \$45/billing cycle started in **June 2020, which is reflected on your August bill.** The tiered system has been modified as follows:

Under 8500 gallons is included in base rate
8500-10500 rate is \$0.0080 (was \$0.0060)
Over 10500 rate is \$0.0100 (was \$0.0080)

Annual Dues Increase

The annual dues increase passed and will be added to your **August** water bill. The dues are changing from \$40/year to \$50/year starting in June 2020 and then \$75/year starting in June 2021. This will help pay for increased expenses for the following: insurance, property taxes, streetlights, website and community park development/maintenance plus other community expenses.

2020-2021 Board Meeting Schedule

The following are the tentative dates for the Association Board Meetings, currently held at 5006 Deception Circle, at 6:30 pm:

August 12
October 14
November 11
January 13
March 10
May 12

These dates and location could change due to Board Member availability and will be posted on Facebook and our website. You can always email the Association at deceptionparkview@gmail.com to verify dates and to receive the agenda or submit questions or concerns.

Check out our website at www.deceptionparkview.org

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

Contact us at deceptionparkview@gmail.com

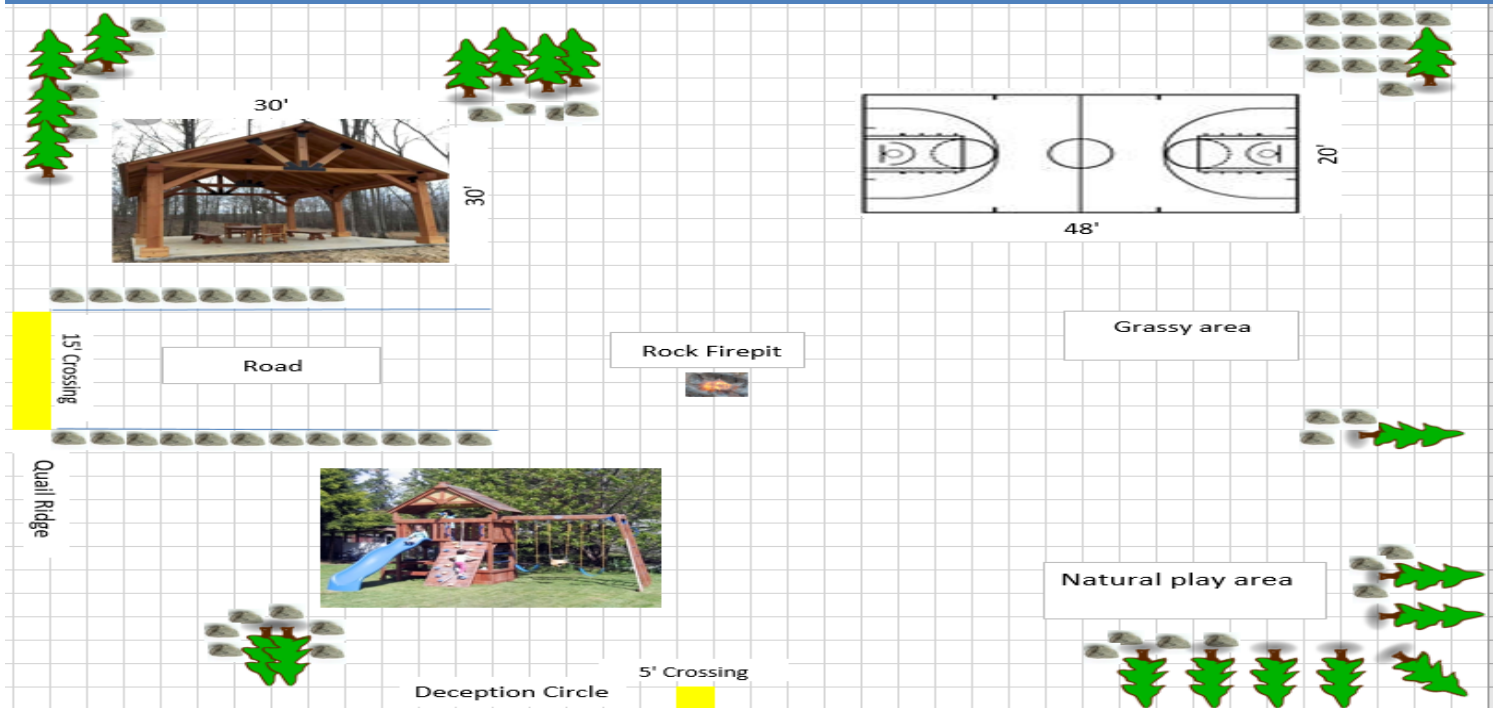
Community Park Planning Team Update

The Community Park Planning Team selected the below layout based on your feedback.

Due to weather and the State's social distancing requests due to COVID-19, the Team has not made much progress this year. Most of our workdays have consisted of mowing, rock and debris clearing, and planning.

We have scheduled the following workdays for 2020: Aug 8, Sep 12, Oct 10 and Nov 14. The work begins at 9 am until 12 pm depending on work planned or otherwise posted on Facebook. We will take a winter break from Dec-Feb as the weather has proven to not cooperate with our work plans.

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



Covenant Reminders (Page 7, Section X)

X: CARE AND MAINTENANCE OF LAWNS, FENCING, TREES, ETC.

10. Care and maintenance of trees, shrubbery and landscaping on all lots within Deception Park View shall be the responsibility of the respective lot owners. Any tree on any lot which reasonably poses a danger to persons or property will not be allowed to remain.

a. RESIDENTIAL LAWNS AND FENCING

To preserve the beauty of our neighborhood, all residential lawns shall be appropriately maintained (mowed and groomed) with all weeds under control as much as possible. All residents are encouraged to maintain the ditches and Island County easements in front/side of their lots, as the County is only required to mow a limited number of times per year.

All fencing shall remain in good repair with no broken boards or missing sections.

b. TREES OF 12" BASE

No tree with a trunk diameter exceeding 12 inches at its base shall be removed without prior written approval from the Board, which approval may not be withheld with respect to clearing a building site and may not be unreasonably withheld in any case.

c. CLEARING LOTS OF WEEDS, ETC.

It shall be the responsibility of the owners of any lot to keep weeds, including stinging nettles and poison ivy, under control and to the extent reasonably possible to prevent the spread of weeds to other lots, i.e., such weeds shall not be allowed to grow to the height of two (2) feet or more.

Mark Your
Calendars!

Community-wide
cleanup week
September 20-27

Pick up will be
Sunday,
September 27th
at noon.