

DECEPTION PARK VIEW COMMUNITY ASSOCIATION

FEBRUARY 2021

Mark your Calendars!

We know it's early but the Association Board has already selected the date for our Annual Meeting so mark your calendars for:

Friday, June 25, 2021

6-8 pm

We hope the Community Park pavilion will be ready to host its first annual meeting. We are prepared to host a conference call meeting like we did in 2020.

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:
March 8—May 10**

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 December 31, 2020:

Water: \$17,427.27

Capital Improvements: \$96,783.19

Community: \$18,545.88

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

2021 Water Connection Lottery Suspended

The Board has suspended the water connection lottery for 2021 for the following reasons:

- 1) We haven't seen the impact of adding the current 10 water connections to our aging system yet.
- 2) We had a significant water loss during the June/ July water cycle, over 100,000 gallons.

Check out our website at www.deceptionparkview.org

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

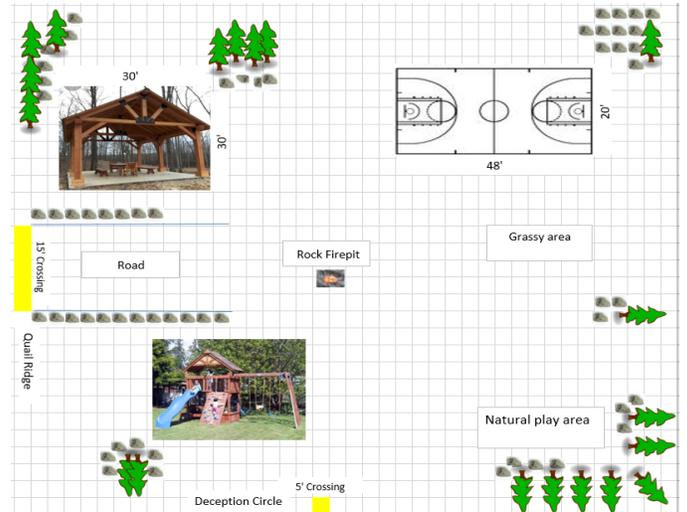
Contact us at deceptionparkview@gmail.com

Community Park Planning Team Update

Due to weather and the State's social distancing requests due to COVID-19, the Team has not made much progress. Most of our 2020 workdays consisted of mowing, rock and debris clearing, and planning.

We took a workday winter break from Dec-Feb. Here is our 2021 workday schedule: Mar 13, 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.

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



Community and Covenant Reminders

X: CARE AND MAINTENANCE OF LAWNS, FENCING, TREES, ETC. (Page 7)

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.

Proposed Covenant Changes for 2021

(Vote held at our June 25th Annual Meeting)

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