

# THE FALLS AT SNOHOMISH CASCADE

## September 2014 Monthly Update

### Financial Update:

SCHOA Accounts at Whidbey Bank—These numbers have changed since the last Board Meeting.

Reserve Account = \$89,368.58

Daily Operations Account = \$41,871.93



**REMINDER:** to avoid conflict during big holidays, our board meetings were moved to the **3rd Wednesday each month, except for September when we will meet on the**

**3rd Thursday, September 18<sup>th</sup>**. All meetings will begin at 7 pm.

### Board Meeting Schedule for 2014

Oct. 15th, 7:00 pm in Rm. 23 @ Totem Falls

Nov. 19th, 7:00 pm in the Library

Dec. 17<sup>th</sup>, 7:00 pm in the Library.



### Fence Meeting for SCHOA

The next board meeting is scheduled for **Thursday, September 18th, at 7:00 pm in the**

**Totem Falls gym.**

Along with regular business, the focus of this meeting will be a presentation from the **Fence Advisory Team** to all homeowners.

After the presentation, there will be a question and answer period. Please mark your calendar and **plan to attend** this very important presentation.

### Home Sales in “The Falls”:

*If you were to sell your home today, what would you want for it? For most homeowners, your home is most likely your largest asset and can have a profound effect on your financial portfolio.*



**Since January 1, 2014, twelve homes have sold in “The Falls”. That equates to over \$4.8 million in real estate and an average of \$402,237.00 per home.**

The Board wants to be sure that you get the most out of the sale of your property when the time comes that you want to sell.

**Following the CC&R’s can help increase home values for all of us.**



**CC&R Corner: What can I do to my home and landscape to be sure I am in compliance with SCHOA CC&R’s?**

Most homeowners in “The Falls” do a fantastic job of making their homes and property look clean and inviting. Let’s face it, owning a home is a big responsibility and **when homes and landscape are over 20 years old**, they may require extra attention and tender loving care. We are not just getting older in “The Falls”—**we are getting better – that is our goal.**

**Here are some things you can do to be sure your home is in compliance - primarily Article 3.21 – maintain lot and residence in a clean and attractive condition:**

1. Remove dead or dying plants on the property.
2. Clear sidewalks in front of your property of overhanging branches, grass, shrubs, plants, rocks, bark, or any kind of landscape debris. Left undone, this can create a hazard and does not look good.
3. Check for clutter. Potted plants and/or yard art should beautify and accent your lot.
4. Avoid having any vehicles and/or parts of vehicles in disrepair on any lot or on the street in excess of 48 hours. (Article 3.10 also applies here)

***Step back and take a look at your yard and home.*** Chances are you will see something that, if done, will enhance and improve the value of your property.

### **Other things to think about**

**Home repairs such as painting or roofing are expensive maintenance.** Many homeowners are going in with other neighbors to negotiate better prices on these kinds of repairs. Check with your neighbor—they may be thinking just like you. Contractors often give discounts when two or three homes are worked on at the same time. Everyone can benefit by working together!

**Less expensive home repairs can make a big impact.** Touch up your trim work. Repaint your front door. Is your garage door tired and needing to be repaired or replaced? And if you start a home improvement project, be sure to finish it. **CC&R Article 3.15**

**Store garbage and recycle bins out of sight.**  
This is a **FREE** improvement to any property.  
**CC&R Article 3.12**

***Thank you for taking care of your home and your property.***

### **IMPORTANT ANNOUNCEMENT:**

**Rather than a random schedule for sending notices to homeowners regarding issues that need attention, the board will now send notices on the third Thursday of each month to homeowners who are not in compliance with Article III of the CC&R's.**

### **How to Contact the Board:**

**Email:** boardforSCHOA@gmail.com

**Mail:** SCHOA, PO Box 15030,  
Mill Creek WA 98082

**Check out our website at:**  
**www.thefalls-schoa.com**

