

Fall 2008



DEER PARK NEWS

President's Message

As the President of the Deer Park Homeowners' Association, I am extending a call to all homeowners to serve on our HOA Board. Three board positions – Vice President, Secretary, and Treasurer -- are being vacated and need to be filled. When the board is fully staffed with 9 members (President, Vice President, Secretary, Treasurer, Architectural Control Committee Positions 1,2,3, Maintenance Committee Chair and a Member-at-Large) the needs of Deer Park can be efficiently met with very reasonable time commitments – on the order of an hour per month – and without the need of hiring an expensive property management company.

Our annual HOA meeting will be held on Monday, November 17th at 7:00PM at the Christa McAuliffe Elementary School Commons. Whether you can serve or not, your attendance at this meeting is important. It is here that we discuss the state of the neighborhood, nominates and elects new members, review the budget for the past year and approves the budget for the next year, etc. If you have issues, questions or concerns with regard to the Deer Park community, please come and voice them.

Best regards,

Michael King, President, Deer Park HOA

HOA Board Update



Vacant HOA Board Positions!

We need YOUR help on the HOA Board.

Keeping our community running smoothly requires the support of all our homeowners! The positions of Vice President and Treasurer are being vacated after more than three years of fine service by Bill Prather and Chris Loeliger, and the position of Secretary has been open since 2007. Board meetings are held once a quarter, and each position requires (at most!) one or two hours per month of your time.

Serving on the Deer Park HOA Board is a wonderful opportunity to get involved and make a positive contribution to the neighborhood. Your help will keep Deer Park the attractive and desirable neighborhood that it is. In addition, it keeps our dues low – we'd have to engage the services of a property management company without the voluntary service of our homeowners on the board.

The Vice President works jointly with the President to oversee the HOA board. The Secretary is responsible for meeting notes, preparation of minutes, and acts as a custodian for HOA records. The Treasurer is responsible for maintaining our HOA's books, the processing of HOA dues, payment of HOA expenses, and related communication.

HOA Board Members

Office	Name	Phone	E-mail
President	Michael King	425-836-9048	board@deerpark-hoa.org
Vice President	EXPIRING		board@deerpark-hoa.org
Secretary	<i>VACANT</i>		board@deerpark-hoa.org
Treasurer	EXPIRING		board@deerpark-hoa.org
ACC Member	Dave McNear	425-898-1780	acc@deerpark-hoa.org
ACC Member	Dan Kostomar	425-868-5110	acc@deerpark-hoa.org
ACC Member	Kristin Pingree	425-836-0464	acc@deerpark-hoa.org
Maintenance Director (At-Large)	J.R. Yuse	425-868-3682	maintenance@deerpark-hoa.org
Greeter	Tim Vreeburg	425-868-4963	board@deerpark-hoa.org



Dumpster Days – Saturday, November 15

This semiannual event is perhaps the most visible and valuable that is provided by Deer Park. We'll have two mixed waste and one yard waste containers located at the intersection of NE 22nd Place and 233rd Ave. NE. *We need volunteers to help man the dumpsters!* Two people are required for each of three two-hour shifts: 8AM-10AM, 10AM-12PM, and 12PM-2PM. Please contact us at board@deerpark-hoa.org if you can assist. This is also a great service opportunity for your teenage kids!

Whole trees and shrubs will not be accepted – all must be broken down to trunks and branches and cut into reasonable lengths. The same applies for boxes, pallets, styrofoam packaging, etc. We reserve the right to turn away homeowners that are disposing of excessive amounts of any material, i.e. construction waste. This event is to help us all clean up and everyone should have be able to enjoy the use of the dumpsters.

The following items are not allowed to be placed in the waste containers:

Refrigerators, Freezers, Ice Makers, Tires, Light Ballasts, Sealed 55 Gallon Drums
Medical Waste, Liquid Paint, Asbestos Material, Fluorescent Light Bulbs
Contaminated Soil, Any Hazardous Waste, Railroad Ties, Batteries, Televisions, Monitors
Large appliances, Water Heaters, Car Parts

We will not have a donation trailer for this event.


ACC Fall Update

Fall is Here – It's time for those projects around the house!

The ACC is responsible for ensuring your projects adhere to the Deer Park Covenants, Conditions, Restrictions and Easements (CCRE's). The members of the ACC want to work with you to make sure your questions and requests are processed in a timely manner. To help clarify some of the CCRE's, we've put together some of the most commonly asked questions concerning home improvements.

How do I get approval for my home improvements?

You must complete a "Property Change Request Submittal Form". We've included one in the newsletter for your review, and you can always download and print out your own from the "HOA Info" page on the Deer Park website. Please plan ahead, as depending on the complexity of the project, it may take up to 30 days to complete the approval process.

ACC approval is required for the following modifications to your property: 

- Basketball hoops
- Fences
- Building a new deck
- Replacing an existing deck
- Any external additions to your house or garage
- Installing swimming pools/hot tubs
- Swing Sets/Recreation Equipment
- Covers for decks, pools, or spas
- Sheds
- House Painting (if changing color)
- Roof Replacement (if using composition)
- Tree Removal

What type of fencing is allowable?

Fences shall be well constructed of suitable fencing materials and be artistic in design. They can be no taller than 6 feet in height with the finished side facing out. Woven cyclone fences are strictly prohibited.

Can I store my house trailer or boat on my lot?

No boat, boat trailer, house trailer, camper, recreational vehicle, or other vehicle other than private family automobiles shall be stored or permitted to remain on any residential lot. However, these types of vehicles can be stored in a garage or other screened area as approved by the ACC. There is an exception: During May through September, storage is allowed on the lot for a period not to exceed 3 consecutive days and not to exceed 1 occurrence per month.

Can I cut down a tree on my property?

No significant trees can be cut down without ACC approval. A significant tree is any tree when measured four feet above the ground that has a minimum diameter of 8" for evergreen trees and 12" for deciduous trees.

Can I construct a basketball hoop, bench or barbecue pit on the island in our cul-de-sac?

No. This is common property and there are liability issues.

Do I need ACC approval to paint my house?

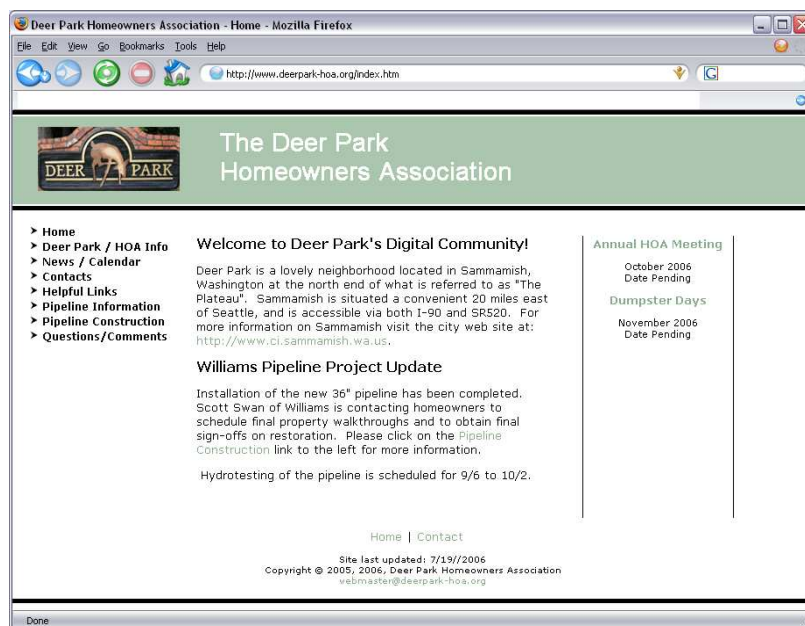
If you are painting your house or trim the same color you do not need to receive approval. However, if you are changing color, you must receive ACC approval.

If you have questions, please contact any member of the ACC by phone or at acc@deerpark-hoa.org.

For your convenience, the Deer Park Homeowners Association CCRE's can be found on our website at: www.deerpark-hoa.org.

Visit the Deer Park Website

Yes, Deer Park is on the web! Visit our site at <http://www.deerpark-hoa.org> for a wealth of useful information including HOA board contacts, a copy of the neighborhood Covenants, Codes, Easements and Restrictions (CCRE's), subdivision maps and aerial photos, information regarding the Architectural Control Committee and a copy of the ACC Property Change Request form . . . and more! You can also submit your questions and comments to the board by using the online web form. Be sure to provide your contact information or we won't be able to reply!



www.deerpark-hoa.org

**Deer Park Homeowners Association
Property Change Request Submittal Form**



The Declaration of Covenants, Conditions, Restrictions, and Easements of Deer Park Divisions Number 1 and 2 (CCRE's) are specific as to the "furtherance of protecting economic value, desirability of ownership and architectural uniformity of the Properties" in Deer Park Divisions 1 and 2. CCRE's are available from any ACC member or on line at www.deerpark-hoa.org.

Proposed modifications and/or improvements to Property must be submitted to the Architectural Control Committee ("ACC") for review at least ten (10) days prior to the proposed starting date. The ACC has the responsibility and authority to approve or disapprove of modifications to Property, to approve construction improvements, and to enforce the terms and conditions of the CCRE's as they relate to architectural and use control.

Please review pages 5 through 13 of your CCRE's prior to performing any modifications or improvements to "Property" as defined in the CCRE's, then complete the following information and submit this Request form to the ACC along with required support documentation:

Request Date _____
Name _____
Address _____
Telephone Number (day) _____ (evening) _____
Description of Improvement: Addition, Deck, Fence, Paint, etc.

List of Attached Submittals:
(Examples – *Additions* should include a set of the drawings which are submitted to the County for Building Permit, *Decks and Fences* should include Plot plans which delineate the property boundaries, *Paint* submittals should include color chips or addresses of comparably colored houses.)

Required Signatures:	Date:
ACC Member _____	Approved / Rejected (circle one)
ACC Member _____	Approved / Rejected (circle one)
(ACC Member) _____	Approved / Rejected (circle one)
Adjoining Property Owner #1 (if applicable) _____	
Adjoining Property Owner #2 (if applicable) _____	
Adjoining Property Owner #3 (if applicable) _____	
Adjoining Property Owner #4 (if applicable) _____	
Adjoining Property Owner #5 (if applicable) _____	
Other Property Owner #1 (if applicable) _____	
Other Property Owner #2 (if applicable) _____	
Other Property Owner #3 (if applicable) _____	



Upcoming Events

**Annual HOA Meeting: Monday, November 17th,
7:00PM at the Christa McAuliffe Elementary
School Commons**

**Dumpster Days: Saturday, November 15th
Hours: 8AM until they're full!
Volunteers needed to staff – please check inside for details.**