

Whipple Creek Place HOA
C/O Invest West Management
12503 SE Mill Plain Boulevard, Suite 260
Vancouver, WA 98684

May 27, 2026

Brian Stecker
15201 NW 4th Place
Vancouver, WA 98685

RE: Fine Notice – 15201 NW 4th Place, Vancouver, WA 98685

Dear Brian Stecker:

Community Associations, like the one in which you live, have the responsibility to preserve and protect property values. On 05/18/2026, the following condition(s) of certain item(s) at your property were observed to not meet the standards set forth in your Association's governing documents:

- **Landscaping: Remove the weeds in your front yard landscape.**

Your account has been assessed \$50.00 for non-compliance.

You were previously notified regarding this matter in correspondence available to you via your community portal; to prevent additional fines from accumulating, this needs to be corrected within 14 days of this notice.

Please be reminded that your Association's governing documents require &/or state the following: **"6.1 Maintenance by Owners. Each Owner shall maintain his Lot, home, improvements, and appurtenances, at all times, in a safe, clean, sanitary, and attractive condition, and shall comply with all laws, ordinances, and regulations pertaining to the removal of trash and rubbish, and the maintenance of on-site systems for surface and storm water drainage. No noxious, offensive, or unsightly conditions shall be permitted upon any Lot, nor shall any condition or act be permitted by any Owner which results in an annoyance or nuisance to other Owners. The maintenance required of each Owner shall include, without limitation, the repair, replacement, and care for roofs, gutters, downspouts, exterior building surfaces, walks, driveways, and other exterior improvements and glass surfaces, including the repainting of painted surfaces. All re-painting or re-staining and exterior remodeling shall be subject to the provisions of paragraph 8.7 of this Declaration. Each Owner shall keep all shrubs, trees, grass, and plantings on his Lot neatly trimmed, properly cultivated, and free of trash, weeds, and other unsightly material, Damage caused by fire, flood, storm, earthquake, riot, vandalism, or other causes shall be the responsibility of each Owner and shall be restored as soon as reasonably possible. In the event that any Owner fails to perform such maintenance and repair, the Association, upon ten (10) days prior written notice, shall have the right, but not the obligation, to perform the same, and to charge the Owner the reasonable cost thereof. in the event that the Owner fail to reimburse the Association for all such costs within ten (10) days after demand, the Association may, at its election, record and foreclose a lien for repayment of such expenditures."**

If one or more pictures related to the violation(s) noted above are available, one of them is at the bottom of this letter. Please log into your portal account to see the other pictures, if any. Your fine is immediately due and payable, and unpaid fines may incur late fees. Payments can be made in the same manner as you make your regular assessments.

Failure to correct the violation or respond within the above-mentioned time frame may lead to additional fines being imposed and assessed to your account. If you have any questions, please contact your Invest West Management team by logging into your owner portal at https://portal.iwmhoa.com/Home_v2/Login. Click on 'View All Requests →' from the Dashboard on the right side of the screen and select the applicable Violation Record from the My Items screen to send a message.

Thank you in advance for your attention to this matter. We appreciate your cooperation and for doing your part to keep the community a desirable place to live.

Sincerely,
Whipple Creek Place HOA

Please remember, all Whipple Creek Place HOA governing documents can be found on portal.iwmhoa.com.

This Community is Professionally Managed By:
Invest West Management, LLC

