



Shelley Lake Estates Homeowner Association

P.O. Box 1872, Veradale, WA 99037

www.shelleylake.org

Homeowner Newsletter

December, 2009

The President's Letter

With the holiday season upon us, I hope you all had a pleasant Thanksgiving with family and friends, and I wish you a Merry Christmas and a Happy New Year. The economy has presented most of us with some difficulties this past year, although there are some signs that at least a modest improvement is forthcoming in 2010.

The HOA has weathered the past year fairly well and has seen some significant improvements. These include the completion of the bridge/culvert across Saltese Creek, and the replacement of the old, energy inefficient pump with a new one that operates at a fraction of the cost. The trail around the lake has also been completed and a number of smaller improvements have been made, including the installation of new signs at the gates. These signs display the gate number which should make it easier for your guests to find you, and also warn that "no soliciting" is allowed in the development (this does not apply to political or religious solicitation).

Please remember that the Annual Meeting will be held on Monday, January 11th at Adams Elementary School. We must have a quorum to conduct business (100 homeowners); business includes voting on such issues as the budget (which is based on dues), whether or not an audit will be required, election of certain officers and Directors, and the future direction and goals of the HOA.

I wish to especially thank all of those who volunteered their time and efforts to the Association over the past year. Whether their

contribution was in professional services (such as the treasurer), manual labor, or quietly picking up trash during their walks, their combined efforts contributed significantly and saved us many thousands of dollars. Without their efforts our dues would be much higher. We all owe them a big thanks.

We look forward to seeing you at the Annual Meeting.

Thank you,

Bob Harris, President
Shelley Lake Estates HOA



Snow Plowing

With winter comes snow. While we don't expect the amount of snow we had last year – one never knows! In order to keep your vehicles from getting plowed in and to keep traffic lanes as wide as possible, **please remove your vehicles from the streets** when snow is expected. We've contracted with a new snow plowing service this year and do have new plow specifications. Also, for everyone's safety, please don't shovel snow into the streets. Per the municipal code, residents with fire hydrants in their yards are required to keep them clear of snow to protect your home and those of your neighbors.

Volunteers Needed!

Volunteers are the life blood of our Association. Please consider adding your voice and efforts to our committees: Communications, Architectural, and Maintenance. Sign-up sheets will be available at the Annual Meeting, or you may e-mail the Board at board@shelleylake.org.

Neighborhood leaders (Directors) are also needed to manage the Association; experienced Directors familiar with the Association will be needed to serve as President and Vice President. Elections will be held at the upcoming Annual Meeting. Nominations are being accepted for the following positions:



Director, Zone 4: Currently Bill Martin [Zone 4 addresses](#)

Secretary: Currently Claudia Hersey

Treasurer: Currently Norene Green

Please submit nominations to the Board by mail (at the address on the letterhead) or by email to board@shelleylake.org. Nominations will also be accepted at the Annual Meeting. Consider getting involved and taking your place in the governing and management of our Association.

Annual Christmas Lights Contest

Yes, it's that time once again...time for the Annual Christmas Lights contest! Is your display worthy of the coveted "Golden Reindeer" award? Show us your best, and you just may win a \$50 gift certificate to a local restaurant. You can vote for your favorite display at the website, www.shelleylake.org. The gates will be open from 5 to 7PM on Dec. 15th through 31st to allow all residents to see the fabulous displays in all areas of the neighborhood. Get those decorations out, and don't forget to



vote! The winner will be announced at the Annual Meeting.



2010 HOA Board Meetings

All residents are invited to attend the meetings of the Board of Directors. In 2010, the meetings will be held on March 4, May 13, July 8, September 9, and November 11. Please check the website for schedule changes and locations, or call your Director or Bob Harris (926-5910) for more information.

2010 Improvements

The Board is considering several improvements for next year to include: more concrete borders, storage shed, additional common area improvements, and adding speed bumps. Come to the Annual Meeting and voice your opinion on these proposed upgrades.

GATE Opening Requests

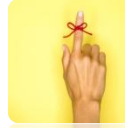
If you have an event and need a gate open for your guests, you may submit your request on the website at www.shelleylake.org and click on "Submit Forms." Please limit the hours for entry of your guests, and be sure to submit your requests 48 hours or more in advance. As HOA volunteers with outside jobs, the gatekeepers may not be available to respond to last minute requests.

Theft Prevention

Our neighborhood has been pretty free of thefts and other crimes. But please be aware of the potential for crime, especially around the holidays. Let your neighbors know if you will be out of town. Keep an eye out for suspicious behavior in the neighborhood and always lock your vehicles and remove valuables. If your gate remote is lost or stolen, report it immediately to the gatekeepers or your Director so that it can be disabled.

Friendly Reminders!

- The speed limit throughout the development is 15mph.
- Other than garbage day, garbage receptacles must be stored out of sight.
- The ice on the lake may be thinner (and weaker) than it appears. Children should not walk out on the lake without adult supervision, and we also recommend that a rope be readily available in case of emergency.



HOA Dues

The Board of Directors recently voted to change the due date for payment of regular assessments. HOA Dues for the first half of the year will now be due in February, and the second half will be due in August. Dues may be prepaid at any time, but please note that late fees and interest will begin to accrue if payments are not received by the due date. Billing statements will be mailed out in about two weeks; however, please remember that the CC&Rs require dues to be paid whether or not a billing statement has been received.

Proposed Budget

Attached is next year's budget as approved by the Board. This and a new Capital Reserves Plan will be presented at the Annual Meeting. Per RCW 64.38.025 the budget will be implemented unless disapproved by a majority of lot owners (125). With the current economic climate, the Board has developed a budget for 2010 that keeps dues at their current level. However, a dues increase will be necessary in 2011. Come to the Annual Meeting and find out why.



Financial Audit

As a result of RCW 64.38.045 and a vote taken at last year's Annual Meeting, we were required to have an outside audit of the HOA's financial records performed. The audit has been recently completed, and the final report will be shared with all homeowners at the Annual Meeting.

The HOA is required to pay for another audit in 2010 (approximately \$2200) unless 67% of the homeowners at the meeting vote to waive it, provided we have a quorum at the meeting. We expect the report to be good and believe that conducting another audit so soon would be a waste of homeowners' dues, but another audit WILL be required unless we have a quorum and are able to take a vote.

Throughout this newsletter, we have repeatedly stressed the importance of attending the Annual Meeting. We must have a quorum of 100 lot owners, at a minimum, to conduct business. With a quorum we can decide if an audit of the 2009 books is warranted or, if based on the 2008 Audit Report, we wished to waive another audit. In addition, the Board's budget will be automatically accepted unless at least 125 lot owners are present in person or by proxy. If you cannot attend, please give your proxy to friend, neighbor or Director. Proxies will be mailed out with dues statements, and will also be available on our website at www.shelleylake.org. We hope to see you ALL at the Annual Meeting.

SHELLEY LAKE ESTATES HOA ANNUAL MEETING

Monday, January 11th, 7 – 9 PM
Adams Elementary School
14707 E. 8th Ave.

Happy Holidays and Best Wishes for the New Year!