

DECEPTION PARK VIEW COMMUNITY ASSOCIATION

JUNE 2021

Mark your Calendars!

Our Annual Meeting is this month:

Friday, June 25, 2021

6-8 pm

The Community Park pavilions are almost ready to host their first annual meeting. We are hosting both an in-person and conference call meeting, if we have cell phone reception. Call **701-802-5205** and enter the following access code **5838229**. We recommend you call 5-10 minutes before 6 pm. The meeting will start promptly at 6 pm with a roll call of members present.

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

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 our general email, deceptionparkview@gmail.com.

Covenants Revisions

There are three Covenants revisions proposed:

- Page 5, Section I, height of buildings restricted
- Page 7, Section X, care and maintenance of lawns, fencing, trees, etc.
- Page 9, Section XVII, member violations

Full details are available on our website.

Voting

Voting will happen before and during this meeting. Mailed ballots are due back by **June 23rd** to be included in the official count. They can be mailed to our new official address 4997 Deception Circle or delivered to the President's residence (5006 Deception Circle) or emailed. Annual meeting documents can be emailed to you prior to the meeting upon request at deceptionparkview@gmail.com (after June 12th). No hardcopy documents will be provided at the meeting other than the official ballots. All meeting documents will be available on our website by June 12th.

Covenants Reminder

a. RESIDENTIAL LAWNS AND FENCING (Section 10, page 7)

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.

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 April 30, 2021:

Water: \$71,871.87

Capital Improvements: \$111,115.42

Community: \$10,844.67

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
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: 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 April 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.

We had 23 residents and resident family members attend the May 8th workday to help put together one of four pavilions as well as the monthly tasks to keep the lots cleaned up.

Want to join the team or provide feedback? Email us at 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.

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 election results and will be posted on Facebook and our website.

**Meeting dates after the annual meeting are:
Aug 9, Oct 11, Nov 8, Jan 10, Mar 14, May 9**