

## Proposed Budget for 2001

*Income*

Dues

60,760.00

Comments:

**Total Income**

**60,760.00**

*Expense*

Advertising- Garage Sale

150.00

Bad Debt

150.00

Insurance

2500.00

Landscaping Expense

Landscape Improvement

11000.00

Including: Gazebo and park benches at triangle, landscaping of medians along Snohomish Cascade Dr, refurbishing waterfall landscaping, installation of ground cover behind trees at 132nd.

Landscape Maintenance

30500.00

Total Landscaping Expense

41500.00

Licenses and Permits

10.00

Mileage Reimbursement

50.00

Miscellaneous

100.00

Office Supplies

400.00

Postage and Delivery

300.00

Professional Fees

Accounting

1000.00

Legal Fees

1000.00

Bookkeeping

5000.00

Assumes hiring management company to handle our books

Total Professional Fees

7000.00

Repairs

→ Fence Repair

1000.00 ←

Irrigation Repair

300.00

Waterfall Maintenance

2500.00

Including: cages for lights and sign repair

Total Repairs

3800.00

Telephone- Voice Mail

200.00

Trail Improvement

1200.00

Including: Added signs for trail and sports court, bike rack for sports court, new picnic tables.

Utilities

Gas and Electric

1700.00

Water

1700.00

Total Utilities

3400.00

**Total Expense**

**60760.00**



# THE FALLS

AT SNOHOMISH CASCADE

Volume VII Number 1

January 2003

## COMING EVENTS:

Event	Date/Time	Place
Board Meeting	Tuesday February 11 7 p.m.	Totem Falls Elementary (on Sno-Cascade Drive)
Board Meeting	Tuesday March 11 7 p.m.	Totem Falls Elementary (on Sno-Cascade Drive)
Board Meeting	Tuesday April 8 7 p.m.	Totem Falls Elementary (on Sno-Cascade Drive)

## LOCKING MAILBOXES

As we have reported before, the board of directors has been in discussions with the Snohomish postmaster concerning locking mailboxes. The postmaster has received tremendous demand from residents in our area for locking mailboxes. Also, mail theft continues to be a major problem in Snohomish County. As a result of this demand and the continuing mail theft problem, the postmaster has offered to pay for locking mailboxes throughout *The Falls*, including the installation.

The mailbox units will have 12, 13 or 16 locking mailboxes each. Each unit will have a place to securely leave outgoing

mail and each unit will have one or two compartments for the letter carrier to leave packages.

The board of directors is working with the postmaster on placement of the new units. The board of directors will also make distribution of the keys for the new mailbox units and will see to the disposal of the old mailbox stands.

If you have any questions regarding the new locking mailboxes, please call the board of directors at (425) 921-3396 or send an email to [snohomishfalls@hotmail.com](mailto:snohomishfalls@hotmail.com)

## BOARD OF DIRECTORS

President- Tony Laffranchi  
Treasurer- Brad Scheevel  
Secretary-

Contacting the Board:

Mailing Address-  
SCHOA

P.O. Box 13475

Mill Creek, WA 98082

Voice Mail- (425) 921-3396

Email- [snohomishfalls@hotmail.com](mailto:snohomishfalls@hotmail.com)

### FENCE REPAIR

The windstorm over the holiday has damaged over 130 feet of association fence. The board is in the process of having the fence repaired.

Approximately 20 to 25 posts will need to be replaced. The board will have a survey of the fence done to look for other damage or repair work on the fence. After repairs are completed, those parts of the fence that need fresh paint will be painted.

During the fence repairs, the board will not replace gates that homeowners may have cut into the association fence. Gates tend to weaken the fence and the board wants to ensure that the fence is strong throughout its length.

### WATERFALL UPDATE

The waterfall has been off for the last few weeks because of damage done during the road construction along Cathcart Way and Snohomish Cascade Drive. Construction crews plugged up the drainage that normally is used to drain the waterfall. As a result, the waterfall does not drain as fast as it should and water can fill the vault where the pump resides. The pump that is in the vault now replaced the original pump last year, at a cost of about \$2,500.

The board of directors is working with the road construction company to repair the problem.

### LANDSCAPE PROJECTS

Landscape projects for this year will include:

- Removing blackberries from the picnic area and Puget Park Drive to ensure good visibility of the picnic

area from the road. Also, alders will be thinned to enhance the visibility of the picnic area.

- Renovating the landscaping in front of the waterfall now that the road construction is complete.
- Replacing Kinnickinnick that died on the northeast corner of Snohomish Cascade Drive and Cascade Drive. Last summer the landscaper replaced the Lowfast Cotoneaster with Kinnickinnick, a lower growing, not as aggressive ground cover.
- Pruning the photinia located along the west fence along Snohomish Cascade Drive between 138<sup>th</sup> Pl SE and Totem Falls Elementary School has begun. This work will continue with some of the photinia being pruned back dramatically to ensure the plants maintain a pleasant shape.

### EMAIL ADDRESSES

With most of us having busy lives it can be difficult to communicate. In business, email is proving to be an excellent way to "talk" to people with diverse schedules.

In an effort to improve communications between the board of directors and the association members, please send us your email address. You can send your address to [snohomishfalls@hotmail.com](mailto:snohomishfalls@hotmail.com). Eventually, we intend to distribute this newsletter and the Block Watch Hotsheet via email.

The email addresses will not be given or sold to commercial ventures. The Association will use the email addresses for Association business only.

May 10, 2004

# Board Meeting Minutes from May 10, 2004

In attendance: Steve Moller, Brad Scheevel, Howard Mathisen, Brian Stern, Shari Clark

## Waterfall

Process to repair waterfall is underway.

- Today the vault was pumped to remove flooded water.
- Waterfall repairs will include replacing damaged motor with new sealed one, replacing electrical outlet with new sealed one, and addition of alarm in the event the breaker trips and the vault floods again.
- Will receive a proposal tomorrow from Alpha & Omega for all electrical repairs to the waterfall. Once this is completed, will get proposal for replacing the motor.
- Total cost for repairs is estimated to be about \$4-5k for total repair, including \$1k for motor replacement. **This will need to come out of this year's fence repair budget.**
- Brad will occasionally add anti-sudsing agent into waterfall to help with anticipated problems of kids tossing soap in the waterfall.

## Storm Damage

- Our landscaper has cleaned up the majority of the storm damage in the common areas.
- Shari's son has cleaned up the majority of the downed branches across the trails for a community service project. The trail is clear with the exception of a downed tree near the south park.
- A homeowners tree has fallen on and damaged a segment of the common fence.

## Dues

- Six homeowners have still not paid their dues nor made any payment arrangements.
- Notices have gone out with payments due by 5/12. Homeowners that are still delinquent will have liens placed on their homes shortly.

September 14, 2004

# Board Meeting Minutes from September 14, 2004

## In Attendance

- Board members: Cary Ecker, Tiger King, Brian Stern
- Homeowners: Steve Moller, Charlie Hower

## CC&R Amendments

- The board received suggested ballot for voting on amendments from lawyer.
- Steve voiced objections to amendments including lack of appeals process, simple majority for future changes, number of Architectural Control Committee members, and too much association control.

## Landscaping

- Cary asked our landscaper a month ago to add irrigation to the waterfall. That work has still not occurred. Now will most likely be done (along with irrigation of north median) in the spring.
- A homeowner reported a dead tree in the common area that could threaten their home. This will be cut down by a hired tree service.
- Board member consensus is that our landscaper has not been particularly responsive to requests. Brian will see if Shari has a copy of the contract.
- In the past, contact with the landscaper has been through multiple people (Steve, Howard, and Brad) and this has led to some accountability issues. Cary will now be the central point of contact.

## Waterfall

- Cary informed homeowners behind the waterfall that the trees that drop leaves into the waterfall will be cut down. This should occur in about three weeks.

- Tiger will install a combination lock box near the waterfall so any number of people can shut it off in case of a problem (i.e. sudsing) without carrying keys.
- Cary will dump anti-sudsing agent into waterfall every three days. Hopefully this will be a more inexpensive deterrent than security lights and/or camera.
- Tiger will look into accent lighting for the waterfall. This may act as a deterrent as well.

#### Other

- **The 2004 budget has \$10,000 for fence repair and none has been used so far. Some will be spent on fence repair but most likely not all. This can help cover the waterfall overages.**
- Tiger reported that the cost to repair the waterfall and the water backflow issues came to \$2800.

October 12, 2004

# Board Meeting Minutes from October 12, 2004

## In Attendance

- Board members: Cary Ecker, Tiger King, Brian Stern
- Homeowners: Sara Blair, Shari Clark (bookkeeper)

## Waterfall

- The trees that drop leaves into the waterfall have been cut down.
- The tree that is obscuring the totem pole by the waterfall needs to be cut down as well.
- The totem polls are deteriorating in our winter weather and need to be power washed and re-stained. Cary is considering staining it himself to get through winter and having it professionally done next year.
- Tiger will install a combination lock box near the waterfall so any number of people can shut it off in case of a problem (i.e. sudsing) without carrying keys.
- Tiger will look into in-ground accent lighting for the waterfall.

## Landscaping

- The landscaper added irrigation to the waterfall area.
- The south entrance area has been neglected by the landscaper. Cary will ask the landscaper to add some plantings to the area.
- The weeds in the sidewalk in front of the school look terrible. The landscaper says the area belongs to the school. Shari will ask school if they can address it, or if they mind if or landscaper addresses it.

## Budgeting

- The association's electric bill (about \$400) is about double the typical amount. Tiger will look into whether this is accurate.

- The board voted unanimously to give Shari a \$1 per hour raise, retroactive from two months ago.
- In general, the 2005 budget proposal will be increased by 4% across the board.
- **The 2005 budget proposal will take about \$5,000 from Fence Repair and add it to Landscape Improvement (for a total of about \$10,000). Of the Landscape Improvement, \$2,500 will be allocated exclusively to improvements to the north median (irrigation and plantings) and the remaining will be used across the neighborhood.**

## CC&R Amendments

- **Based on some feedback, the board is pessimistic they can achieve a 75% vote on the CC&R amendments (to re-implement the Architectural Control Committee, add a fine schedule, etc.) so the full amendment effort is going to be dropped.**
- The association's lawyer informed Cary that a fine schedule can still be added without a vote based upon the Revised Code of Washington (RCW). The board will implement this but will first bring the issue up for discussion at the annual meeting.
- One idea for fines is to send violators a letter giving them 30 days to comply or make arrangements, and after that a \$100 per violation per week fine will be levied.
- Only major fines (parked RVs, roofing and paint violations, etc) will likely be enforced. Existing violators may be "grandfathered" in.
- Brian will attempt to locate a uniform fine schedule that was mentioned by the association's lawyer.

## Other

- **A segment of the common fence along Puget Park drive was damaged by a falling tree. This section needs to be replaced. Cary will have a fencing company inspect the entire common fence for any additional areas needing repairs.**



November 9, 2004

# Annual Meeting Minutes from November 9, 2004

## In Attendance

- Board members: Cary Ecker, Brian Stern
- Homeowners: Shari Clark (bookkeeper), Eric and Kelly Daylong, Bob and Bette Roush, Victoria Crabtree, Jim Nulle, Sanda Ewalt, Al and Barb Anderson, Burce and Pat Sieloff, Devin Barrett, Laurel Stockton, Caroline Everts, Jin and Linda Fry, Sara Blair, Phil and Sheryl Bullard, Craig Johnson, Todd McElroy, Howard Mathisen, Robin Hadfield, Chris Rhoades, Derek Brown

## Fine Schedule

- The board distributed a proposal for a new fine schedule.
- Per the association's lawyer, the fine schedule can be added per the Revised Code of Washington section 64.48.020 (Association powers).
- The consensus among nearly all attendees of the fine schedule was positive. A few homeowners had some questions and only one had serious concerns.
- One homeowner voiced a concern that the fine schedule could be arbitrarily modified.
- One homeowner was concerned about a range of sidewalk violations (cars parked on, items blocking, etc). This is actually a legal issue rather than an association issue and should be reported to the police. A few homeowners had various reports of Sheriff's response to a such a call (some said they acted quickly and some said they never acted).
- One homeowner feels the neighborhood has deteriorated significantly in the past year.

## Recap of 2004 Projects

- Major projects: waterfall repair and association web site
- The waterfall was repaired — the motor was replaced and portions of the electrical system were replaced and sealed as a proactive measure.
- Irrigation was added to the landscape in the waterfall area.

- The association created a web site containing association information and documents, community information, archives of meeting minutes and newsletters, budget information, and more.

## Upcoming 2005 Projects

- Repair of irrigation in the North median.
- Improve the landscaping around the South entrance.
- **Fence repairs from damaged caused by recent wind storms and a falling tree.**
- Waterfall security improvements including lighting and perhaps others (ideas included real or dummy camera).

## Other

- A homeowner suggested adding a memorial at the waterfall for a recently-deceased past president.
- One homeowner suggested the idea of a community gathering for a trail cleanup (and potluck). A number of homeowners expressed interest in the idea.
- A homeowner suggested that the trails are getting beaten up by bikers and that previous signs indicating no bikes were allowed were somewhat effective.
- A few homeowners suggested neighborhood speeding was a problem and inquired why we don't add speed bumps. Cary said he would look into this for Cascade Dr. Also suggested was a speed cart.
- A homeowner said that Sno-Isle Vocational School offered free web site services. Another homeowner volunteered as well to assist with web site development.
- A homeowner said that Silver Lake Water needs an easement through The Falls for a water line to supply Tucker Park. He said he would arrange a meeting with Silver Lake Water and the association.

April 12, 2005

# Board Meeting Minutes from April 12, 2005

## In Attendance

- Board members: Cary Ecker, Tiger King
- Homeowners: Shari Clark, Howard Mathisen, Phil Bullard

## Fence Repair

- Home owner asked about the fence located on Sno/Cascade Drive in regards to when it would be finished. Cary said that it would be finished in the next week to ten days.
- All fencing will need to be replaced in stages which will total around 100K. Will need to talk about options to pay for it like dues increase, each homeowner pitching in or potential deeding the fence to each homeowner.

## Landscaping

- The problems with scope and additional work getting done have been a continual problems due to board member changes with multi people to report to.
- Items proposed to get done (agreed upon by present board members): Add medium bark to all common areas (\$3,500.00), Replace flowers in current beds (\$1,656.00).
- Tree replacement in median on Sno/Cascade Drive that was hit be home owner's vehicle.
- Items we are waiting on proposal from landscaper: Moss spray on all grass, replace other dead tree in same location at same time as above.
- Work on getting irrigation working for all locations.

## Totem Pole

- Received estimated cost to replace existing pole and now will deliver to insurance.
- Talked about using the existing portion of the vandalized pole by re-carving it for \$500.00.
- Adding lights to highlight totem pole back.

July 12, 2005

# Board Meeting Minutes from July 12, 2005

## In Attendance

- Board members: Cary Ecker, Brian Stern
- Homeowners: Shari Clark (bookkeeper), Steve Moller, Sheryl Bullard, Craig Johnson

## Fence Repair

- Cary inspected the west fence from Puget Park drive to the south walkway, as this is the area of most concern. He found only one post needing replacement, as well as a few supports and vertical brackets. This is excellent news as it most likely means we can postpone a large-scale fence replacement.
- Brian will look at the details of the settlement for one replaced fence segment to ensure paint and color matching was accounted for and already reimbursed. A painting contractor will be hired to paint this as well as other replaced "blowover" sections.

## CC&R Violations

- Charles Hower has volunteered to assist the board with functions related to the disbanded Architectural Control Committee.
- Cary walked through The Falls and noted about 15 RV's that were in front of homes (violation of CC&Rs section 3.11 – Parking). Notice letters will be sent to each homeowner.
- Shari will draft a standard CC&R variance letter.

## Roofing

- Steve recommended the board talk with Jim Garcia at Seattle Roof Brokers ([www.seattleroofbrokers.com](http://www.seattleroofbrokers.com)). They apparently work with many contractors and material providers and may be able to provide better and more uniform options for The Falls.

- The board will reconsider what constitutes approved roofing. Several composite roofs have been approved in the past that do not meet the original criteria and a significant number of homeowners have complained about them. Up for consideration is unapproving Pabco products (too thin, not nice layered appearance) and non-natural colors in the gray range.
- The board approved the Charcoal Blend color for GAF roofing material.

## Website, Email, Communications

- Brian has completed the transition of the association's website and email over to Yahoo. The new email address is [board@the-falls.org](mailto:board@the-falls.org), however the old Hotmail address will continue to be monitored.
- Brian has completed a new forum for homeowners to discuss community-related issues. A few minor details are still being worked out but this will go live on the website soon.
- It's probably time to send a new paper newsletter out to everyone. Major topics will be roofing, RV's, fences, CC&R enforcement, web/email, park vandalism, and totem polls. This is also a good time to roll out the new email and forum.

## Other

- Steve brought to the board's attention a neighbor who is having discussions about building a new home in The Falls by purchasing a portion of a neighbor's property. The board is against this and if this proposal actually occurs, the board will speak against it to the county.
- Cary found a source for "native growth protection" signs in Mukilteo for \$20/ea. These may be placed in some trail areas.
- A homeowner has volunteered to remove the play structure in the South park area. It has already been somewhat toppled down however as someone drove a truck into the park and hit the structure.

September 13, 2005

# Board Meeting Minutes from September 13, 2005

## In Attendance

- Board members: Tiger King, Brian Stern
- Homeowners: Shari Clark (bookkeeper), Steve Moller, Susan Moller, John Linn, Chris Rhoades, Darcy Rhoades, Bob Rousch, Rob Nichols (Gold Creek), Jim Garcia (Seattle Roof Brokers)

## School Cleanup

- Rob from Gold Creek attended to talk about the landscape work he and his wife are coordinating at Totem Falls Elementary
- They have had 10 work parties at the school started in the spring
- The school district has 2 landscapers, working across 10 schools. They do not do much landscaping and mow just every 8 weeks, all the budget allows for
- The HOA will get a landscaper bid to see the additional price of maintaining the beds between the parking lot and street, the the parking lot itself
- Brian will advertise the work that Rob is doing and the upcoming work party to the homeowners

## Roofing Materials

- Jim Garcia from Seattle Roof Brokers attended the meeting and displayed various roofing options and answers homeowner questions

## Waterfall

- The waterfall has been vandalized again, the drain is currently plugged, rocks have been thrown down, and the pond is full of broken glass
- Glenbrook Services will clear the waterfall while it is off
- Camera at waterfall was brought up for discussion again
- Bob will get a camera/security expert from Protection One to attend the annual meeting and discuss options
- Steve recommends Sonitrol for security but says they are expensive
- Signs and dummy cameras were discussed but the consensus was this is a legal liability

## Landscaping

- The Totem Poll carver contacted Tiger and said the ETA for the new poll was end of September
- Glenbrook Services needs to take care of the issue with Thomas Creek running through South Park and flooding
- The walkway to Tucker Park is covered with blackberries – need to determine who owns the maintenance of this
- The asphalt path along Puget Park drive is in bad shape due to tree roots, a possible trip hazard
- Susan inquired about landscape improvements across from school, there is currently no significant landscaping there
- It was also stated that having more landscaping in the medians will likely slow traffic down

## Dues

- **We currently have \$42k in reserve funds. Fence replacement is estimated at over \$100k**
- **The potential for raising dues was discussed to augment landscaping and reserve fund for fence replacement**
- **Susan stated that the last time dues were raised was when she was on the board in 1996 and nobody complained**



# THE FALLS

AT SNOHOMISH CASCADE

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Volume IX Number 2 Visit Our New Online Forum at [www.the-falls.org](http://www.the-falls.org)! October 2005

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## NEIGHBORHOOD ONLINE FORUM

Our Homeowner Association's website ([www.the-falls.org](http://www.the-falls.org)) now has a community forum for you to discuss neighborhood/community/HOA issues as well as to trade comments about contractors, offer services, and place classified ads. We have had a significant number of homeowners request such a forum so we sincerely hope that you find this useful. To access the forum, click on "Community Forum" on the left side of the web page.

## NEW EMAIL

The Homeowners Association has a new email address! Please contact the Homeowner's Association at [board@the-falls.org](mailto:board@the-falls.org). This is the most efficient way to get in touch with the Homeowner Association's board. Our previous email address will continue to be monitored as well for a short period of time.

If you are interested in receiving email communications from the Association, please send us an email asking to be added to our list. This is a low-traffic distribution list with periodic meeting reminders, Block Watch notices, electronic newsletters, and other neighborhood-related communications.

## BOARD MEMBER RESIGNATION

Cary Ecker has resigned as President of the Homeowners Association. We thank Cary for his dedicated work for our neighborhood and we wish him the absolute best. Tiger King will fill in as President while Brian Stern will perform both the roles of Secretary and Treasurer. Although the CC&R's allow for this dual role, this is not an ideal situation and we are hoping to elect another volunteer to fill either the role of Treasurer or Secretary at our Annual

## **BOARD OF DIRECTORS**

President- Tiger King  
Treasurer- *Position Open*  
Secretary- Brian Stern  
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Mailing Address-  
SCHOA  
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Mill Creek, WA 98082  
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Website- [www.the-falls.org](http://www.the-falls.org)



### DUES

The Board is considering raising dues. Electric expenses have tripled and water expenses have almost doubled in the last year. Also, the board is planning major landscape improvements and expects to take on a major replacement of the fence that will cost over \$100,000 in the next few years. If the Board does raise dues, this will be the first increase in 9 to 10 years.

### ROOFING

The Board is planning to revise the "approved" roofing list. A knowledgeable roofing broker who represents most roofing companies in our area made a presentation to the Board at its September monthly meeting.

### CC&R's

Recently, a notice was given to all homeowners with RV's, trailers, and boats that did not appear to be in compliance with our covenants. Most homeowners have taken corrective action. Those who have not will be subject to the violation fine schedule. To find out more about the fine schedule go to <http://www.the-falls.org/FineSchedule.html>.

### LANDSCAPING

Our landscaping company, Glenbrook Services, has been working hard this summer to repair our sprinkler system throughout the neighborhood. In the past, Board members decided not to utilize the system and the inactivity led to significant decay. The system is back to almost 100% and will continue to be used in the future.

As soon as the repairs to the sprinkler system are complete, bark dust will be

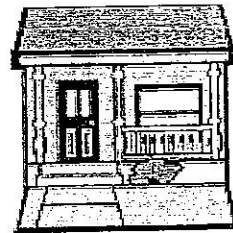
applied to all planting beds in the common areas to improve the appearance. The two large trees that are missing in the South median of Sno-Cascade Drive will be replaced in October. We continue to work towards landscaping the North median.

### FENCE

The common area fencing is our biggest concern. Recently, a bid of \$100,000 was obtained to replace the entire fence. As a result of the large cost for replacement, the Board has decided to continue to keep the fence in good repair.

One of the Board members recently inspected the entire fence along Puget Park Drive (West of Sno-Cascade) and the West side of Sno-Cascade down to the school trail. There are several fence boards that need to be replaced and a few sections that need to be repaired. The remainder of the fence will be inspected to determine what repairs are needed.

Once the fence's condition is determined and the repairs are made, we will seek bids to repaint the entire fence with a more natural color.





# THE FALLS

AT SNOHOMISH CASCADE

Volume XI Number 1 Visit Our Online Forum at [www.the-falls.org](http://www.the-falls.org)! February 2007

## NEW FOUR MEMBER BOARD

We have a four member board of directors, a first for our homeowner's association. In the past, our board has had three members, a president, secretary and treasurer. At times we have had 2 members on the board, a president and a secretary/treasurer. Our bylaws allow for a maximum of 5 board members.

Current members of the board are:

- President- Don Davies
- Vice President- Joe Mackle
- Secretary- Sara Blair
- Treasurer- Brian Stern

## MANAGEMENT COMPANY

To help with the management of the association affairs, the board of directors has hired Port Gardner Management.

Past boards have found conducting association business very challenging as volunteers. In the late 1990's the board hired a local resident as bookkeeper. The bookkeeper helped the Treasurer with keeping the books, sending out the dues notices and helped the rest of the board with various administrative matters. However, the board in 2006 felt that it needed more help with CC&R

enforcement and with finding contractors for various projects.

Port Gardner Management will:

- Perform the association bookkeeping
- Collect the annual dues
- Coordinate maintenance issues such as fence maintenance
- Enforce CC&R violations

As a result of this change, the association's mailing address and phone numbers have changed. See the box below for the new contact information.

## **BOARD OF DIRECTORS**

President- Don Davies

Vice President- Joe Mackle

Secretary- Sara Blair

Treasurer- Brian Stern

### **Contacting the Board:**

Mailing Address- *(NEW)*

SCHOA

C/O Port Gardner Management

P.O. Box 927

Everett, WA 98206

Voice Mail- (425) 339-1160 *(NEW)*

Fax- (425) 303-0257 *(NEW)*

Email- [board@the-falls.org](mailto:board@the-falls.org)

Website- [www.the-falls.org](http://www.the-falls.org)

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The email addresses will not be given or sold to commercial ventures. The Association will use the email addresses for Association business only.