



# POSSESSION BAY HIGHLANDS



## SUMMER Newsletter 2023

### LETTER FROM THE PRESIDENT

## Our Community, Our Home

By Dar Crisp, Board President

Hello Neighbors! Thank you for allowing me to serve as your Board President! Your volunteer members have been very busy the first half of the year.

To improve community engagement the association has formed specialized “committees” comprised of a mix of board members and non-board members.

We formed the *Greenbelt Committee*. This group of volunteers is dedicated to ensuring that our greenbelts are getting some much-needed attention. Over the years we have taken many trees out of the greenbelt but haven’t focused on replenishing this important neighborhood feature. The initial phase focuses on inspection and planning, then will move to a budgetary phase for execution. This committee is dedicated to keeping our natural resource as beautiful as possible.

We have also formed a *Social Committee*. This group will be working to bring our community together with events such as National Night Against Crime. Be sure to check out the community Facebook page for regular updates.

As another new volunteer opportunity, we are looking to form a new *Park Committee*. This committee would ‘adopt’ one of our neighborhood parks and work to keep it looking the best it can. Reach out to a Board Member if you’re interested in spending some time beautifying one of our parks.

Finally, the House Rules have been updated to include more modern options for garage doors; be sure to check them out!

For up-to-date information – be sure to join the PBH Facebook Group. (Link below)

If you have questions on these topics or anything else – feel free to contact me or any other volunteer.

### ON THE SIDELINES...



### Yard Maintenance Reminders!

It’s that time of year again when we need to kick off the season with regular yard maintenance. We will be sending courtesy notices for homes in need of attention, followed by fine notices for homes remaining in non-compliance.

Here are the House Rules on lawn maintenance:

- a) Includes the maintenance of any street or alley adjacent to the Lot by the homeowner.
- b) Grass and vegetation shall not grow over sidewalks, curbs, walkways, or driveways.
- c) Grass shall be cut regularly and shall not exceed six (6) inches in height.
- d) Weeds shall be removed before blooming.
- e) Shrubbery or tree branches extending over any sidewalk, street, alley, or other public way shall be trimmed so they do not obstruct vision or the travel of motorists and pedestrians, including people with disabilities.
- f) Overgrown and dry or dead grass, weeds, bushes, or trees shall be considered a fire and safety hazard and a nuisance. Dead plants and trees are to be removed.

## New Homeowner Portal – AppFolio

You may have noticed that our Management Company, MacPherson's, switched to a new online portal. Through this portal you can make payments, submit ACRs and submit Maintenance Requests if you see something in the neighborhood that needs attention. Please take a moment to also verify that your contact information is correct. You should have received a link earlier this year to register. If you have questions on this, please contact Sharon directly for support.



### Kids Need More Fruit?

Try stacking fruit on a simple sugar cookie to create a "Fruit Pizza". An easy summer treat that even the littles can prepare.

You can make those sugar cookies from scratch or pick them up at the grocery store, pre-made!



## Garbage and Recycle Bins

Garbage and recycle bins should be put out **the night before pick-up and put away the same day as pick-up**. Please ensure that you are placing bins on the street (wheels to the curb) and not on the sidewalk. We have neighbors that need sidewalk access for wheelchairs and strollers. Let's not make their walk turn into an obstacle course.

Also, remember that bins should not be visible from the street when they are stored. Please place in your garage, behind your fence, or behind a screen. Visit the Possession Bay website for ideas!



## MacPherson's Property Management:

Sharon has worked with the MacPherson family for nearly three decades. She brings 25 years of real estate knowledge; from legal transaction negotiations, construction management, marketing, and interior design along with homeowner association and condominium set up and management. Sharon enjoys working with people and their communities and considers herself to be a natural problem solver- She prides herself on her customer service approach and her ability to resolve issues and concerns. Sharon's goal is to assist homeowners and tenants to successfully navigate through the Declarations and By-Laws of their community.

Sharon continues to update her skills and knowledge through participation in professional courses and seminars in Community Association Management and has been a licensed Real Estate Agent for over 25 years.



### Sharon McKinney's Contact Information:

- Office: 425-747-5900
- Email: sharon@macphersonspm.com

### When to Contact Sharon:

- ✓ Building a fence, shed, or pergola?
- ✓ Need to start a significant landscape project?
- ✓ Have a problem with a noisy neighbor?
- ✓ Have questions about common areas or greenbelts?
- ✓ Have questions about HOA CC&Rs or Bylaws?
- ✓ Planning to repaint your house?
- ✓ Need to pay your annual dues?
- ✓ Planning to rent your house?
- ✓ Trouble accessing your online account?



[www.possessionbay.org](http://www.possessionbay.org)

The Possession Bay Highlands website is your one-stop-shop for all things PBH. It's a great way to submit questions to the board and view the governing documents.



[www.facebook.com/groups/possessionbayhighlands](https://www.facebook.com/groups/possessionbayhighlands)

We also have a members-only Facebook group connecting over 100 members and growing. Join the group to engage with your neighbors and stay up to date on events. Please just keep it positive and be friendly.

## HOME SAFETY & SECURITY

Thefts and burglaries are common, to some extent, for most suburban communities. We typically see an increase of this during summer months. Homeowners become more vulnerable to such crimes when doors and windows are left open or unlocked, gates are unsecured, and cars are parked in plain view. But there are things you can do to minimize the likelihood of such damage and loss.

- Be sure to secure your home by keeping all windows and doors locked unless you are home and awake.
- Remember to remove valuables from your car and ensure it's always locked. Park in the garage if possible.
- Install an alarm system or make sure you turn on an existing alarm when you aren't home.
- Keep the outside of your home well-lit and use motion detecting lights.

**If you see any suspicious or criminal activity, please dial 9-1-1 immediately.**

If it isn't reported, the police don't know there's a problem.

## Common Community Concerns

### **Vehicles are speeding down the street.**

The Homeowners Association has no control over traffic laws. If you see a car speeding it is best to reach out to local authorities. We have had multiple speed tests performed on Harbour Heights Blvd. It was determined by the county that we do not qualify for speed bumps or additional signage. In 2022 speed limit reminders were painted onto the surface of the road.

### **I'm worried about a tree in the greenbelt.**

All greenbelt concerns should be submitted to the board. We will then review with an arborist or landscaper to determine the course of action necessary, if any. Legally speaking, owners are allowed to trim branches that extend over their fence/property line. It is always advised to communicate with the HOA regardless.

### **I'd like to know details on the HOA Budget.**

All budget details are available to homeowners in the AppFolio website. If you have trouble logging in reach out to Sharon with MacPherson's for assistance.



**National Night Out** is August 1<sup>st</sup>. The Possession Bay event will be held at Memorial Park on Harbour Heights. Big thank you to Mary Jensen for leading this event. Please watch the Facebook group for details as they are released over the next few weeks!



**Please slow down!**

Please be cautious when driving through our neighborhood as children are more likely to be playing outside their homes. Even though the City of Mukilteo posts a 25mph speed limit, we are asking homeowners to please slow down when driving through the neighborhood.