



Shelley Lake Estates Homeowner Association
P.O. Box 1872, Veradale, WA 99037
www.shelleylake.org

Homeowner Newsletter

December 5, 2008

The President's Letter

As we approach the end of 2008 year there is some important information to share before the next annual homeowner meeting on January 12, 2009. There are several Board and officer positions that are open for nominations and a few updates on homeowner association rule changes from our Washington State legislators.

Before I go into the details of the Association information, I want to thank my fellow Board members and all the volunteers that have helped make Shelley Lake community a great place to live. I cannot say enough about how the Board has worked very hard to manage the various tasks and responsibilities for the homeowner association. I can tell you that each of them take their responsibility seriously and have carefully considered each decision. Many Board members, committee members, and volunteers have contributed a significant amount of time, energy, and in some cases, their own resources toward improving the Shelley Lake Association (HOA). Please give these volunteers a clear message of appreciation.

As many of you know, I have been volunteering my time and energy for the Shelley Lake HOA over the last 3 1/2 years. I still plan on volunteering my time though not in the same way. With the recent death of my Father I need turn my focus toward caring for my Mother and spending more time with my

family. Therefore, I do not plan to run for re-election when my Director and President term ends this coming January 12, 2009. This means that nominations will be needed for Director Zone 7 (south section of 5th Addition.) In addition, nominations will be needed for the Secretary position as my wife, Christy, will also not be running for re-election. Other positions that will be open during this election cycle will include Treasurer (occurs every year), Director Zone 5 (currently Bob Harris), President, and possibly Vice-President Position.

Since the management of the association transferred from the Developer to the elected Board 2 1/2 years ago, there has been a lot of investigation work, learning and discovery that has occurred on how to manage a homeowner association. One area of discovery has been in better understanding and applying the Shelley Lake CC&R's, By-Laws and more recently the Washington State Legislation RCW rules for Miscellaneous Non-Profit Corporations and Homeowner Associations. To fully understand how all these rules work together took some time and legal advice. There is still more to learn. However, there are some key RCW rules that added to or override our CC&R's and By-Laws. A summary of these changes are listed in this newsletter. Additional details will be provided in the 2009 Annual Homeowner meeting January 12th. In addition, there is link on our www.shelleylake.org web site under the CC&R's and By-Laws that have updates and the two Washington State RCW set of rules. So, plan on

attending the 2009 Annual Homeowner meeting on January 12, 2009 at 7:00 PM at Adams Elementary School.

Thank you,
Scotty Smith
President

Nominations Needed for 2009 Annual Homeowner Meeting January 12th

Board and Officer openings:
Director Zone 7, President
(Currently Scotty Smith)
Director Zone 5
(Currently Bob Harris)
Secretary
(Currently Christy Smith)
Treasurer
(Currently Norene Green)



The President will be elected from the Directors after the Director elections are held. In addition, we will be voting on the 2009 budget and whether we want the financial records audited by an independent certified public accountant.

**All Shelley Lake Board of Directors Meetings are open to any HOA member. Please check our website for the next meeting date.
Thank you!**

How Washington State RCW rules affect our CC&R's and By-Laws

During the process of investigating various rules that apply to homeowner associations, the

following Washington State Legislation rules override or add to our current CC&R's and By-Laws:

Chapter 64.38 RCW Web Site:

<http://apps.leg.wa.gov/RCW/default.aspx?cite=64.38>

Budget RCW 64.38.025 Section 3

A majority of association members (125 votes) can reject the proposed budget. If rejected, the budget from the previous year stands until a new budget can be ratified.

Political Signs RCW 64.38.034

The Board cannot prohibit political yard signs on homeowner's property before any primary or general election but can reasonably limit the placement and manner of display.

Meetings RCW 64.38.035

Association member meetings are to be held a minimum of once a year with no more than 60 days and no less than 14 days notice. Board meetings are open for observation by association members except for closed sessions.

Financial Records RCW 64.38.045

The Board needs to provide a financial statement to the association members once a year at minimum. Currently, the Shelley Lake HOA Board provides a financial statement with each dues statement and at the Annual meeting. The RCW's require a financial audit unless sixty-seven percent (67%) of association members (166 votes) to waive an audit from an independent certified public accountant.

Committees RCW 24.06.145

Committees must have at least two Directors serving on them. Therefore, we will have two Directors assigned to each of our current and future committees.

Maintenance Committee Update

As we approach winter, we can look back and see much progress has been made this year. The improved trail system around the lake is nearly complete, needing only a little more gravel spread in the

spring. The addition of several benches and two picnic tables have been a big hit with trail walkers.

On the lakeshore, an irrigation system was installed and works well. To deal with the on-going weed issues, we purchased a trailer mounted sprayer which allows us to cover a large area quickly. Better weed control and ground preparation should give us improved grass seed germination in areas that were reseeded this year. Volunteers will be needed to help complete reseeding next year. Four boat mooring posts were added for our boating enthusiasts. The water level going into winter is about 3 – 3 ½ feet above last year; with a slightly better than normal winter snow anticipated, we would expect next year to be a good water year. All funding for lakeshore improvements has come from funds received through negotiations with the Developer.

Other accomplishments include reworking the drain area in the large swale and improvements to the 5th Addition gravel access path to the lake. Recent improvements to the 5th Addition Gate entry include an irrigation drip system, shrubs, and decorative rock.

We were also able to have the 5th Addition fence upgraded to vinyl, by paying the difference between wood and vinyl. The added cost was equivalent to painting the fence twice. This will save us a considerable amount in the future and gives us a big leg up on the long term plan to replace all wood fencing with vinyl.

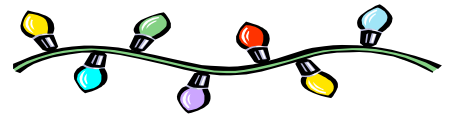
We are still working with the Developer to finish the bridge over Saltese Creek. For safety reasons, please do not use the bridge until the handrail is in place.

Architecture Committee Update

We would like to thank everyone for being patient with us while we've been establishing our procedures. Some of the Architecture Committee's accomplishments this past year were to establish minimum requirements for the 5th Addition, develop a list of

pre-approved modifications and improvements and recommend a procedure to the Board of Directors for handling unauthorized modifications and property appearances that do not meet the Association's standards.

You may view the pre-approved modifications and improvements list on our website under the Architectural Committee tab.



Annual Christmas Lights contest

The holidays are here, and that means it's time for the Annual Shelley Lake Christmas Lights Contest. Get in touch with your inner Clark Griswold, and your yard display just might win you the coveted "Golden Reindeer" award (and a \$50 gift card)! To register your home, go to www.shelleylake.org and follow the links to the Christmas Lights contest page. Voting will be open from now through Dec. 30 via the website. If you don't have internet access, you may also mail in your vote to SLHOA, P.O. Box 1872, Veradale, WA 99037 postmarked by Dec. 30. The Golden Reindeer will be awarded at the Annual HOA meeting, so be sure to be there!

Communications Committee

Are you interested in getting more involved in the community and meeting your neighbors? Consider joining the Communications Committee! We'll soon start the planning for the 2009 neighborhood events (ice cream social, yard sale, barbecue, etc.) and we welcome your great ideas. The committee is also responsible for welcoming new neighbors and getting information out to the community. For more information, please contact Davianne Buckley, Communications Committee Chair, at davianne@aol.com or 467-7001.