

# THE FALLS AT SNOHOMISH CASCADE

## May 2014 Monthly Update

### **Financial Update:**

SCHOA Accounts at Whidbey Bank—These numbers have changes since the April Board Meeting.

Reserve Account = \$87,868.81

Daily Operations Account = \$46,546.54

**IMPORTANT: Meeting Minutes from the April 23, 2014 board meeting are sent with this update.**

### **Save the Date Please:**

Our next HOA Board meeting is scheduled for **May 28, 2014 at 7 p.m. at the Totem Falls Library**. Homeowners are always welcome to participate at meetings. We appreciate your input! Our contract with Willis Tucker Park has ended. Please note that this is a new and less expensive location.

### **Landscape Update:**

Much has been accomplished in the last month to continue clean-up and make it easier to maintain our community.

The sunshine is bringing lots of folks out to replace old roofs, put in new concrete driveways, weed yards, pressure wash, and so much more. It all looks awesome! Thanks so much for caring about **curb appeal** in The Falls. ***It really does help increase property values for all homeowners.***

The board is doing its part to increase curb appeal as well. The waterfall project is complete. Large and obstructing plants (7 total) have been moved to other beds in the community to make it easy to see our waterfall feature.



Archey Landscape Maintenance has done a fabulous job of cleaning up the debris and blackberries from behind the feature. More than 10 yards of compost was spread around the entire north entrance on Tuesday, April 29 and it looks so beautiful!

The south entrance has had several trees removed, especially dangerous cottonwoods that were rotting in the core of the trees. Now the evergreens can thrive. New rhododendrons, spirea, hosta and ferns will be installed to create a peaceful park-like setting for all to enjoy. We would also like to install a couple of park benches as well. This corner will be barked and easier to maintain now that there are very few leaves to remove. By opening this area, sight lines have been increased and hiding places have been diminished.

The south entrance sign area will have new compost installed after the river rock is refreshed. Eventually, all of the beds will get new compost before the end of the summer.

The medians will get new 3 way top soil and compost as well. New laurels will be installed in the remaining medians that currently have none.

On Monday, May 5th, five more trees will be removed by the sport court. ***All tree removal for our community is provided for in our reserve account.***

**Q & A:** *The waterfall looks awesome—what happens when kids put soap in it?* According to ABC Water Specialty, de-foamer is ok to use to reduce bubbles. The soap does not hurt the pipes. However, soap and/or de-foamer can build up in the pump and corrode the gaskets which in turn will cause the pump to malfunction over time. In an ideal world, it would be best to never have to use a defoaming agent or have people put soap in the water feature.

**In Consideration of others.....**The board wants to thank those of you who have moved vehicles out of sight that have been broken down or need repairing. Homeowners are encouraged to call the sheriff if you have continued issues with broken down vehicles on the street.

Also, our documents state that all garbage cans must be stored out of sight. Please help us with this.

(For more **detailed** information, please refer to the CC&R's provided on our new website or feel free to contact the board.)

**Our new Website for SCHOA is:**  
**[www.thefalls-schoa.com](http://www.thefalls-schoa.com)**  
All monthly updates and meeting minutes will be available on this new site.

**“The Falls Garage Sale”** is set for **May 16 & 17, 2014**. The association will advertise this event for you in the local newspaper and Craigslist and with signs at the north and south entrances to the development. Start putting your treasures aside as you clean up for spring!

## **Neighborhood Beautification Day!**

**Saturday, June 7<sup>th</sup>, from 9 to Noon.**

Let's work together to make our community beautiful and have pizza too! If you can volunteer, please email the board ASAP. We would like to divide The Falls up by zones and work on projects like picking up trash, cleaning mail boxes, clearing the trails, etc.

Students can help and get community service hours too. Contact Shelley Logan at 425.330.2317 if you have any other ideas or questions.

## **PLEASE BE CAREFUL:**

### **KIDS AT PLAY!**

**Remember that the speed limit in The Falls is 25 MPH.**

It is very easy to be above the speed limit, especially along Snohomish Cascade Drive. We appreciate all parents reminding their teen drivers to adhere to the speed limit and be on the lookout for kids playing while driving in **The Falls!**



### **Reminder to Homeowners:**

**Second Half of Annual Assessment is due on or before July 15<sup>th</sup>.**

If you made a partial payment in February of \$187.50 toward annual dues, the second half of \$187.50 will be due by July 15<sup>th</sup>. To avoid a late fee, please be timely with your payment.

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

Email: **[boardforSCHOA@gmail.com](mailto:boardforSCHOA@gmail.com)**

Mail:

SCHOA, PO Box 15030, Mill Creek WA 98082