



Greenwood Park News February 2021

www.Greenwoodparkestates.org

President: Gary Long
Vice President: Joan Voorheis
Secretary: Bonnie Orban
Treasurer: Irene Thomas
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

♠ 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.

● Happy New Year!

**Thank you for all the great
holiday decorations that
brightened our neighborhood.**

HOA Annual Meeting by Zoom March 9 6:30pm Watch for link

This is your neighborhood, you can ‘zoom in’ to the annual meeting. Your annual dues, the budget, future plans, maintenance, property management are working with your property in mind. Rules, Regs and CCR’s protect your home investment, increasing your property value, making Greenwood Park a desirable neighborhood.

Download the Zoom app on your phone, laptop or ipad prior to the meeting. Create an account with your email and name, save your password. On March 9, open the Zoom app, sign in, use the link provided to join the meeting. HOA management host will let you into the meeting.

Greenwood Park Email Alert List

The Greenwood Park email alert list is an important part of the communication for our homeowners association. It is the way we can inform our residents of upcoming events like the annual meeting, dates for annual spring and fall garage sales, break-ins and potential security threats.

We value everyone’s privacy and never share the list with anyone else. Sometimes folks change their emails and forget to inform us of their new email address. If you have changed your email address, want to add additional addresses to the list or just want to make sure we have your current email address please use the contact form on the Greenwood Park website to send us your updated information.

That form can be found at
<https://www.greenwoodparkestates.org/homeownercontact>.

You can also view the list and the latest messages at
<https://groups.google.com/g/greenwood-hoa>.
Thanks for your cooperation.

!! Parking !!

With more people working from home, please watch 'on street' parking.

- No Parking in cul-de-sacs (Fire safety regs)
- No Parking within 15 feet either side from a mailbox (County ordinance)
- No Parking on sidewalks

Street parking is public. Parking on our streets is legal for all residents. There are no "assigned spaces". Parking in your own driveway or in front of your own home is preferred. Please 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.

- Lock your cars to prevent theft.
 - Keep items in cars out of view.
 - Remove garage door openers from outdoor parked cars.
 - Report stolen mail to Police.
- That report will help track and USPS will follow up.

The usual reminders:

- Winter lawn and gutter maintenance
- Plan approval for house painting
- Plan approval for re-roofing
- Lock doors and windows at night
- Do not leave ladders available in yard
- Clean up after pets
- Speed Limit is 25 mph !!
- Report sidewalk cracks to Snohomish County for repair. Their list is long, submit now.

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?QID=964>

Safety Committee:

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

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>



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.

Over the years we have had several residents find the keys difficult to turn. Most of the residents found that a shot of WD40 into the key slot helped significantly or solved the problem.

Give our mailman 15 feet before and after a curbside mailbox to allow the carrier direct access to serve the box and then safely re-enter traffic without reversing.



♠ 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>

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.