

Neighborhood News

Established 1968

SEPTEMBER 2016



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President's Message

Greetings to all Kingsgate V residents.

Happy Spring! I've really enjoyed finally getting some days with sunshine so I can get outside and battle my weeds.

It's already been a busy year in the association. Last month was the Easter Egg Hunt, which was a fun morning to gather and get reacquainted with neighbors we haven't seen during the cooler months. We've also had workers patching a couple of leaks at the pool to prepare for another great summer.

The board has been contacted by members about compliance issues. We've heard about loud music, cars parked to blocking access for mail and garbage service, and neighbors not keeping up property. Also there are issues about plants being allowed to overgrow the sidewalk making it unusable. The board is being to send out violation notices to offenders. The association rules allow for fines if the issues are not resolved. If you have questions about what is being looked for you can look at the CC&Rs and Bylaws on the association website at <http://www.kingsgate5.com/>. Issues with parked cars should be referred to you city's police department.

The bottom line is that we all need to be good neighbors to each other.

Have a great summer. I look forward to seeing many of you at the Association BBQ in July.

Royal Hanson
Board President

Save the Date

Neighborhood Garage Sale

Join your neighbors in the Annual Kingsgate 5 Garage Sale on June 3rd and 4th beginning at 9:00am. Choose to shop, host a sale, or even get the kids involved with a lemonade stand. Signs will be up at the entrances to the neighborhood.

Annual Summer BBQ and Pool Party

Join us July 9th at the pool from 5:00-8:00 pm to kick off our summer season! All homeowners and pool pass purchasers are invited. There will be food, games and prizes! Bring a salad or dessert to share. All other food will be provided. Hope to see you there for this fun event!

Pool Information

Summer days at the pool are coming! The pool opens Memorial Day weekend Saturday, May 27th, 2017 - 12:00pm - 8:00pm.

From May 29th - June 23rd the pool is open Monday - Friday 3:30 - 6:30pm (swim team practices from 6:30 - 9:15), Saturday 12:00pm - 8:00pm, and Sunday 12:00pm - 7:00pm.

Summer Hours start on June 26th and are as follows:

Weekdays 12:15pm - 8:00pm

Saturday 12:00pm - 8:00pm

Sunday 12:00pm - 7:00pm *Note-early closure to allow for pool rental

The Pool will close at 4pm on the following dates for swim team: June 15th, 20th, 29th, July 5th, 13th

Swim Lessons

Swim lessons are available for members (\$60) and non-members (\$80). The lessons are 25 minutes each day and will run for 9 days between the hours of 10-12, changing to 9-11 mid July. Our average class size is 4-6 per class and the levels are listed at the pool. If you are uncertain of the level your child should be placed in you can contact one of our swim instructors by calling the pool; we will then schedule an assessment. Registration begins Memorial Day weekend in the pool office and payment is due at registration. We do our best to schedule siblings as close to the same time as possible. You will be given a call to confirm your child's time slot the Thursday before the start of the next session.

Please call the pool at 425-821-7999 with any questions

Mini Sessions offered (A) June 12th – June 16th and (B) June 19th – June 23rd

Session 1 June 26th – July 7th

Session 2 July 10th – July 20th

Session 3 July 24th – August 3rd

Session 4 August 7th – August 17th

Purchase a pool punch card! You can put up to \$20 dollars on a punch card to be used at the pool for guest fees and ice cream. Please purchase the punch card at the front desk.

Treasurer's Report

Thank you to everyone who has paid their dues, especially those 111 homeowners who have already paid in full for the year! At the end of the first quarter, we collected 48% of budgeted dues for the year and our combined cash and securities are sufficient, totaling \$282,332.84. We are prepared financially for summer when most of our expenses are incurred.

A reminder about delinquent dues: If dues are more than one quarter past due, a late fee of \$5 will be charged. If more than one year past due, a finance fee of 10% per year will be assessed in addition to the late fee. Dues must be current to enjoy the pool.

Being In Compliance

The definition of the word 'comply' is "to conform, submit, or adapt (as to a regulation or to another's wishes) as required or requested" according to the Merriam-Webster dictionary. When each and every one of us decided to purchase or live in the Kingsgate V neighborhood, we all agreed to abide by or comply with the By-Laws and/or the Conditions, Covenants, and Restrictions (CCR's) of our neighborhood. Your Kingsgate V board is in charge of enforcing the rules and regulations stipulated in these two documents. A few weeks ago, a subcommittee of the board toured the neighborhood and took notes on various compliance issues. The vast majority of the neighborhood is compliant with all aspects of owning a home in our community. However, there were a few areas that need work.

In our tour of the neighborhood, we observed fourteen different violations. The top issues that we noted:

- **Too many vehicles** – Four vehicles can be kept at the residence, as long as they are legally licensed and in working order. Each vehicle must be parked legally on a paved driveway.
- **Visible debris or rubbish** – No lot within the neighborhood shall be used as a dump of any kind. All garbage shall be kept in approved sanitary bins.
- **Boats, trailers and/or RV's** - The preceding items must be stored behind a 6 foot fence, with height and length restrictions. Only one per residence.
- **Evidence that multiple families** – Each lot has one single-family dwelling for single-family occupancy.
- **Yard and/or shrubs are grossly overgrown** – No plantings or shrubs shall encroach on any sidewalk/street.
- **Evidence of a business** – There are heavy restrictions on operating any kind of business out of the home.
- **Unfinished exterior construction** – There is a 9 month timeframe for any type of exterior construction to be completed.
- **Livestock** – No livestock or breeding can be conducted on any lot.

As a board, we have made a decision to start enforcing our By-Laws and CCR's. We are on the verge of hiring an attorney to review our official documents to see if anything can be streamlined or an improvement of our procedures can be implemented.

Like I said before, the vast majorities of homeowners are in compliance and have nothing to worry about. For the rest, please review the CCR's. We are willing to work with you to resolve the issue. This is something that the board doesn't necessarily enjoy doing, but with rising property values and our neighborhood remaining very attractive to prospective buyers, we want to make sure that Kingsgate V remains that way.

Lastly, we have added a link to the Kingsgate V website called *Compliance*. If you have any questions, concerns, or problems, click on that link and you can send an email to me. I will get back to you right away.

Alan Nelson

Vice-President, Kingsgate V Board of Trustees

Spring Home Maintenance Tips

1. Vacuum the lint from the hose of your clothes dryer.
2. Clean windows and repair any ripped screens. If a screen has a large hole in it, it's time to replace it.
3. Check gutters for clogs. Clean out any debris and make sure gutters and downspouts are secure.
4. Check the ground around the foundation of your house and re-grade it if necessary.
5. Test any GFCI outlets: plug in a lamp, hit the test button and then the reset button to see if it turns the light off and then on again.
6. Check for cracks in asphalt or concrete driveways and walkways. Repair or reseal them before winter, when water can freeze and expand in the cracks, creating more damage.
7. Check trees around the house to make sure they're not threatening wires or power lines. If they are, call a tree service to safely trim back branches.

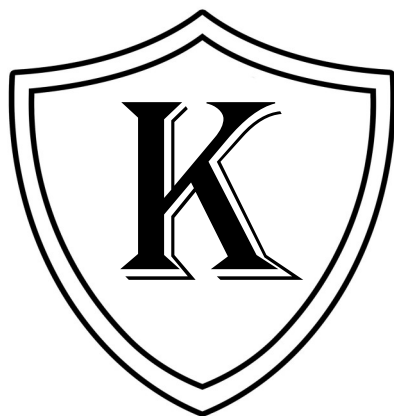
KINGSGATE 5 HOA

PO Box 1791
Woodinville, WA 98072

board@kingsgate5.com
www.kingsgate5.com
www.facebook.com/kingsgate5/

Pool

(425) 821 - 7999
14241 - 128th Ave NE,
Kirkland, WA 98034



Recreation

Block Party Kits

We have block party kits available again this summer. We had a great response from those who used them last year. It's a great way to get to know the people nearest your home! Looking for a date to have your block party? National Night Out is August 1, 2017. Included in the kits are: paper products, sidewalk chalk, invitations, and a \$25 gift certificate to Safeway to help get your block party started. Contact us via email at recreation@kingsgate5.com to sign up for a kit, gather your neighbors and enjoy some food together!

See the Save the Date section on page one for other events happening this summer!

2017 BOARD OF DIRECTORS

Name	Position	Phone	Email
Royal Hanson	President	(425) 488 - 4791	president@kingsgate5.com
Craig Carlston	Pool Trustee	(206) 234 - 8176	board@kingsgate5.com
Susan Schilling	Secretary	(425) 488 - 6387	secretary@kingsgate5.com
Ashley Gillen	Treasurer	(206) 459 - 2944	treasurer@kingsgate5.com
Cindy Klein	Pool Manager	(425) 826 - 8357	pool@kingsgate5.com
Bill Keating	Park Trustee	(425) 823 - 5592	board@kingsgate5.com
Alan Nelson	Vice President/Compliance	(425) 285 - 9671	compliance@kingsgate5.com
Kelly McPherson	Recreation		recreation@kingsgate5.com
James Weinrod	Gator Swim Team Liason		board@kingsgate5.com



Kingsgate V Pool Information

Website: www.kingsgate5.com Pool phone number: 425-821-7999 14241 128th NE Kirkland WA

Hours of Operation

The pool opens Memorial Day weekend Saturday, May 27th, 2017 - 12:00pm - 8:00pm.

May 29th - June 23rd Pool is open Monday - Friday 3:30pm - 6:30pm (swim team practices from 6:30pm - 9:15pm)

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Pool Parties

Pool parties are available for members only. Prices vary depending on the number of people and the duration of the party. The base price is \$60.00 per hour with a \$25.00 charge if an extra guard is needed. Payment is due at the time of booking and is non-refundable. You can fill out the pool party form at the pool and get further details during regular pool hours. *To book a pool party in the month of May or June, email Cindy at cindyklein60@gmail.com starting May 1st.*

Hours Available for parties:

Monday-Saturday from 8pm-10pm

Saturday and Sunday mornings from 10am-12pm

Sunday evening from 7pm-9pm

Pool Rules

We have 2 certified lifeguards on duty at all times.

No one under the age of 7 will be allowed in the deep end without an adult. A swim test will be given to all other young swimmers before being allowed in the deep end. Children who are 9 and older and have passed the swim test may come to the pool by themselves. Artificial swimming aids are only allowed in the pool when accompanied by an adult. A complete list of pool rules can be found on our website at www.kingsgate5.com or in the front office.

*Up to 4 guests are allowed per day at \$3.00 per guest. Grandkids are free!



Gators Swim Team

We are proud to offer the Kingsgate Gators swim team at our pool! This team is open to all homeowners and pool pass purchasers ages 6-18. There is an additional fee to join. For additional information please visit the web site: www.kingsgategators.com.

Purchase a pool tab! You can put up to \$20 dollars on a punch card to be used at the pool for guest fees and ice cream. Please purchase the punch card at the front desk.