

March 14, 2013

Dear Homeowners of Whipple Creek Place,

Re: Annual Meeting Summary

The annual meeting of the Homeowners Association Board of Directors was held on March 1, 2013. The following are your current representatives:

Sub-association 1 –	Sub-association 2 –	Sub-association 3 –
President - Jack Newton	President - Susan Selliken	President - Donna Fischer
Vice President - Bob Brunelle	Vice President - Amy Milam	Vice President - Brittney Hunter
Treasurer - Izzy Epstein	Treasurer – <i>VACANT</i>	Treasurer - James Hunter
Secretary - Russ Erdman	Secretary – Tracey Jackson	Secretary – <i>VACANT</i>
ACC – Russ Erdman	ACC – Luigi Serio	ACC – <i>VACANT</i>

We would like to encourage homeowners to consider serving on the board. These volunteer positions are an important part of keeping our community attractive and inviting. If you live in sub-association 2 or 3 and are interested in serving in any of the vacant positions, please contact any of your board members. In addition, the Landscape Committee position is open if you have a green thumb and would like to coordinate keeping our landscape looking beautiful, please contact any board member.

The Board has voted to rescind the previous fence policy is posted on our website and therefore will not be funding the maintenance of homeowner fences. The decision was reached, in part, due to the potential legal liability involved in maintaining homeowner property. Additionally, the administration of such an undertaking proved to be overwhelming. Therefore, homeowners will be expected to maintain the structure and appearance of their fences in accordance with our CC&Rs. Fences in disrepair will be managed via the current compliance process.

With the arrival of Spring, we would like to encourage all homeowners to take a close look at their properties and be on the lookout for maintenance issues such as peeling paint, moss on roofs, weeds in flower beds and fences in need of repair, cleaning or staining. Please keep in mind that paint and stain colors must be approved by your Architecture Control Committee. With regard to fence stains, **the ACC has approved the following stain color:**

Sherwin Williams Woodscapes Semi-Transparent stain – Color: “Covered Bridge” #SW3508

If you choose to use this color, you do not need to get prior ACC approval. A “cash account” is has been set up at Sherwin-Williams so Whipple Creek HOA members can receive a discount when purchasing the approved product. The account number for the Sherwin-Williams discount is 5793-4633-9. Use of a different color or product can be requested by submitting the required ACC Request Form available on our website or from the Association’s managing agent.

If you would like to receive HOA communications via email, please contact a member of the board to arrange this. Also, if you do not use the HOA dues coupons, you can opt out of receiving them. Both of these measures help to conserve our financial resources.

Sincerely,

Your HOA Board.

WHIPPLE CREEK PLACE HOMEOWNERS ASSOCIATION MASTER BOARD OF DIRECTORS

Letter to WCP Homeowners about Wooden Fences Re-Staining

The CC&Rs state in Section VI, paragraph 6.1 Maintenance by Owner: “Each owner shall maintain his Lot, improvements and appurtenance, at all times, in a safe, clean, sanitary, and attractive condition”. The Master Board (“Board”) has hired a Managing Agent, CMV, to enforce the Declaration of CC&Rs.

Some wooden fences have never been re-stained since Whipple Creek Place was originally built over a decade ago. Re-staining those wooden fences visible from the streets or the common areas is a maintenance requirement similar to re-painting the house. **Currently there is one approved stain, Sherwin Williams WoodScapes Covered Bridge SW3508 semi-transparent.**

The approved standard stain is required on all fences along 149th street, NE 2nd Avenue, NW 3rd Avenue entrance and NW 5th Place entrance. The Board recommends that the standard stain be used everywhere.

This summer CMV will be looking particularly for fences needing maintenance. If a fence is found to be in need of repair or re-staining, the respective homeowner will be notified in writing. Homeowners will then have 45 days to fix the problem before a fine from the Home Owner’s Association is submitted. To avoid fines, please be proactive in maintenance of your home and fence. If you disagree with CMV’s finding, or have a problem, you may appeal to the Board thru CMV per “Compliance, Fines & Procedures” resolution.

If your fence is properly stained with any semi-transparent stain, you don’t have to re-stain it now. There is no need to re-stain the parts of your fence hidden by vegetation.

For those interested, a “cash” account (# 5793–4633–9) has been set up at Sherwin-Williams so Whipple Creek HOA members can receive a discount when purchasing the approved product at the 504 NE 139th Street store. Our price for the stain is \$31.99 per gallon in 5 gallons bucket and \$32.99 in single gallons.

Tip: When using the approved Sherwin Williams stain, or other semi-transparent stain, a thorough cleaning, such as pressure-washing, is highly recommended prior to the application of the stain for the best look.