



UPCOMING EVENTS NOT TO MISS

Enumclaw HS Football "Battle of the Bridge" vs. White River
October 27th 7 p.m. at Pete's Pool Enumclaw

Enumclaw Fire Department Halloween Open House
October 31 from 4 p.m. – 6 p.m.

Cole Street Business Trick or Treat October 31 4 p.m. – 6 p.m.

Elk Meadows Home Owners Association Enumclaw, WA Newsletter October 2023

Elk Meadows



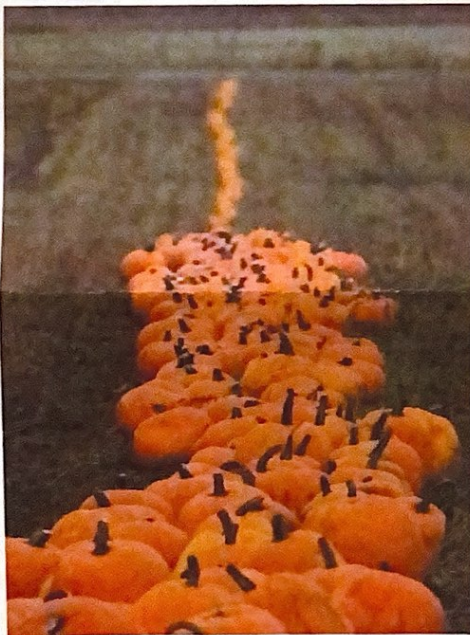
current topics >>>

Don't Forget

The Parking strips are your responsibility to keep maintained.

Pet Owners Please Help!

The #1 Complaint the HOA receives frequently is pet owners not cleaning up after their pets. Picking up after your dog is not only common courtesy but your duty as a pet owner.



Halloween is here!

Get ready for trick or treaters!

With Halloween night around the corner we encourage everyone to have a safe and enjoyable evening!

Dear Neighbors and Residents,

Everyone desires to live in a safe and friendly neighborhood where our homes hold value and even increase over time. HOA dues pay to maintain our park, landscaping along Watson St, and entrance areas. Our HOA is governed by Covenants, Conditions, and Restrictions known as the CCR's.

We also have Bylaws by which the Board is required and authorized to govern by. These documents were provided to each homeowner upon closing on their house. The documents are also available to review at the HOA website. Elk Meadows HOA has had difficulty maintaining an active Board of Directors for the past 18 months and now is proceeding with normal 24 month operations.

Notifications of late dues and or CCR enforcement notifications will be sent to homeowners found to be outside of compliance within the neighborhood.

Well maintained landscaping and parking strips show the pride we have in our community.

You will have the opportunity to correct any issues identified within the notification. The Board will also be tackling all capital investment needs, maintenance costs, monthly, and annual fees. The HOA retains an attorney on waiver for legal actions necessary for the Board.

The HOA Board is going to strive to the return of more community involvement with activities, contests, meet and greets, and required quarterly meetings. Homeowner participation is key to the success of the HOA and future improvements. The Board encourages you to solicit feedback and become more involved to ensure success. Thank you to all the neighbors that have done their part in keeping up our community!

Any Questions Contact the HOA @ elkmeadows@live.com

Notification of Maintenance Costs and Capital Expenditures

Maintenance Items

Our required annual irrigation system/pressure test required by the City of Enumclaw found the 'double check valve assembly' will require replacement. A review of the work necessary and bids to replace are currently scheduled. The cost will be reflected in the annual expenses for 2023.

Website Update

Feedback received by the HOA Board regarding our outdated website has been heard. Currently the Board is exploring the options available to facilitate online payment of our annual HOA dues on our website and updated information availability.

Fourth Quarter General Meeting to be announced!

Instead of perceiving our HOA as an obstacle to overcome, Try thinking of it as a tool to help us create and maintain a great neighborhood! Get involved, stay informed and do your part to see continual improvements!

property advice >>>

Covenants, Conditions and Restrictions (CC&R), By-Laws and City Code Reminders..

City of Enumclaw Code 19.44.015 Occupied lots – Mowing required.

All occupied properties shall be kept mowed such that the height of the grass and vegetation shall not exceed 12 inches, except for cultivated trees and shrubs.

Parking (CC&R Sec. 7.15) and Enumclaw Municipal Code control parking restrictions (whichever is more restrictive.)

- No RV's, Boats, Campers, Motorcycles, Trailers, etc. etc. allowed to be parked or stored on any Lot for a cumulative period in excess of fourteen days in any one calendar year.
- No Parking "Against" the flow of Traffic.
- No Parking on The City Sewer Lift Station Property
- No Parking within five feet of a driveway -or- painted yellow curbing

Landscaping Tip for Pruning Tree Suckers

Tree suckers(the immature limbs sprouting from the tree base and trunk) should be removed. A tree sucker will sap the energy away from the healthier and more desirable branches on top. Using a sharp, clean pair of pruning shears, cleanly cut the plant sucker as close to the tree as it is possible, but leave the collar (where the tree sucker meets the tree) to help speed the wound recovery.

How do we contact you?
Don't miss out on communications from our HOA related to community news, events, and meetings.
Send us your contact information
elkmeadows@live.com



Check our your HOA Website <http://www.elkmeadows.hoa.com/>