

# DECEPTION PARK VIEW COMMUNITY ASSOCIATION

AUGUST 2021

## Annual Meeting Updates

Thank you to everyone who attended our first Annual Meeting at the Association's Community Park on Friday, June 25, 2021. There were 19 residents present.

Here are your 2021-2022 Association Board Members:

Josh Blee, President  
Greg Johnson, Vice President  
Brenda Walma, Secretary  
Kathleen Johnson, Treasurer  
Sallie Blackstock, Water Manager  
Matthew Butler, Special Projects Coordinator  
Melonie Miller, Hospitality Coordinator

Here are the results of the Action Item votes:

Passed 16-0 — 2021-2022 Proposed Budget  
Passed 12-4 — Covenants Section I  
Passed 11-4 — Covenants Section X  
Passed 11-4 — Covenants Section XVII

Key Covenant changes that were approved:

**Section 1**—Lot owners can now request a height variance, which has to be approved by affected lot owners' with a water view.

**Section X**—Clarified that weeds include all WA State noxious weeds such as blackberries and English ivy. Also added clarification of what vacant lot owners are expected to do to maintain their lots.

**Section XVII**—Added WA State Laws and Island County Ordinances as violations, reorganized items a-e and increased the violation fine to \$250 (previously \$100).

These will be updated and registered with Island County Records as soon as possible as well as posted on our website. If you have Covenants questions, please contact the Covenants Chair at the listed email.

## Aquifer Troll

The Board has approved for King Water Company to install an aquifer troll, which will measure and collect data for our well. This will help determine the impact of adding water connections to our system as well as other pertinent data about our system.

## 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. The archeology report is complete and there were no findings. 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 end of year balances as of **May 31, 2021**:

Water: \$12,174.97  
Capital Improvements: \$170,085.51  
Community: \$9,725.27

Current status as of **June 30, 2021**:

Water: \$14,941.06  
Capital Improvements: \$170,099.49  
Community: \$9,803.64

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

Check out our website at [www.deceptionparkview.org](http://www.deceptionparkview.org)  
Follow us on Facebook at [www.facebook.com/deceptionparkview](http://www.facebook.com/deceptionparkview)  
Contact us at [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com)  
Address: 4997 Deception Circle  
Phone number: 360-322-4460

# Community Park Planning Team Update

The Association is working with Island County Planning & Community Development to create a community park.

Here is our 2021 workday schedule: Aug 14, Sep 11, Oct 9 and Nov 13. The work begins at 9 am until noon depending on the work plans.

We had 9 residents attend the June 12th workday. We mowed the lots, weed-eated the ditches, gathered tree limbs and burned the debris pile. We also partially put together the second gazebo. A 5-man crew finished the gazebo on June 19th.

Our July workday was canceled because key contributions were unavailability due to work obligations.

We still have two gazebos to build plus laying the railroad ties and of course regular maintenance. The gazebos take about 8-10 hours. Want to join the team or provide feedback? Email us at [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com).



## Community Park Fundraiser

The construction of the Community Park has been slow for many reasons from lack of volunteers to COVID-19 restrictions. The biggest obstacle we have is adequate funds. We have increased the annual dues to \$75 starting in August 2021 to help with this as well as other increasing HOA costs.

In an effort to make progress, we are launching a community-wide fundraiser with the following levels: 1st Tier will be \$1000, 2nd Tier will be \$500 and 3rd Tier will be \$250 or less. Contact Melonie Miller for more information at 425-501-2750.

## 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.

## 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](mailto: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 Vice 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 are: Aug 9, Oct 11, Nov 8, Jan 10, Mar 14, May 9**