

# DECEPTION PARK VIEW COMMUNITY ASSOCIATION

OCTOBER 2024

## Future Board Meetings

All board meetings are currently held at 2 pm at the community park whenever possible. The below are the future dates; however, dates and location are subject to change, please check the website or the Facebook community page for updates.

November 10th  
January 12th  
March 9th  
May 18th

All residents are welcome to attend.

If you have any questions or concerns you would like the Board to address, please send an email to [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com) or call 360-322-4460.

## Financial Status as of August 31, 2024

The Association maintains three Heritage Bank accounts and the following are the balances:

Water: \$35,730.81  
Community: \$19,386.80  
Capital Improvements Total: \$237,116.71  
Savings: \$12,116.71  
13-Mth CD: \$200,000.00  
3-5 Mth CD: \$25,000.00

The 2024-2025 Proposed Budget will be available on the website as well as the final 2023-2024 Budget soon.

Check out our website at [www.deceptionparkview.org](http://www.deceptionparkview.org)

Follow us on Facebook at:

[www.facebook.com/deceptionparkview](https://www.facebook.com/deceptionparkview) and  
[www.facebook.com/groups/1745494725853470](https://www.facebook.com/groups/1745494725853470)

Contact us at [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com)

Address: 4997 Deception Circle

Phone number: 360-322-4460

## Mark Your Calendars for the following Events held at the Community Park:

### October 26th at 5 pm—Fall Fest

Please join us for our 3rd Annual Fall Fest.

We will provide food, snacks, and candy.

There will be a costume contest with prizes,

so bring your best dressed kiddos, pups, and yourself. We will also have a fire to gather around to get to know your neighbors.



### April 18th-27th—Neighborhood Clean Up

Be sure to take advantage of this opportunity and save yourself a trip to the dump. There will be a dumpster placed by the community park April 18th—27th.



Below are the guidelines and list of prohibited items.

- No hazardous waste allowed in the dumpster.
- Tires and appliances need special loading. They need to be put at the closed end and have a tarp or plywood separating them from the rest of the contents.
- No items longer than 6 feet. No fluorescent lamps, batteries, rechargeable tools or appliances, pesticides, fertilizers, asbestos, mercury thermometers or switches.
- No liquid paints, stains, solvents, or oil-soaked rags. Dried paint in cans is okay.
- No liquids that are caustic, poisonous, toxic, or combustible/flammable, spa chemicals, propane tanks, gas cylinders, catalysts, or oxidizing chemicals.

### June 8th at 4 pm—2025 Association Annual Meeting

Come join us for the 2025 Association Annual Meeting and Potluck Picnic to discuss Association business and upcoming projects. Open to all residents (homeowners and renters) just bring your family and a dish to share.

There will be a drawing to be exempt from paying annual dues (current board members are not eligible to participate).

## Covenant Reminders

The HOA Board is required to enforce the Covenants found on our website at [www.deceptionparkview.org/covenants--bylaws.html](http://www.deceptionparkview.org/covenants--bylaws.html).

Some of the issues you may receive notices to correct are:

1) No parking on the street. The County has asked us to enforce this as they need room for emergency vehicles. We do understand that sometimes it might be necessary to have visitors park on the roadway due to parties and/or gatherings. However, we are requesting it be limited to these temporary activities.

2) No inoperable and/or unregistered vehicles, trailers, boats, etc. on your property. This invites rodents and potentially crime which affects all of us.

3) Lawn and vacant lot maintenance. All residents are expected to maintain their lawns, fences, and the ditches. The County only mows the easement and ditches once per year. Vacant lots need a 5-foot property line perimeter that's free of noxious weeds like blackberries that can grow into another neighbor's properties with the remaining vegetation no higher than two feet (2') other than trees.

The covenants allow us to levy a \$250 fine and bill you for the cleanup.

If you receive a violation letter and need additional time to correct it, please contact us. Our objective is not to fine residents but to preserve the beauty of our neighborhood so please do your part to continue to make our community a great place to live.



### Community Park Planning Team

Ryan Parsons, your Association Vice President, would like to reestablish the community park planning team.

This team would help with the following:

- ⇒ Design layout
- ⇒ Recommend improvements or work to be completed
- ⇒ Help maintain the grounds (authorized \$30/hr)
- ⇒ And more



If you are interested, please email us at [deceptionparkview@gmail.com](mailto:deceptionparkview@gmail.com).