



Kingsgate 5



NEIGHBORHOOD NEWSLETTER

ISSUE #1 MARCH 2020

HOMEOWNERS ASSOCIATION ESTABLISHED 1968

COVID-19 & OUR COMMUNITY

Hello Kingsgate 5 neighbors. As I'm sure most of you are aware, the Covid-19 situation is ever evolving. The board is keeping up to date on all the current recommendations regarding group gatherings and social distancing from the CDC, World Health Organization, and the Public Health here in Washington State. Currently, the playground is closed, and we ask that everyone observe state gathering and social distancing rules when using the rest of the park. We hope to replace the cancelled Easter Egg hunt with a scavenger hunt event to conduct individually on your own time, with prizes for completion. As yet, there is no change to the pool schedule for the summer, but we will keep you updated. Please check our website and Facebook page for the latest updates.

We would also like people to be aware to wash hands after using common areas such as the playground and remind people not to touch their faces. Also, if you are sick or have been around someone sick, please refrain from using common areas so we don't risk spreading illness. We appreciate your attention to this and your understanding as the situation changes. Please take care of yourselves and your family during this time. The board again will keep the community updated as the situation progresses.

LETTER FROM THE PRESIDENT

Greetings to all Kingsgate 5 members!

It was great seeing so many of you at the annual meeting. The number of attendees was one of the highest I remember. The discussion was spirited and fun as many ideas were discussed. My thanks to everyone for all the feedback to the board. Among the highlights:

1. Approval of the 2020 budget
2. Discussion of the rewrite of our covenants and bylaws
3. Discussion around collection of delinquent HOA dues
4. Election of board members to 2 and 3-year terms

The bylaws update is progressing slowly. Our attorney has provided a draft to the board providing a description of differences between the current and proposed documents. The board has done an initial review and has sent a collection of questions and modification to the attorney. He is working on updates and answers. Once that is finished, the documents will be sent to all homeowners for review and a series of meetings set up to

discuss the proposed documents. When ready, a by-mail vote that will be held. It will require a 75% positive homeowner response to adopt the new Codes and Bylaws.

There was discussion of Bylaw violations and homeowner/neighbor disputes. The best solution for that is to follow the bylaws and be a good neighbor. Board members are available to try to help with disputes when violations have occurred. A large issue has been parking which prevents ambulances, fire trucks, garbage, and delivery vehicles from accessing homes in cul-de-sacs. The board has received permission to paint all cul-de-sac islands in the Kirkland portion of the HOA red. This means that parking there can result in a ticket and/or being towed.

Homeowners at the meeting had a lively discussion regarding past dues, some of which are long overdue and exceed several thousand dollars. A proposal was presented to gather information about initiating foreclosure proceedings against the owners of these properties. Other HOAs in the area have been successful in getting their dues collection to a current state through the procedures. The board

--continued on page 2

Over the past two years, we have made numerous improvements to our public areas, including the courts, playground, park, and signage. Please help us keep all our new facilities in good condition! We ask that you use

--president's letter continued from page 1

was authorized to gather more information and initiate the process.

One of the highlights of last year for our association was completion of the playground update. It was finished in early June. The response from the community has been very positive. Thank you to Ashley Gillen for spearheading this. Please make a point of enjoying the changes.

Late news is that the HOA has been given a grant from the City of Kirkland which will provide us with an AED. This will be installed at the pool and all lifeguards will be trained in its use.

Serving on the board for the 2020 year are Royal Hanson – President; Jeff Campeau – Vice President; Susan Schilling – Secretary; Ashley Gillen – Treasurer; Alan Nelson – Bylaws, Sarah Curde – Recreation; Sarah Starr - Pool Trustee; James Weinrod – Communications/Newsletter; Bill Keating – Park Trustee.

Everyone on the board looks forward to seeing many of you at our annual Easter Egg Hunt and the association barbecue later this year.

Have a great 2020.

- Royal Hanson

LETTER FROM THE VICE PRESIDENT

This will be my first year on the board of trustees for our neighborhood. However, the February board meeting was not my first. I have loved our community since I first met our new neighbors when Melissa and I moved in 5 years ago. Since then I've been looking for the chance to invest more in our community. Last year I began attending board meetings and contributing as opportunity allowed. After spending more time with the board, I learned what wonderful people our trustees are. They volunteer their time to not only keep our community running, but improve it for all of us.

I am overjoyed that this year I get to join the board

officially. As VP my official duties are basically to serve as a backup when the President is unavailable. However, I look forward to working with all of the board members to maintain and improve our community.

I encourage you to get to know your neighbors and board members even better this year, to realize how lucky we are to be part of this community and to work together to make it the best community it can be for all of us.

- Jeff Campeau, Vice-President

TREASURER'S REPORT

Dues for 2020 are \$456/year. Statements were mailed in early January. As a reminder, only one statement will be issued. Payment can be made via cash, check, or by credit cards on our website. To pay your dues online, visit [http:// www.kingsgate5.com/dues/](http://www.kingsgate5.com/dues/). A convenience fee of 3% has been included in payments made online with a credit card. This year we have made the transition to annual billing and annual collections. Payment is due in full by April 30, 2020. We

are no longer collecting quarterly.

At the end of 2019, our combined cash and securities totaled \$130,947.70. We ended 2019 with income more than budgeted and expenses more than budgeted. The significant financial projects in 2019 were the renovation of the playground which the HOA secured a loan to complete.

Reserve funds remain adequate as we continue to be financially conservative. In 2016, we

updated our reserve study. A full copy of the reserve study can be viewed upon request.

At the annual meeting in January, the budget for 2020 was approved. The budgeted income and expenses are \$229,262.00. Any excess funds will be moved to reserves for future use or used towards the playground loan to pay it off sooner.

- Ashley Gillen, Treasurer



the courts for their intended purposes, and keep out bikes, skateboards, pets, fireworks, etc. Please collect your litter, and lock up gates when you are finished. Feel free to contact us for the combination, or with questions!

POOL REPORT

Hi, I am Sarah Starr, your new pool manager. I took over the pool last summer and wanted to formally introduce myself! I'm a lifetime Kirkland resident, we have lived in K5 for 12+ years, and have two girls in the neighborhood schools. The pool has always been a bright spot for our summers, and we hope to be open, albeit on a delayed schedule with Covid-19.

Over the fall and winter, we focused our preparation for the upcoming pool season to be heavily weighted by the voice of our homeowners.

1. If possible, commercial grade lounge chairs will replace aging equipment, adding a few units to facilitate more parental seating.
2. We plan to replace the commercial table canopy, and potentially add a few more tables.

3. Due to rave review of the concessions changes made last year, we will be expanding more yummy options of ice cream, popsicles, and snacks.

Many of the lifeguards will be returning, and they are eager to start the season and welcome friendly faces. Swim lessons, pool parties, and the Gators swim team will all be dependent on health rules, but we hope to see them all in action this summer!

Pool opening and swim team updates will be posted online and on Facebook. Please check those regularly. If you have any questions or ideas, don't hesitate to email me at pool@kingsgate5.com.

See you at the pool!

- Sarah Starr, Pool Manager

Interested in being a lifeguard this summer?

Candidates must be 15+ years of age, have lifeguard certification, and enjoy working with children. For more information, contact Sarah Starr, pool@kingsgate5.com.

RECREATION REPORT

Hi, I'm Sarah Curde, your new recreation chair. I've been on the board for two years and have lived in Kingsgate 5 for 8 years. My husband and I are raising our 2 year old daughter here and are often out walking our Australian Shepherd. I am looking forward to helping to get our community together. Some things that are lined up:

Easter Egg Hunt April 11th (Cancelled)

As of this writing, we are hoping to set up a self-scheduled scavenger hunt instead. Stay tuned for details!

Community Garage Sale June 6-7 (Cancelled)

We had hoped to hold the garage sale, but it does not seem realistic. Assuming health conditions permit, individuals may hold garage sales at their discretion, but there will be no organized event. Please be safe if you plan to hold one!

Annual BBQ July 12th (conditions permitting)

Come join your neighbors for some fun in the sun at the Kingsgate 5 Pool Sunday, July 12th at 5pm. Please bring a side dish or dessert to share with your neighbors. We will have our grill masters out with hot dogs and hamburgers. Come meet the board, mingle with neighbors and enjoy some treats. We will confirm the event closer to time.

Summer Movie Series (conditions permitting)

It's back. Movies TBD at a later date. We will start the movies at dark, come and bring your blanket, some snacks and enjoy some fun with neighbors. Currently scheduled for Friday June 19th, Friday July 17th, and Friday August 21st. More details will be posted to our Facebook page.

Hope to see you all at our events! Keep up to date on our events with our Facebook page and our Kingsgate 5 Homepage.

- Sarah Curde, Recreation Chair



GATORS REPORT

Hello from Gator Nation!! Swim season is just around the corner and we are excited! The first wave of registration went well. Great news--our amazing Allie-Gator (Coach Allie Knerr) is coming back for the season! We are in the hiring process for an assistant coach. Some important dates:



- Wed April 29th Mandatory Team Meeting---Kamiakin MS
- TBD New Parent Meeting
- Monday May 18th Practice Starts
- Saturday June 6th Kingsgate Invitational (High Woodlands/Dolphins host)

Exact times will be sent out soon. Other important dates and Covid-19 updates are on the website at:

<https://kingsgategators.swimtopia.com>

Looking forward to another outstanding (and hopefully dry and sunny) swim season. Questions/comments contact Pam Zackula president.kgg@gmail.com or Kris Sather teamparent.kgg@gmail.com

*Interested in being on the Gator board starting next season? Please contact Pam or Kris.

UPCOMING EVENTS			
April 11	Easter Egg Hunt CANCELLED	July 12	Annual Homeowner BBQ @ the Pool
April 13	Board Meeting - held via Zoom	July 13	Board Meeting @ the Pool
May 11	Board Meeting - held via Zoom	July 17	Movie Night in the Park
May 23	Pool Opens (Delayed to June!)	August 10	Board Meeting @ the Pool
June 6-7	Garage Sale CANCELLED	August 21	Movie Night in the Park
June 8	Board Meeting - Lendemain or Zoom	Sept 7	Pool Closes
June 19	Movie Night in the Park (TBD)	Sept 14	Board Meeting @ the Pool

KINGSGATE 5 HOMEOWNERS ASSOCIATION				
P.O. Box 1791 Woodinville, WA 98072 board@kingsgate5.com www.kingsgate5.com www.facebook.com/kingsgate5/			Pool Information: (425) 821-7999 14241 128th Avenue NE Kirkland, WA 98034	
The Kingsgate 5 Homeowners Association was established in 1968 and serves 342 homes in Kirkland and Woodinville. The Board of Trustees is made up of residents who volunteer to manage the association. The primary duties of the board is to preserve the integrity of the neighborhood by managing the following:				
1. Providing Financial Management & Neighborhood Planning 2. Managing Common Area Maintenance & Repairs 3. Overseeing the Declaration of Covenants & Rules Enforcement				
2020 BOARD OF TRUSTEES				
Name	Position	Years in K5	Alma Mater	Hobbies
Royal Hanson	President	35	Concordia College	Music
Jeff Campeau	Vice President	5	California State Univ Northridge	Cooking
Susan Schilling	Secretary	29	Digipen Institute of Technology	Gardening
Ashley Gillen	Treasurer	12	University of Washington	Reading
Sarah Starr	Pool Manager	12	Central Washington University	Cooking
Bill Keating	Park Trustee	18	Pierce College	Repair & Design
James Weinrod	Communications	17	Haverford College	Writing
Sarah Curde	Recreation	7	Seattle Pacific University	Raising a Family
Compliance: Collectively managed. Please contact us with your concerns.				

