

# 2001 Silver Firs Phase II Homeowners Annual Meeting



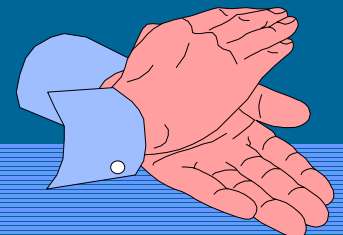
**Jim Yourkowski**  
**Director of Operations**

# My Objectives for 2000

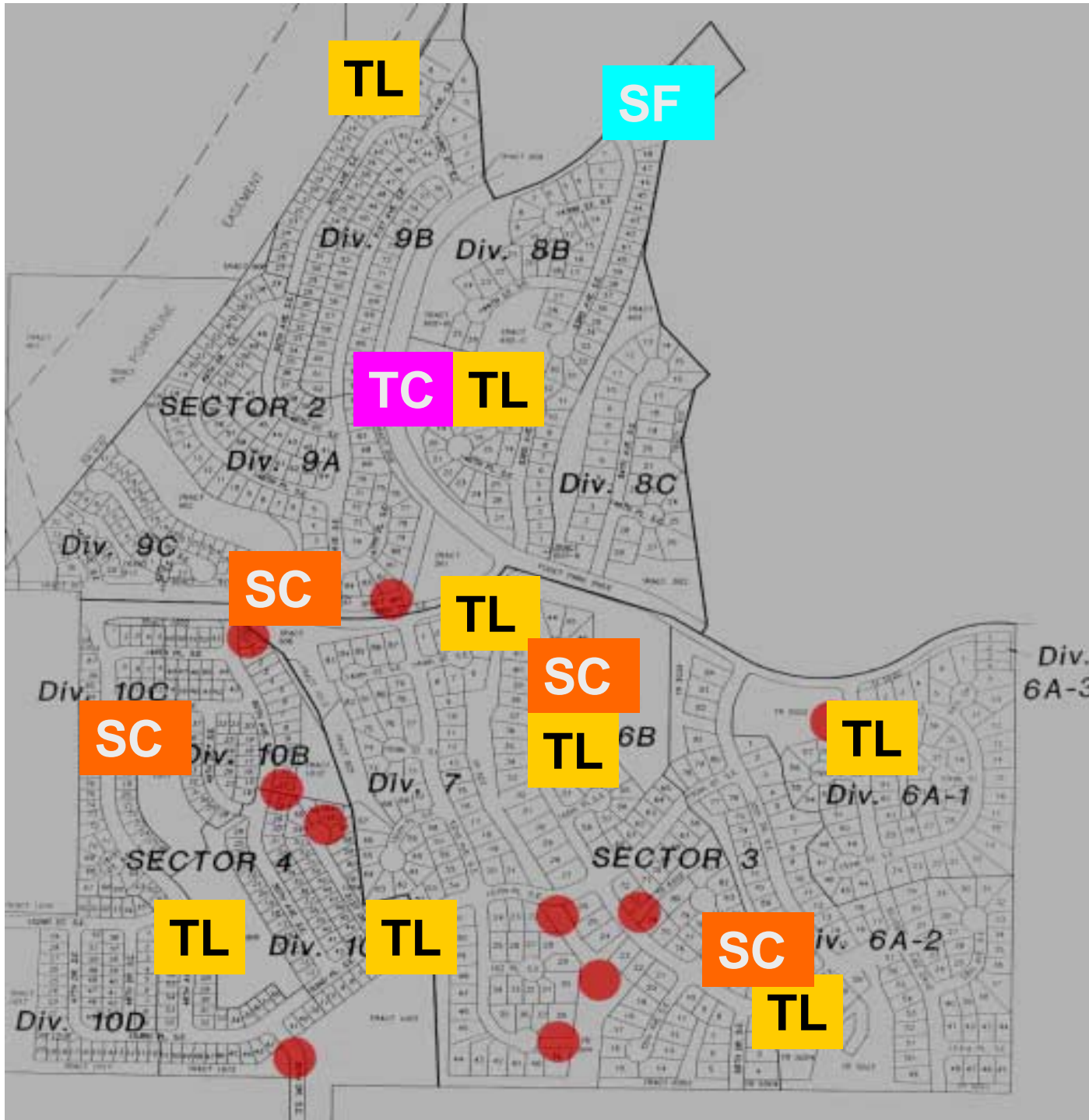
- Learn as much as possible about our neighborhood and how it is maintained
- Determine responsibilities
  - Homeowner, Association, Management Company, Snohomish County, Centex
- Make contact with the homeowners
- Make contact with Snohomish County

# Thanks to the Contributors

- Last year, about 70 people said they would like to contribute to the association with their ideas, time and energy.
- More than half that number responded when we needed help in 2000.
- That's a significant contribution. Thank you!



# Play Areas



**SF** soccer field

**TC** 2 tennis courts

**SC** 4 sport courts

**TL** 8 tot lots

# Significant Events in 2000

- FEB: Annual meeting- new budget
- MAR: Web site created
- APR: Annual garage sale day
- MAY: \$205/year dues ballot passes
- MAY: Hire Total Landscape company
- MAY: Play area clean-up
- MAY: Policy/Process Review
- MAY: Email notice of minutes on web

# Significant Events in 2000

- JUN: Hire CWD Management company
- JUN: Create committees
- AUG: Communication review process
- NOV: Met with SnoCo traffic calming
- DEC: Plant 14 ornamental pear trees in Thornbury park



# Operations 2000 Report

Listed in increasing level of personal involvement

1

- Surface Water Control
- Power Line Maintenance
- Mill Creek East UGA Plan
- Street Sweeping
- Street Lighting
- US Postal Service

Continued on page 2...

# Operations 2000 Report

Listed in increasing level of personal involvement

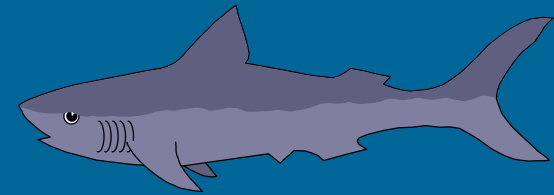
## 2

- Soccer Field Parking
- Soccer Field Reservations
- Trees of Concern
- Native Growth Protection Areas
- Play Area Signs
- Traffic
- Pedestrian Safety



# Surface Water Control

A “bio-filtration swale” helps protects salmon habitat



Dan Jones- SnoCo

MAR-00: Constructing a  
bio-swale in  
Sherwood



# Surface Water Control

The “creek” in Thornbury park is actually a bio-swale



Looking south from 144th Street



# Power Line Maintenance

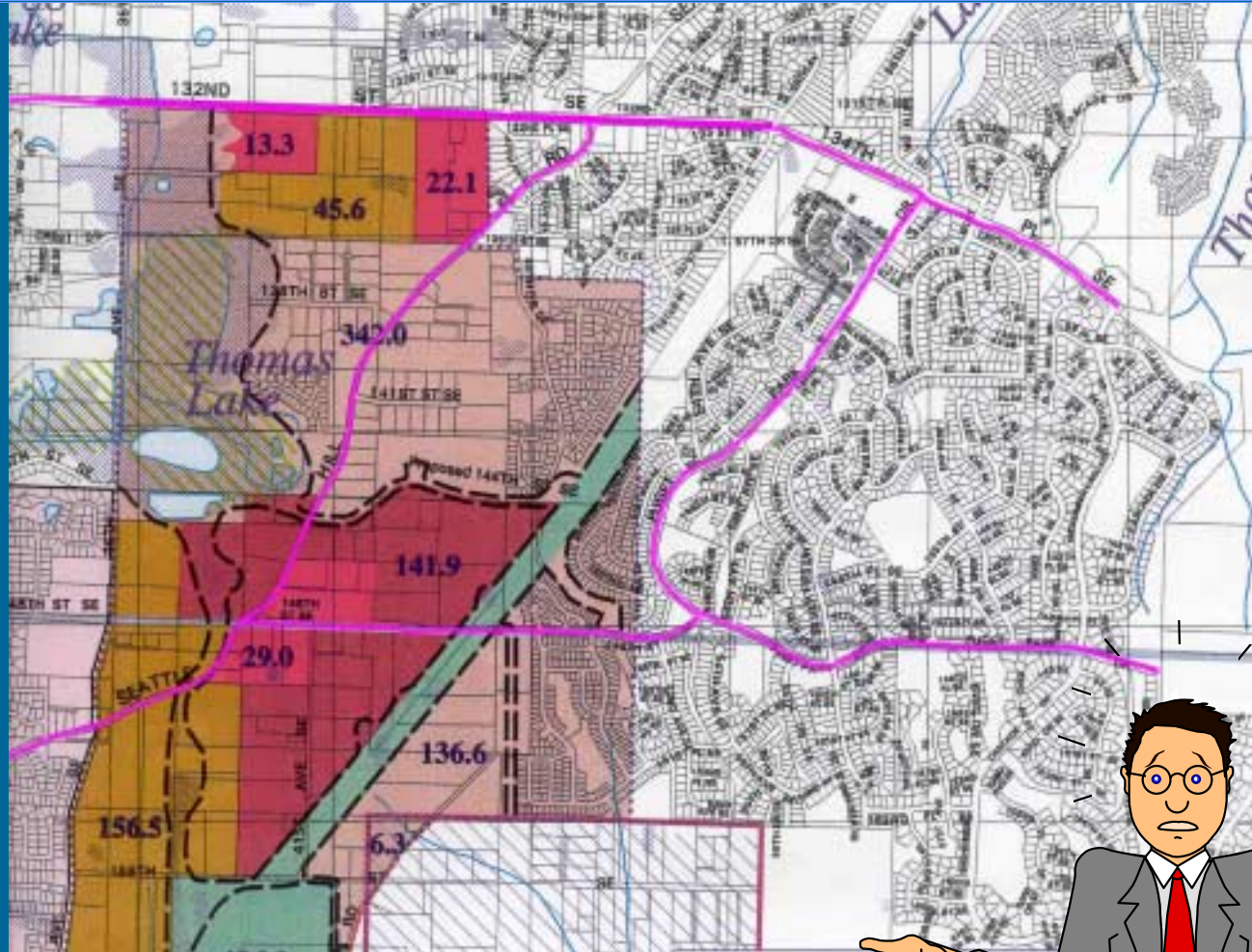
SnoCo PUD cuts the brush under the lines



Looking south from the Cottages

# Mill Creek East UGA Plan

## County Council will decide early this year



# Mill Creek East UGA Plan

The plan is a set of alternatives

- OCT-25: Public forum held at Mill Creek Elementary School
- Alternatives for consideration by county:
  - High density
  - Medium density
  - Low density with 200 acres of parks
  - **No Action**- Retain existing plan for low density and no parks



# Street Sweeping

SnoCo PUD sweeps the streets



APR-00: Sweeper in Sherwood



“Jerry”- SnoCo

SnoCo PUD has 2 sweepers that run every day somewhere in the county





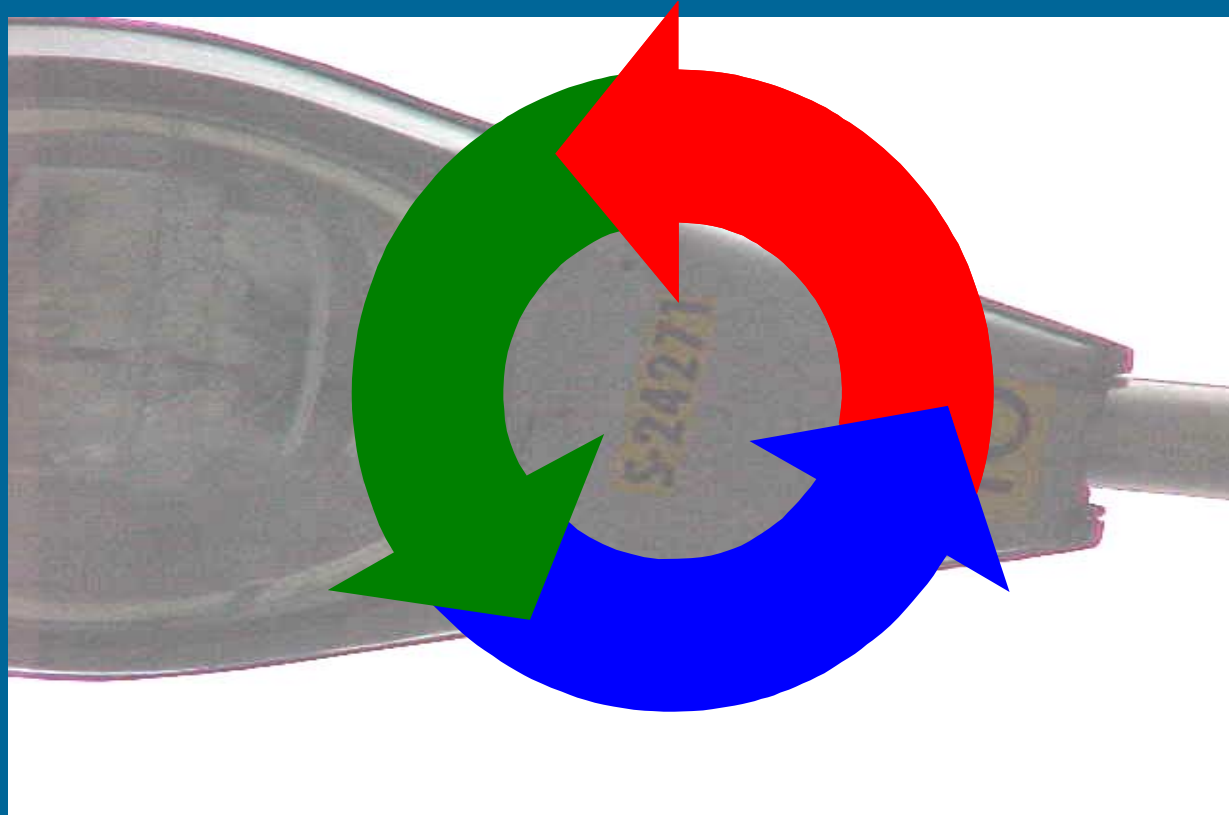
# Street Lighting

All street lights look alike except...



# Street Lighting

...the "S" number identifies each light



# Street Lighting

## General Information

- About 200 street lights
- Owned, operated and maintained by Sno Co PUD
- SFHOA pays the lighting bills
  - ~\$15,000 per year



# Street Lighting

## How to report an inoperative light

Call SnoCo PUD (425-783-8300) and say:

- “The light is located on Puget Park Drive. It’s the 1st light east of 148th Street”
- “The “S” number is 24271”
- “The light is completely out”



or “the light cycles on and off”



# US Postal Service

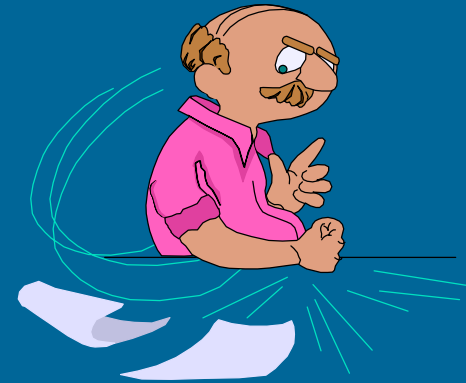
Mail security is an issue for some homeowners



We have about 110  
mail “standards”  
like this one

# US Postal Service

## “CDU” style lock box

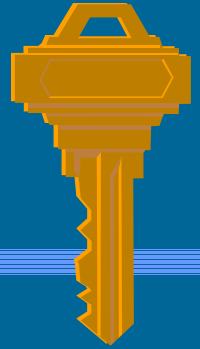


- I don't recommend this style of lock box because:
  - Its ugly
  - Its expensive
    - \$1350 per stand



# US Postal Service

I like this type of lock box



It costs about  
\$25 per  
mailbox or  
about \$250  
per standard

Board meeting dated JUN-7-99 voted to leave this  
decision to the homeowners

# US Postal Service

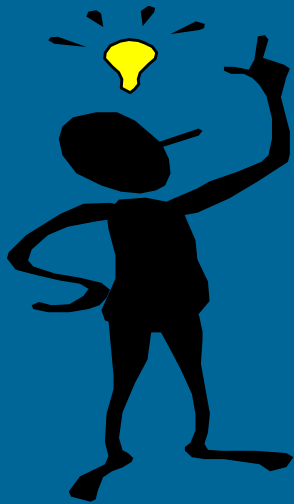
## Info from your mail carrier- Tammy

- Tammy is a “sub”
- Route 19 is a big route- 630 customers and rising
- There is a daily time crunch

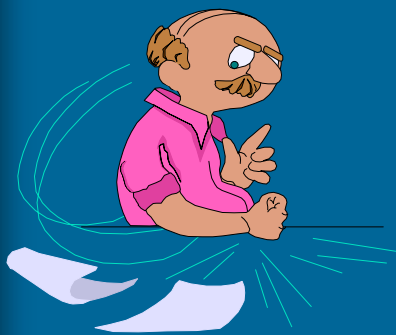


# US Postal Service

## Advice from Tammy



- **Clearly label your house number and street on the outside AND the inside of the mail box door**



**For new areas- stick with your box assignment on the standard. Don't try to switch positions.**

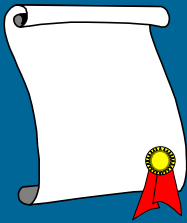
**There's more...**

# US Postal Service

## Advice from your mail carrier- Tammy



If you occasionally get the wrong mail, and know who owns it, please give it to them.



Leave a note for Tammy if you have recurring problems. Be as descriptive as you can. Provide a phone number.



Switch to a lock box if you suspect theft.



# Operations 2000 Report

Listed in increasing level of personal involvement

## 2

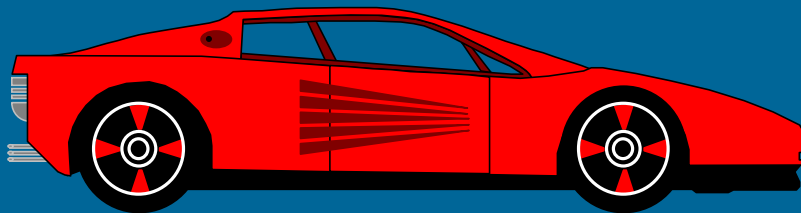
- Soccer Field Parking
- Soccer Field Reservations
- Trees of Concern
- Native Growth Protection Areas
- Play Area Signs
- Traffic
- Pedestrian Safety

# Soccer Field Parking

Sign installed in late 1999



We'll come back to  
this sign later...





# Soccer Field Reservations

New process will allow teams to reserve field



We are coordinating with the YMCA  
on this process

# Trees of Concern

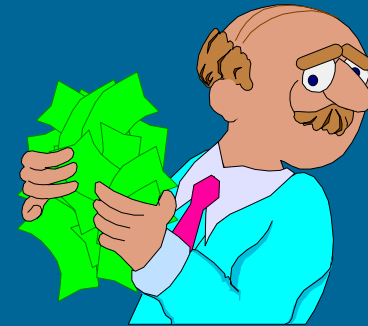
An arborist identifies potentially hazardous trees



**MAR-00:**

**Ian McAlister,  
arborist**

**Cost ~ \$488**

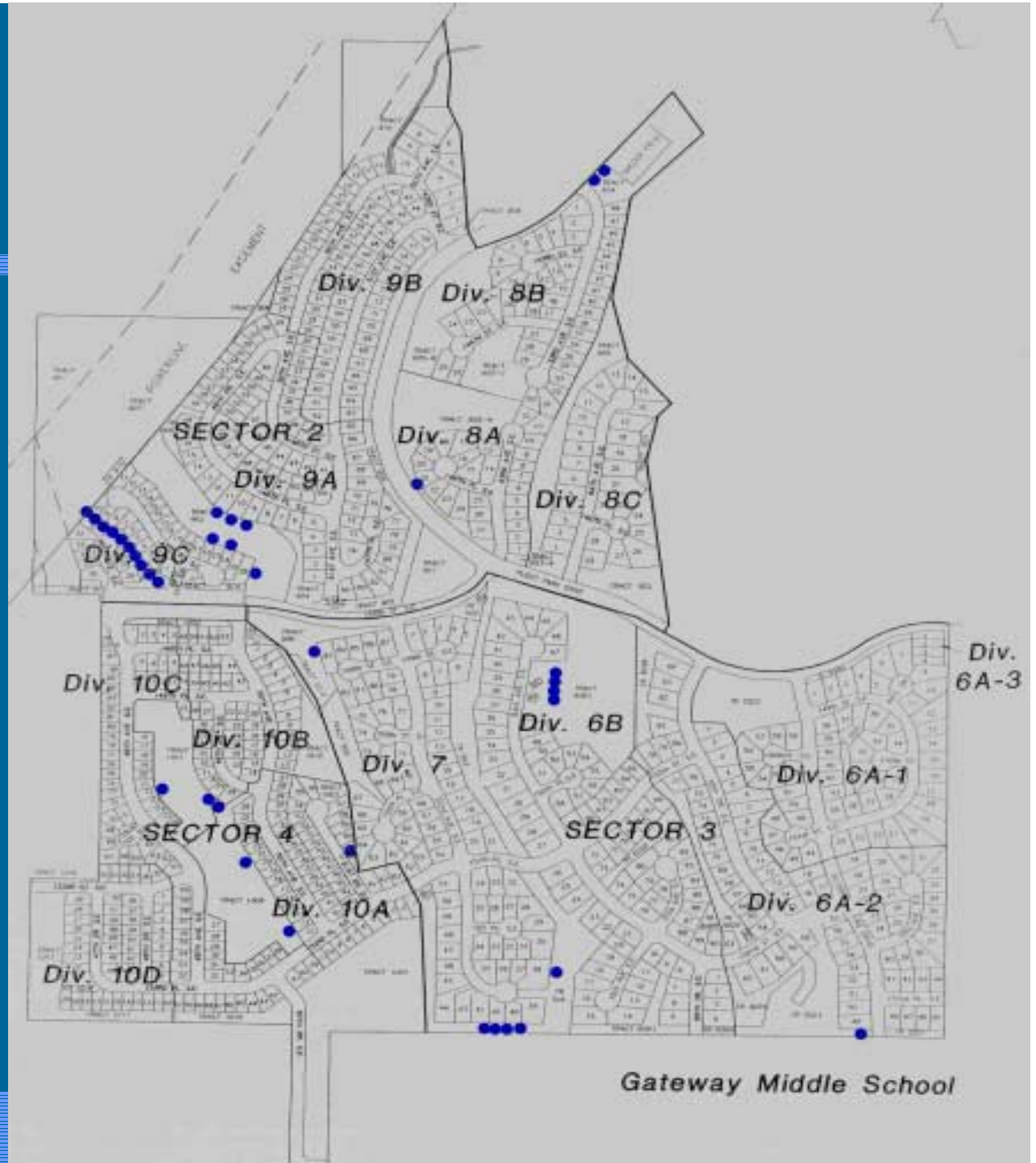




# Trees

We cut  
about 100  
trees in  
JAN-00

Cost:  
~ \$8,500



# Trees of Concern

There's a 1000 ways a tree can fall

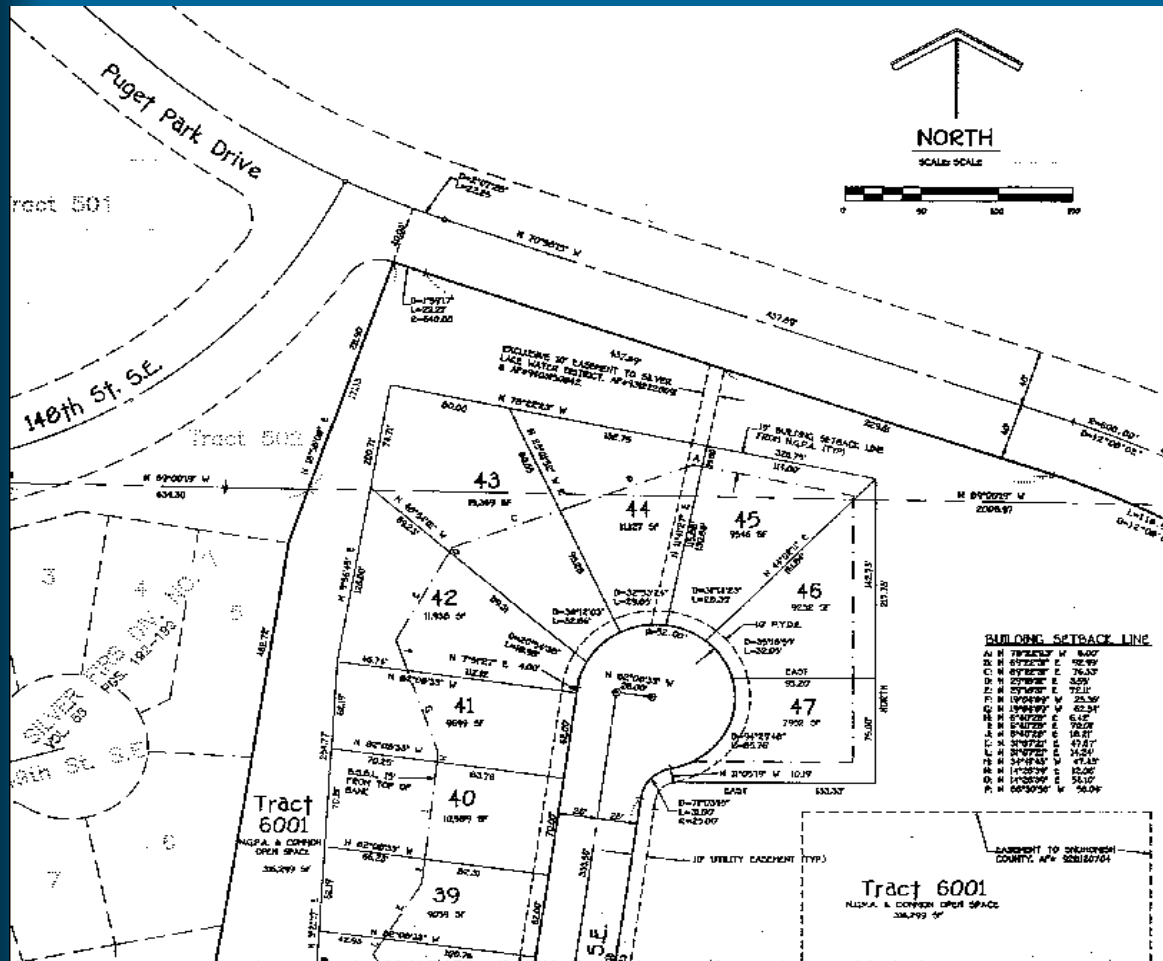


Canterbury Heights

A windstorm blew this tree down on the the morning of DEC-15

# Trees of Concern

Determining ownership is the first step



Plat maps show where the property lines are.

The association will not cut trees on homeowner property.



# Native Growth Protection Areas



- These signs remind us of the county rules for NGPA's:
- Leave it alone
- The association may only cut trees which are:
  - dead
  - diseased
  - dangerous



# Play Area Rules Signs

To provide guidance in the play areas

- The play area is closed between dusk and 9:00 AM. No amplified sounds (car stereos) at any time.

- Keep cars or bikes clear of nearby homes.

- Bikes and roller blades are permitted on the sidewalk only.

- Dogs must be on a leash at all times. Clean up pet waste.

- Please keep the area clean, pick up litter and take your clothes home.

- Report any unsafe things immediately to the homeowners association.

This play area is for use by residents of Silver Firs Phase II residents only.

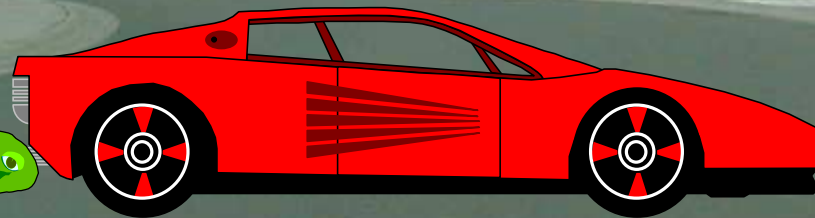
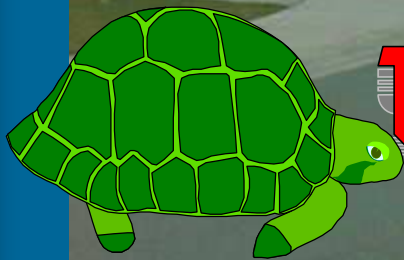
Please refrain from smoking



Cost ~ \$1300

# Traffic

## Tight curve in Scarborough



143rd Street SE from Puget Park Drive

# Traffic

## Busy arterial

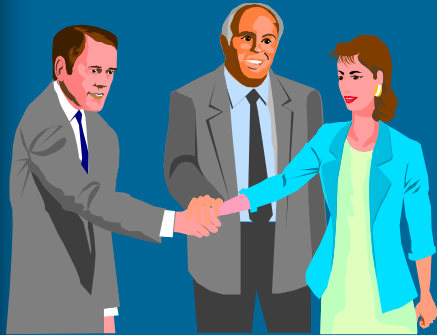


148th Street looking west  
from Canterbury



# Traffic

The board met with Sno. Co. on NOV-27



- What can we do?
  - Use recommended precautions when walking
- What can the county do?
  - Traffic Channeling
  - No parking signs near curves and intersections

# Pedestrian Safety

## Pedestrians



**Cross only at intersections!**

**Show your  
intent to  
cross the  
street as  
shown and  
wait for traffic  
to stop for  
you.**



# Pedestrian Safety

## Drivers



Drivers must

for  
pedestrians.

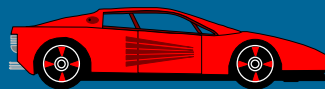
# Pedestrian Safety

## My advice to bicyclists



**act like a pedestrian when travelling at low speed.**

**- stay on sidewalk, watch out for cars**



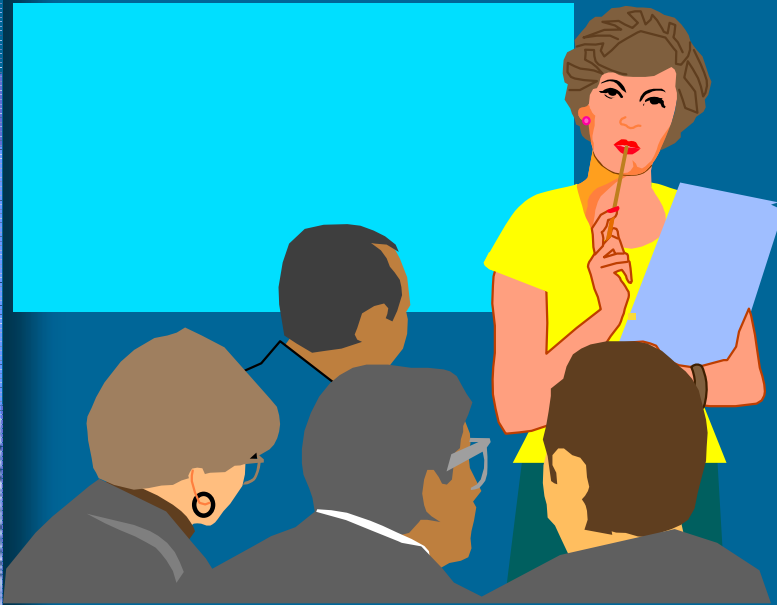
**act like a car when travelling at high speed**

**-stay on the road**

**-obey road rules just like a car.**

# Contributors Welcome!

## Join a committee



- **The Operations Committee meets every month:**
  - Every 2nd Monday of the month
  - Jim and Jan's house-  
5715 149th St  
Sherwood

**What will we work on? >>>>>>>>>>**

# Street Lighting

## Electrical Power Costs **WILL** Change



- What can we expect?
  - 33% Increase per Everett Herald Newspaper
- Idea to reduce cost
  - Turn off street lights between midnight and 4 am?
- What do you think?



# Soccer Field Parking

Can we allow commuter parking in the lot?



**My position:**

- Consider allowing homeowners to use soccer field parking lot for commuter parking with afternoon time limit in summer and fall

**What do you think?**



# Monument Maintenance Lighting



- Time-consuming to replace bulbs
- Shoddy wiring



# Perimeter Fences

**We need to decide what to do next year**



**What do you think?**

**Q. Is this fence mine or the associations?**

**A. It's mine.**

**Q. Would we all benefit by repairing and painting all the perimeter fences under one contract?**

**A. I think so.**

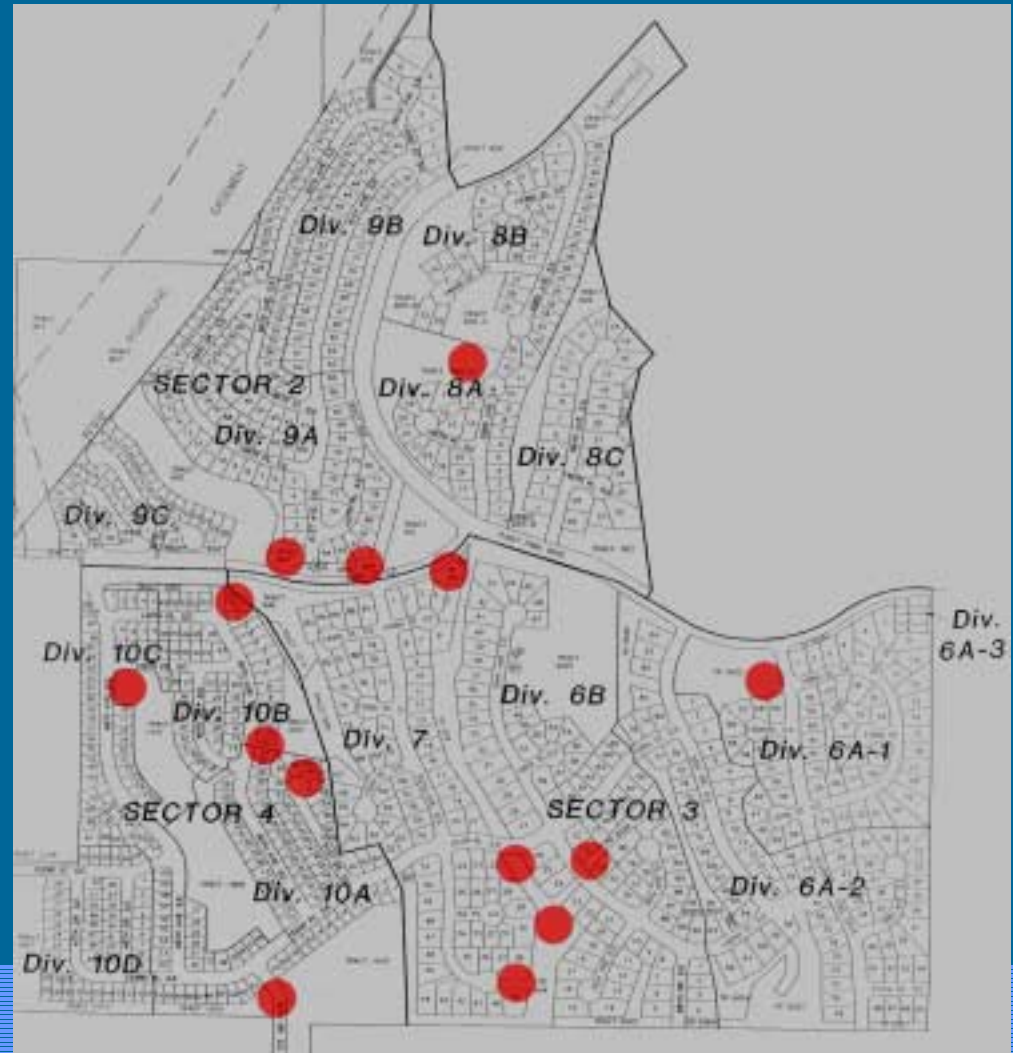


# "To Do" List for Centex

We call this list a "punchlist"

The Board has submitted a list to Centex.

Centex has agreed to address many of our concerns.



# Play Area Timbers

Centex has made some changes already

**DEC-00: Wood replaces the original plastic timbers**



**Canterbury at the main intersection of Puget Park Drive and 148th**



# What you can do to help

Listed in increasing level of personal involvement

- Report inoperative street lights to SnoCo.
- Take care of the common areas like you owned them- because you do!
  - Don't dump yard waste
  - Pick up pet waste
  - Pick up litter

# What you can do to help

Listed in increasing level of personal involvement

- **Spread the word- Discuss these things with your neighbors**
- **Become involved in the association**

# Involvement

- **Board meetings**
- **Committee meetings**
- **Visible Work**
  - Building a web site
  - Replacing neighborhood sign lights
  - Washing play equipment
  - Planting trees

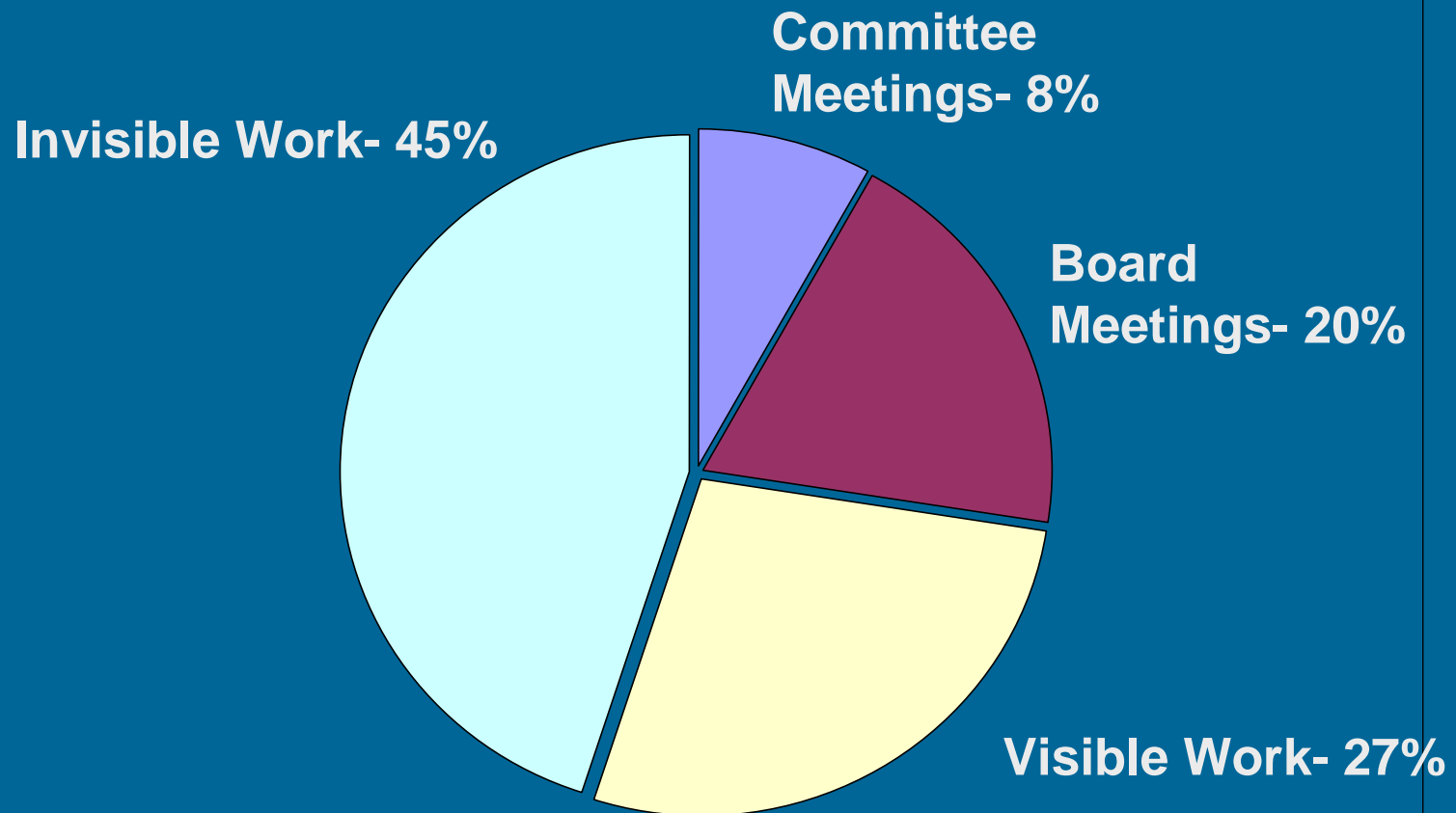
# Involvement

- **Invisible Work**
  - Getting and organizing data
  - Learning
  - Planning
  - Communicating
  - Meeting with contractors
  - Inspecting the property



# Involvement

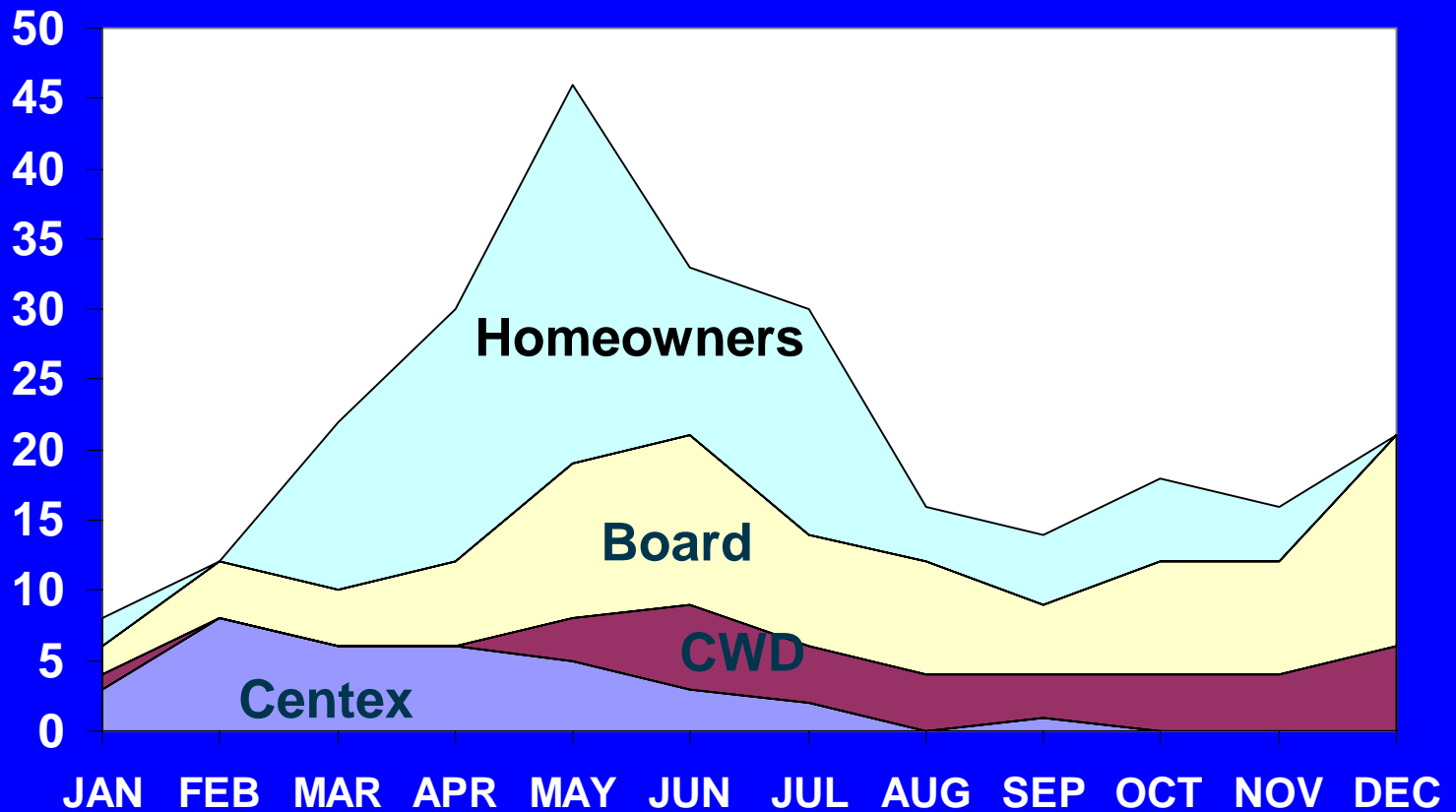
We contributed nearly 1400 hours to the neighborhood in 2000



# Board Meetings 20%

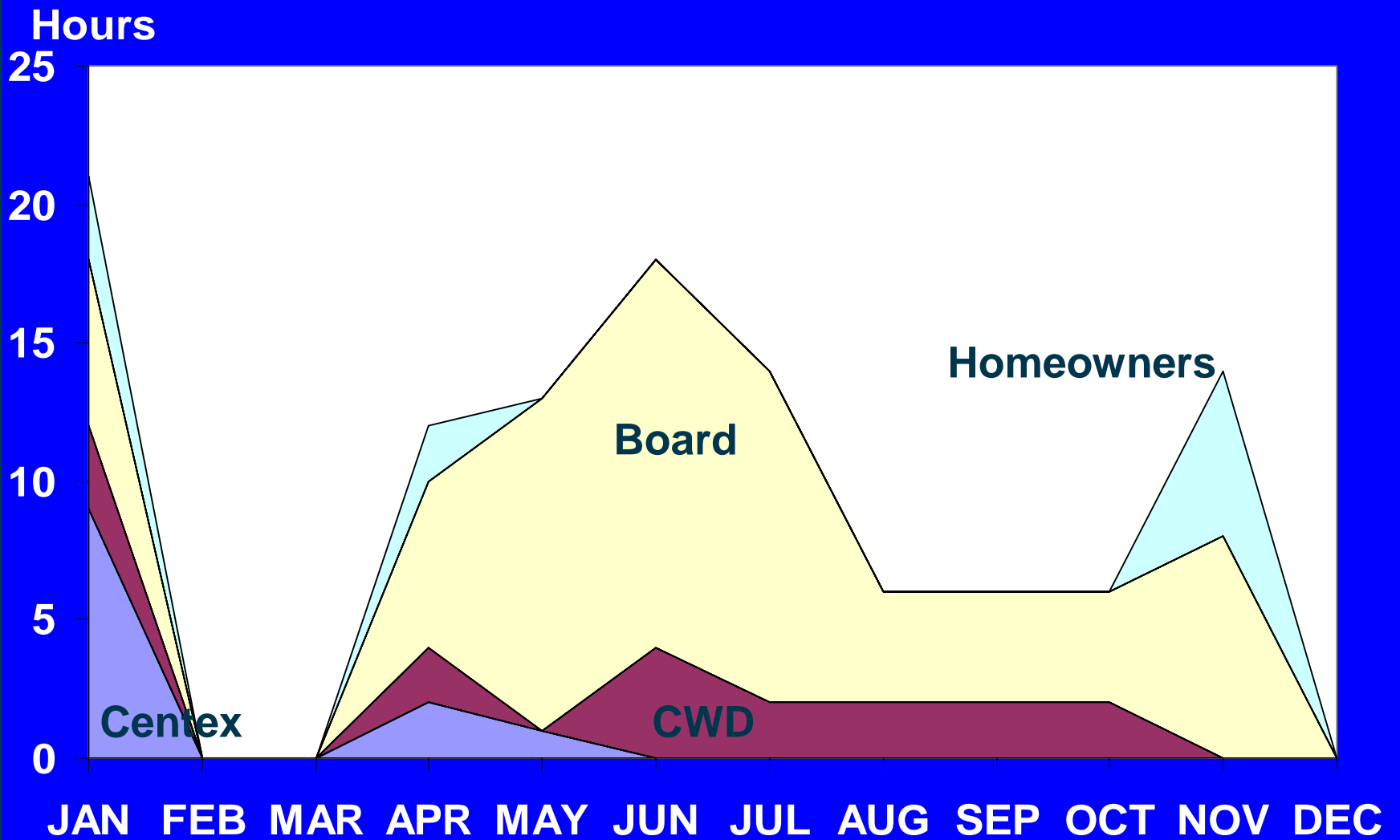
## 266 People-Hours

Hours



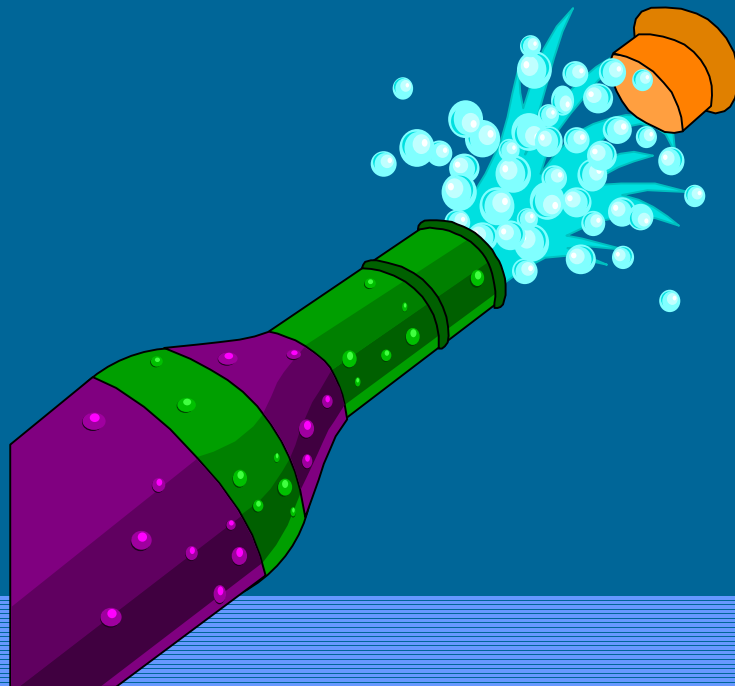
# Committee Meetings 8%

## 110 People-Hours



# Thanks for being here!

- I'll be leading the Operations committee Q&A session in the last 1/2 hour of the meeting tonight.



**Jim Yourkowski**

**Director of Operations**



# Garbage Cans

## in common areas

- **On JUN-7-99, the board investigated the cost of garbage can service. It is \$19 per can. There is no other record of further action on this issue.**
- **My position is “no” on garbage cans**
  - The motion is a means to what end? A cleaner neighborhood? If so, my experience tells me that it won't help.
    - We are better off encouraging responsible behavior by observance of accepted norms of behavior informally established by adults who connect with each other.
  - Vandalism