

DECEPTION PARK VIEW ASSOCIATION

JUNE 2020

Update!

Annual Association Meeting

Friday, June 26, 2020, from 6-8 pm

Due to the ongoing COVID-19 restrictions, there has been a change to our 2020 Association Annual Meeting. The Board is preparing for two options: a live meeting with restrictions and a conference call. We will still discuss Association business and upcoming projects to include community park status, annual dues increase, water connection lottery, and more (agenda on website). The meeting is still scheduled for **Friday, June 26, 2020, from 6:00-8:00 pm**. Please RSVP at deceptionparkview@gmail.com or on the Facebook Page event.

Live Meeting Option: If we are allowed to have a live meeting, it will still be held at the Deception Park View Community Park, but it will no longer be a potluck picnic. There will be no shared food allowed. Attendees will need to wear masks and maintain a six-foot distance from other families. It will still be open to all residents (homeowners and renters). Bring your own tables/chairs and a canopy if you have one. We will vote at this meeting.

Conference Call Option: If we have a conference call meeting, residents will call the following number **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. Voting will happen before this meeting. Ballots will be mailed and/or hand delivered to each resident before June 15th and are due back by June 24th to be included in the official count. They can be mailed to our PO Box or delivered to the President's residence (5006 Deception Circle). Annual meeting documents can be emailed to you prior to the meeting upon request at deceptionparkview@gmail.com (after June 10th). No hardcopy documents will be provided other than the official ballots. Some of these documents are already available on our website and we are considering adding them all for your convenience.

Items we will discuss and vote on:

2020-2021 Proposed Budget – This is available on the website.

Construction Variance – Per our Covenants (Page 5, Section I), every lot has a height restriction. It has been requested that we change this restriction for some of our undeveloped lots. Lot owners have requested the height restriction be raised to 16 feet on all lots below this height. We currently have 10 lots with a height restriction of 13 feet and 15 lots with a height restriction of 15 feet.

Add Resident on Cranberry Drive – The Board learned in October 2019 that there is a lot at the end of Cranberry Drive that was not part of our original plat. However, Island County added it to our water service area. Unfortunately, without being an official member of our Association, they cannot tap into our water source per our Bylaws. The lot owner is requesting we add him to our plat, this will make him eligible for the water connection lottery in June 2021. There will be a fee for him to join our Association and the lot owner will pay for all costs to adjust our plat with Island County.

Annual Dues Increase – The board is proposing an annual dues increase 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.

Election of Board Members for 2020-2021 – Every year we elect the next year's board members. If you are interested in becoming a board member, please contact Greg Johnson, current President, at deceptionparkview@gmail.com or 360-675-6252 **BEFORE** June 6th so we can include your name on the ballot. Visit our website for position descriptions.

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

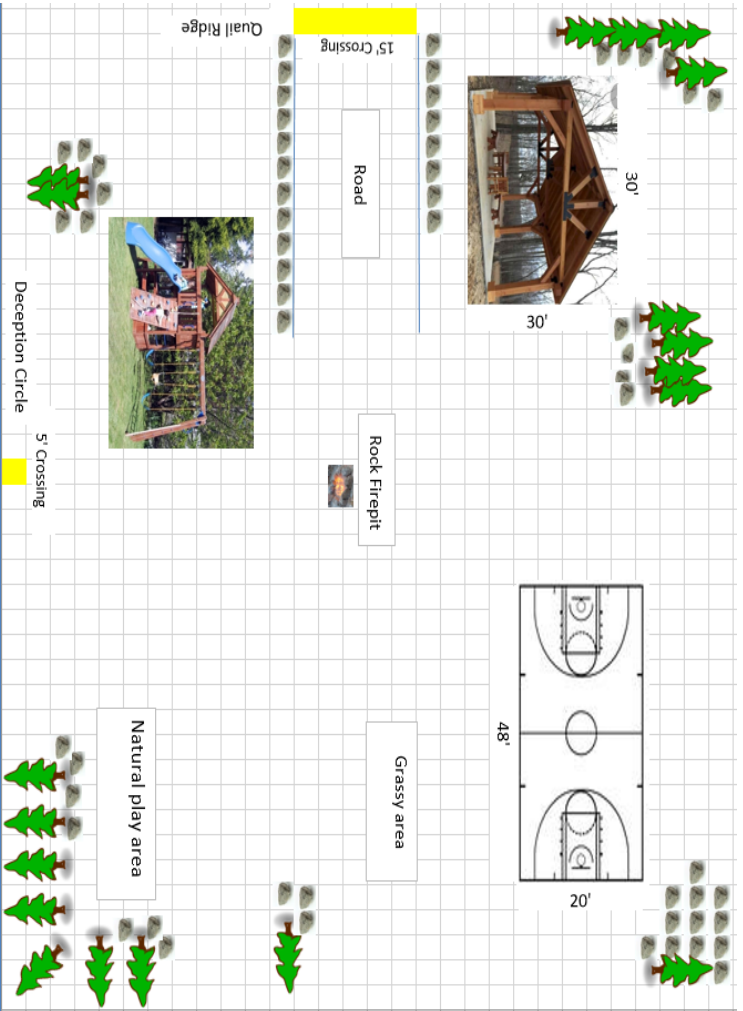
The Community Park Planning Team selected the below layout based on your feedback.

The team cleared the property of many rocks on March 14th, made a rock road path and built a rock firepit. Due to the State's social distancing requests, we cancelled the April 4th and May 9th workdays; however, the Johnson's mowed and sprayed for weed control.

We have scheduled the following workdays for 2020: Jun 13, Jul 11, Aug 8, Sep 12, Oct 10 and Nov 14. The work begins at **8 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.



No Signs Allowed

Our Association Covenants do not allow any signs to be placed on any property except those advertising the property for sale or rent. This is stated on page 7, section 11:

XI: NO SIGNS ALLOWED

11. No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more than one (1) square foot, one (1) sign of no more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the period of construction and sale of building on the lot in question and except signs posted by the Association.

Water Rate Increase

As we mentioned in the February and April 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 starting in June 2020. The tiered system has been modified as follows: Under 8500 gallons is included in base rate; 8500-10500 rate increases to \$0.0080 (from \$0.0060); and over 10500 rate increases to \$0.0100 (from \$0.0080).

Mark Your Calendars!

Community-wide cleanup week

September 20-27

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