

THE FALLS AT SNOHOMISH CASCADE

July 2014 Monthly Update

Financial Update:

SCHOA Accounts at Whidbey Bank—These numbers have changed since the June Budget Ratification Meeting.

Reserve Account = \$84,921.05

Daily Operations Account = \$38,675.53

IMPORTANT: Meeting Minutes from the June 25, 2014 budget ratification meeting are being sent with this update.

Summer Meeting Dates at Fire Station 13 (Silver Firs):

July 30, 2014 – 7 pm

August 27, 2014 – 7 pm

Homeowners are always welcome to participate at meetings. We appreciate your input!

Reminder to Homeowners:

The second half of the Annual Assessment is due on or before July 15th. On June 2, a courtesy invoice was emailed to all homeowners that made a partial payment in February.

To avoid a late fee, please be timely with your payment.

Neighborhood Beautification Day

was a huge success! Many thanks go to the following neighbors who helped:

Kim Hawley	Ben Blankenship
Joan & Tom Ryan	Rick Newgard
Jay Kinzel	Sid Maietto
Shelley Logan	Michelle Haneberg

Willie Sandygren Denaë Bastian
Linda Rathke Kathy Sullivan
Robbi & Martin Medak

Several folks who couldn't make the first event wanted to know when we will do this again. Our next **Beautification Day** is scheduled for **Saturday, August 16 from 10:00 am – Noon**. We will be edging beds on Sno-Cascade & dead heading the rhodies. ☺ If your mail box still needs cleaning, the board has the cleaner. Just email us if you would like to use it.

Note: If you ever have a question about what's happening in The Falls, and don't want to wait for the Monthly Update to find out, please just send us an email.

Car Prowls in "The Falls"

There have been an increasing number of car prowls in our area. **Please contact the police if you see anything suspicious** and be careful about leaving valuables in vehicles parked outside.

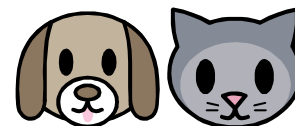


Vehicles in Disrepair

What to do about vehicles in disrepair that are **parked on the street for extended periods of time** - you may call 911 and state it is not an emergency. Tell them your concern and they will transfer you to the proper authority to make a report. Officers may tag the offending vehicle for removal.

Fury Friends

If you are having trouble with animals in our neighborhood, please try to talk with the pet owner first. If that does not solve the problem, you may want to ask Animal Control for advice. To contact the animal services hotline, call 425-



338-3480. Please see THE FALLS website (<http://www.thefalls-schoa.com>) for additional information regarding animal services and how they can help.

Fence Update

The Fence Advisory Team has received the fence survey. It will become available to homeowners when the team has completed its analysis and submits its final recommendations regarding fence replacement to the board. We really appreciate the time and effort the team is willing to put into this task and thank them for their dedication to making our neighborhood a better place to live.



Q & A: What is the plan for landscaping along Sno-Cascade Dr. SE?

- 1. Both sides of Sno-Cascade needed major clean up and edging. This has now been done.***
- 2. Heather plants had begun entering the degenerate phase where the active growth of the leading shoots declines and the plant canopy begins to open and show more exposure to the ground. Some of these “spent” plants have been removed and the rest will be removed. New plants will take their place later this year.***
- 3. More grass will be planted along the east side of Sno-Cascade this fall to give the beds more definition and make it easier to maintain.***
- 4. The landscapers and homeowner volunteers are using this summer to clean up the common areas before fall arrives. This takes lots of time and effort, but by doing this prep work, we will be ready to plant in the fall if the fence is fixed.***

5. Until the fence is replaced, it is prudent to wait to plant. We want to avoid new plants being trampled and want to be certain that they will get the water they need to thrive. After new plants are planted, all the beds will be barked.

Sno-Cascade will be gorgeous once these improvements are made!

CC&R Corner:

Each month we will try to highlight one of our CC&R's in an effort to help all homeowners understand them. Our covenants help us create a warm, welcoming, clean, and safe environment for our neighborhood.

3.21 Maintenance of Structures & Grounds

Each owner shall maintain his lot and residence thereon in a clean and attractive condition, in good repair and in such a fashion as not to create a fire hazard.

We ♥ “The Falls”

We appreciate each owner who has addressed poop scooping and those who are keeping garbage containers out of sight.

CC&R Review

The board will be reviewing the CC&R's to make a list of enforceable covenants. These will be discussed at our July Board Meeting and will be shared with homeowners. Notes will be added to the website as well. More on this topic will be discussed at the July Board Meeting.

If offensive activity is occurring near your home, please talk to your neighbors first to try to resolve the issue. Sometimes it just takes a friendly conversation to make things better for everyone.



Request of Homeowners

If you have trees, shrubs, hedges, bushes, or grass growing from your lot onto the public sidewalks, please take a moment to trim, clip, or edge them out of the way of the common walkway. Check to see that you can walk with ease

along the sidewalk without bumping into any plants or branches. **Thank you!**

Waterfall Update:

Waterfall: The waterfall was turned off when a broken pipe was discovered. The broken pipe, which filled the pond, was repaired. Next, the pond will be cleaned and the liner checked for leaks. After any needed repairs are made, the waterfall will be turned back on! 😊

Irrigation: Two leaks in our irrigation system were recently repaired as well--one at the waterfall and one on Sno-Cascade Dr SE.

Since our last meeting, we have received some really good news. It appears we may be able to get our irrigation system up and running again after all without replacing it completely. We will have a detailed report to share at the July Board meeting regarding the findings from the irrigation specialist.

How to Contact the Board:

Email: boardforSCHOA@gmail.com

Mail:

SCHOA, PO Box 15030, Mill Creek WA 98082

Website: www.thefalls-schoa.com

Monthly updates and meeting minutes are available on this new site.

Have a very Happy
Fourth of July Weekend!

SCHOA Board
Denaë, Michelle, &
Shelley

