

HILL TALK

**THE LAKELAND HILLS HOMEOWNERS
ASSOCIATION NEWSLETTER**



Summary of Board Meeting— July 24, 2018

Report from the President: Mr. Rawls noted that the city of Auburn began initial work on the Kennedy Avenue expansion. This is part of the broader expansion and development being constructed along Oravetz Road. The City provided no estimate of completion date for this road construction or the housing development.

Several homeowners have made inquiries into the painting review and approval process followed by the HOA. There are concerns by certain homeowners over the color scheme being used by a home in the neighborhood.

Financial: Mr. Ellis presented the financial reports for the period ending June 30, 2018. There are currently no outstanding balances owed by homeowners. There are currently 7 homes within the HOA for sale.

Architectural Control: Mr. Surber reported on a variety of actions and activities of the ACC. The follow-up review from the May Spring Walk About has been completed. There are 20 homes still failing one or more of the ACC guidelines, and will be sent a follow-up letter of deficiency.

A discussion was held specific to the process for review and approval of house paint and color. The directors requested that a draft be prepared to change the ACC guidelines.

It was also reported that the city of Auburn owned and controlled the circular island on 51st street and is responsible for maintaining the landscape of this area in the cul-de-sac.

There is a dead pine tree on 52nd Street which will be reported to the home owner. A request will be made, that from both a safety and aesthetic prospective, the homeowner needs to remove the tree.

Lastly, the contractor hired to paint the house numbers on the sidewalk curb has canceled and otherwise backed out of the project. No HOA funds were paid, the project will, however, be delayed.

Newsletter: Mr. Surber reported that the editor for the HOA's newsletter had been approached by certain local business' regarding the potential to advertise their services and products in the HOA newsletter. This matter was discussed at length and after careful consideration the Directors requested that the editor now decline all requests to advertise.

Website: Mr. Surber reported that the website was being updated and several changes and edits have been made. He credited this effort to the volunteer work of Ms. Payton Anderson.

Old Business: Mr. Ellis updated the Directors on the renewal status of the HOA's D&O insurance policy which expires in August. Once quotes from all firms are received a recommendation would be made to consider and approve, a policy for the next year.

Mr. Ellis reported on the upcoming September annual meeting. This will be held on September 25 at 7:00pm at the nearby Round Table Pizza restaurant.

Two actions will be required at the meeting. First, the election of a new director for a 3-year term, as John Tometich's term will be expiring at the end of this year. Second, the annual operating budget of the HOA will also be presented to the members for review and approval.

Fire Safety

Devastating home fires are all too common. Every year, there are nearly 358,500 home fires in the United States. Many are fatal — 81 percent. The real tragedy is that so many of these fires can be prevented. By taking these basic precautions you could stop a disaster before it starts.

Cooking Fires - Cooking is the leading cause of home fires in the United States, starting almost half of all fires. To help prevent a cooking fire, follow these tips from the National Fire Protection Association site, www.nfpa.org:

- Be on the alert. If you are sleepy or have consumed alcohol, don't use the oven or stove.
- Stay in the kitchen while you are frying, grilling or broiling food. If you need to leave the kitchen for even a short period of time, turn off the oven or stove.
- If you are simmering, baking, roasting or boiling food, check it regularly. Remain in the home while food is cooking, and use a timer to remind you that you are cooking.
- Keep your stovetop clear of anything that can catch fire, including oven mitts, wooden utensils, food packaging, towels or curtains.

If a cooking fire starts:

- Be prepared. Keep a lid nearby when you're cooking on the stovetop. If a small grease fire occurs, smother it by sliding the lid over the pan. Turn off the stove and leave the pan covered until it has completely cooled.

Candles - Each year, candle fires account for hundreds of thousands of dollars in property damage and hundreds of unnecessary injuries and deaths. To help protect your family, please observe these safety tips:

- Only burn candles under constant supervision.
- Keep burning candles a minimum of one foot away in all directions from flammable and combustible items.
- Keep candle wicks trimmed to within one-quarter (¼) inch from the top of the candle.
- Do not allow candles to burn down to the bottom of their container.
- Extinguish all candles before leaving the house or when going to bed at night.
- Place candles in safe locations, out of the reach of children or pets.



School Happenings

Aug 30 - Lakeland Hills Elementary Open House
5 to 6:45pm

Sept 4 - Ilalko Elementary Open House
5:30 to 7pm

Sept 4 - Mt. Baker Middle School Open House
4 to 6pm

Sept 5 - **First Day of School - Grades 1-12**

Sept 10 - School Board Meeting - 7 p.m.
James P. Fugate Administration Building—
Board Room
915 4th Street NE, Auburn ` WA 98002

Sept 20 - Auburn Riverside High School
Open House



**The next Board Meeting is
scheduled for:**

**7:00 p.m. on
August 28th, 2018, at Haggen
Northwest Fresh (Haggen's).**

**The Annual Meeting is
scheduled for:**

**7:00 p.m. on
September 25th, 2018, at
Round Table Pizza Restaurant.**

Summer Gardening Checklist

Mulch - Spreading a 2-inch-deep layer of mulch over your soil is one of the best things you can do for your garden. The mulch blankets the ground, shielding the soil from the sun. This keeps it cooler, so your plant roots are happier, and prevents moisture loss from evaporation.

Weeds - It's important to pull them from your garden, because weeds steal moisture and nutrients from your plants. Many weeds also encourage insect pests and diseases to pop up in your garden.

Add Color with Summer Annuals - Make your yard look its best by pulling out the spent plants and replacing them with heat-loving varieties such as angelonia, lantana, ageratum, coleus, pentas, portulaca, salvia, sweet potato vine, and zinnia. Heat-loving annuals grow quickly in warm temperatures and will soon provide a beautiful burst of color.

Watch for Pests - Like weeding, keeping an eye on pests and diseases in your yard. This should be done all year, but midsummer seems to be particularly popular for these gardening obstacles.



Start a Fall Vegetable Garden— enjoy continued harvests by planting cool-loving vegetable seeds -- including broccoli, carrots, kohlrabi, lettuce, and spinach - now so you can enjoy fresh, delicious harvests this autumn.

(Tips taken from Better Homes and Gardens <https://www.bhg.com/gardening/gardening-by-region/pacific-northwest/>).

Board of Directors

Andrew Rawls, President/Board Member
Ron Surber, Vice President/ACC Committee
Andreas Ellis, Secretary/Treasurer
Nathan Martin—Board Member
John Tometich, Board Member

Important Phone Numbers

City of Auburn

253-931-3000 (Main Line)

Website: www.auburnwa.gov/contact.htm

Auburn Police Department

253-288-2121

Auburn Valley Regional Fire Authority

253-288-5800

Ilalko Elementary

253-931-4748

Animal Control

253-931-3062

Puget Sound Energy

1-888-255-5773

Waste Management (missed collection)

1-800-592-9995

If you are
experiencing an
emergency please dial
911



Do you have any news to share?

Send an email to: info@auburnlakelandhills.org and let us know. We'll publish it in the next newsletter. This is reserved for Lakeland Hills Homeowners only (no ads please). Include your name, address, and phone number and how you would like your news presented. We reserve the right to edit your submission.

If you wish to contact the board the following emails are monitored:

info@auburnlakelandhills.org

acc@auburnlakelandhills.org

Website: <http://auburnlakelandhills.org/id5.html>

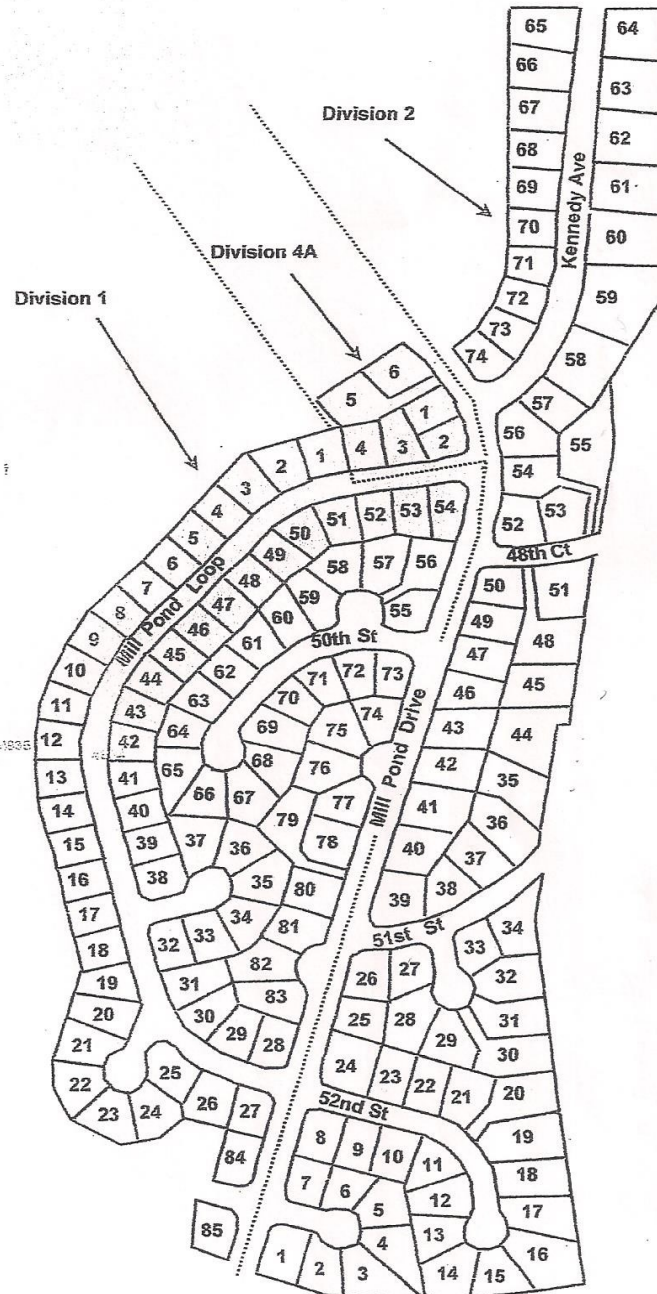
How to Be a Good Neighbor

If you see trash on the common ground, please pick it up. This could be from someone's overflowing can or a walker who discarded an empty water bottle.

No matter the source of these "eyesores," this is our neighborhood and its condition reflects on all of us.



Lakeland Hills Homeowners Association Map



Please note that there are a total of three different Home Owners Associations in this area of Lakeland Hills. This map shows homes in the Lakeland Hills HOA only.