



Greenwood Park News June 2019

www.Greenwoodparkestates.org

President: Gary Long
Vice President: Joan Voorheis
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Member at Large: Mirran Rajcic
Architectural Committee: HOA Board
Maintenance Chairman - Bob Gardner
Special Events - open
Welcoming Committee – Port Gardner Property Management
Safety Committee – Open
Editor - Kay Fite

♠ **New HOA Management**
Port Gardner Property Management
Tom Gish, Jr. – Manager

Phone: 425-339-1160, ext 223
Website: <http://portgardnermgmt.com/>
Email: Manager@GreenwoodParkEstates.org

Contact Port Gardner Property management by phone or email with any neighborhood concerns, requests for house paint authorization, roof replacement authorization, security reports in the neighborhood.

● **No Parking in cul-de-sacs**
(Fire safety regs)

● **No Parking within 10 feet**
from a mailbox
(County ordinance)

2nd Annual Neighborhood Party July 27

Place – our park

Time: 11 am – 2:00 pm

Ultimate Melt Food Truck 11:30am – 1:30pm
Includes bouncy house toys for the kids
Come and socialize with your neighbors

4th of July !!

Please be mindful to respect your neighbors and their pets while celebrating 4th of July with fireworks. Exercise safety with fireworks and fire dangers. Put out sparks with hose; dry season is here – Caution !! Call 911 to alert the Fire Department if you see an unattended brush fire!

!!More on Parking!!
Street parking is public. Parking on our streets is legal for all residents. There are no “assigned spaces”. Please park in driveways, in front of your own home and be considerate of your neighbors with additional vehicles. Disagreements should be taken up with neighbors in a kind fashion.

- Do not block line of sight to stop signs.
- Do not block driveways or common walkways.
- When street parking, allow room for traffic from both directions to pass safely.
- Watch the street parking on our curves for "line of sight" hazards.



Fires

Fires can start any time, any season (yes, even in rain!) in the weirdest places like compacted soil under old fine bark. **A fire was reported on June 5 in our park, occurring in the bark area – no obvious cause was found.**

If you assess that the fire is not an imminent dangerous threat to people, buildings, etc., do your best to put it out. The Board suggests calling 911 because homeowners may not want to accept the responsibility for assuming the fire is out.

You can call 911 and tell them it is a non-emergency and have them come and check that it is out, no risk for embers to flare-up and reignite.

911 dispatchers are great at helping you walk through the reporting process AND they have awesome computer visuals that allow them to pinpoint exactly where you say

Please be aware of fires, sparks, breezy weather, bark and other combustible materials.

Fire is a danger to our neighborhood!

Careful!! Prevent Fires!!

Report stolen mail to Police. That report will help track and USPS will follow up.

The usual reminders:

- Keep up with lawn & garden maintenance
- Get approval for house painting
- Get approval for re-roofing
- No parking in cul-de-sacs
- Lock doors and windows at night
- Lock cars in driveways
- Keep items in cars out of view
- Remove garage door openers from outdoor parked cars
- Do not leave ladders available in yard
- Clean up after pets
- Speed Limit is 25 mph !!
- No Parking on sidewalks

Greenwood Park Website

Newsletters, general information, HOA CC&Rs... all located on our website.

<https://www.greenwoodparkestates.org/>

Our Neighborhood Email system is the best way to stay informed :

<https://www.greenwoodparkestates.org/emailalertlist>

Traffic Complaint Form is found on the Snohomish County Sheriff website

<https://www.snohomishcountywa.gov/Faq.aspx?OID=964>

Safety Committee:

<https://www.greenwoodparkestates.org/committees/safety>

Credit Freeze can help deter identity theft

<https://www.greenwoodparkestates.org/committees/safety/credit-freeze-id-theft-prevention>

Roof Replacement or Painting?

See the approved list of roofing materials

Download the roofing approval form.

Get your house paint project approved.

<https://www.greenwoodparkestates.org/committees/architectural>

Garner's Northwest Landscaping

Garner's Northwest Landscaping is our landscaping service for the park and our green areas. Individual homeowners can contact them to discuss your personal lawncare and maintenance services.

<http://www.garnersnorthwest.com/>



♠ Mail Box Keys

The mail keys are the homeowners responsibility. **Make a copy and keep it safe. Replacing the lock is expensive for the homeowner.**

Give our mailman 10 feet of space on either side of the mailbox to allow enough room for him to drive up and deliver our mail from his vehicle.



♠ Park and Sports Court

This park is for our neighborhood children and our guests. **It is closed after dark. Use after dark is not allowed. Report suspicious activity.**



♠ Trash Garden Recycle Bins

Our trash and garden waste pickup is every week on Thursday. Recycle is every other week. The bins can be put out Wednesday and moved back out of sight no later than Friday morning. Store all bins out of sight.

911

Call 911 to report suspicious behavior, crimes, minor property crimes. Snohomish County Sheriff's Office cruise more frequently through neighborhoods that report incidents - even minor ones.



♠ How to report vandalism

We are in unincorporated Snohomish County and all burglary, vandalism or suspicious activity should be reported to the Snohomish County Sheriff Department.

Call 911 or File online at

<https://snohomishcountywa.gov/210/Sheriffs-Office>

More reporting increases the patrols for our neighborhood and raises awareness.

Website form for non emergency crimes.

<https://www.mycrimereport.us/index.aspx#Welcome>



♠ Dogs and Cats

Please, please walk your dog on a leash and take that baggy with you!

Please, keep your cat safe inside.



♠ Renting your house?

Provide the Board or Impact with your new forwarding contact information and your renters contact information. Give your renter copies of our governing documents. Tenants are required to abide by GWP documents. The Owner remains liable for any homeowner assessment if the home is rented out.

Safety



♠ Greenwood Park Home

<https://www.greenwoodparkestates.org/Home>

If you are new to the neighborhood, please review our CC&Rs By-laws and Rules and Regs posted online website.

By-Laws and CC&Rs:

<https://www.greenwoodparkestates.org/hoa-documents>

The CC&Rs, along with By-Laws and Rules and Regulations, are available on our website. They contain requirements for homeowners regarding maintenance, landscaping, house paint colors, roof materials, parking, garden bins, sheds and more.

We ask all neighbors to maintain their homes. It is to this effort and appearance that keeps our home values and resale prices higher than homes in our surrounding neighborhoods. Neighborhood disputes are best handled between neighbors. Talk your problems out before they become larger issues.

When an issue is brought to the Board or Impact from a homeowner, we work within our CC&Rs/Rules and Regs for resolution. All homeowners and renters must follow the By-laws, CC&Rs, Rules and Regs.

See the website for violation actions, warnings, fines and liens. Impact Property Management has taken over delinquent accounts and letters for violation. They have policies guided by the Board to assess interest and post late fees. They work with a collection agency after a specified timeframe for collections, liens, payment plans and foreclosures.