

# Neighborhood News

Established 1968

November 2018



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## President's Message

Greetings to Kingsgate 5 residents

After a busy summer we're all winding down to the end of the year and anticipating the new year's arrival.

Many positive changes have happened in the association in the past year. These include:

- The fence along 124<sup>th</sup> Avenue has been replaced, ending the cycle of patching it
- The tennis and basketball courts have been resurfaced and new fencing put around them
- Lighting has been added to the park
- New signage at the park designating it as a private park. This will allow us to get additional police coverage in the park area.

On a less cheerful note, after years of threatening to do so, our Pool Manager, Cindy Klein, has resigned effective at the end of 2018. We have hired Lauren Johnson as the new Pool Manager and Cindy has graciously agreed to be around to help ease the transition. We all really appreciate everything Cindy has done to improve the pool and our community over the last 18 years.

Over the past few years the board has received a lot of feedback about overgrown sidewalks that cause challenges for people walking. To that end the board has asked APOL lawn services to clean up the association sidewalks. We would appreciate hearing feedback about the successfulness of this effort.

Another issue about which we've received a great amount of feedback is noise. We've heard about dogs barking non-stop, loud music at all hours, and loud parties. It is important for all of us, homeowner or renter, to remember to be good neighbors to each other.

I look forward to seeing as many of you as possible at the association annual meeting in January at John Muir elementary.

Thank you for all the support you all give to the board. We really appreciate it.

*Royal Hanson*

## Pool Report

The pool was a busy place this summer and I hope you had a chance to come cool off and meet some of your neighbors. A big thank you to our lifeguards for keeping everyone safe and the pool running smoothly. We are especially grateful to our head guard Erin Keith, this was her last year with us and we appreciate all her hard work.

We held four sessions of swim lessons and hosted our Kingsgate Gators Swim Team. The team had a sizeable increase in homeowners participation which is what we are striving for. We thank you for your patience on the swim meet nights, as we know the parking and traffic around the pool can be heavy.

The major renovation this year was replacing the filters mid summer; they developed some internal structural issues and could not be repaired. As our pool ages we are trying to stay ahead of repair issues but it is an on going process. We will continue to do our best to update you of pool closures or issues through our website, Facebook page and e-mail when possible, we appreciate your patience when issues do arise.

I will be stepping down as the pool manager after 18 years. I have loved managing the pool and seeing how it brings our community together. I know it will continue to be the hub of our neighborhood and I will still be around to offer my support and enjoy our HOAs greatest asset. I have had the privilege of working with such amazing young adults in my time here and seeing them grow and mature. I also have enjoyed serving on our Kingsgate board with such servant-hearted volunteers. I could not have done my job with out their unwavering support. Lauren Johnson will be our new Pool Manager. She has served on the board and lives in our community and I know she will do a great job.

*Cindy*

## Compliance Report

It has been a little while since I have written an article for this newsletter about our favorite topic: Compliance! Also, I owe all of the responsible homeowners an apology. We are still working on hiring a property management company to handle all compliance issues and hope to have a decision soon, get them up -to-speed, and start tackling some of the troubling issues within our neighborhood. I am a homeowner within the neighborhood, as well and I am as frustrated as some of you with some of the things that I have noticed as I walk the neighborhood:

- Multiple cars clogging the streets – Unfortunately, the streets are the domain of the municipality, be it Woodinville or Kirkland. One of the first tasks our hired compliance officer will do will be to work with each municipality to unclog our streets and/or cul-de-sacs.
- Our single-family dwellings being converted into ‘apartments’ – This is connected with what I mentioned above. This is also will be a high priority issue.
- Your board has taken the step of extending the services of our landscaping company to canvas the neighborhood twice a year and proactively maintaining the sidewalk clearances.

Lastly, I periodically walk through the neighborhood and if I spot a violation I will leave a flyer on a car or doorknob. I am not trying to pick on you. I am just letting you know that you are out of compliance. Hopefully, at the next annual meeting in January, we will have selected a company to take over the compliance portion for the board. We will communicate with all homeowners prior to implementation with how the new process will work.

Thanks,

*Alan*

## Treasurer's Report

Dues for 2018 are \$432/year or \$108/quarter. Statements were mailed in January. As a reminder, **only one statement will be issued for 2018 regardless of whether you pay annually or quarterly.** 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.

At the end of the third quarter, our combined cash and securities totaled \$170,869.57. We are under budget for income and expenses year to date. Pool income was lower than expected due to weather. Park expenses were over budget because of to the replacement of the tennis courts. We continue to be financially conservative by maintaining healthy reserves as defined in our 2016 reserve study. A copy of financial statements, budget comparison, and the reserve study may be viewed at the monthly board meetings.

A reminder about delinquent dues: If more than one year past due, a lien will be filed against the property and a finance fee of 10% per year will be assessed in addition a late fee.

*Ashley*

## Park & Common Areas Report

Over the past year we have been able to complete the renovating of the tennis court and performed maintenance on the basketball court. We have also increased the signs in the park and playground.

When you use the common areas, you will see them along the tennis court fence, play area fence, and on the lower field.

More lights were placed on both, north and south entrance to KG5 neighborhood, illuminating the entrance signs and we have added lights to the tennis court and basketball court areas.

Through the summer, our park is maintained by our landscaper. Later this year, the landscaper will be going through our neighborhood trimming long grass and weeds on the sidewalks and curbs to ensure safe walking paths.

*Bill*

## Recreation Report

We have had a great turn out for our neighborhood events this year. We "hid" over 500 eggs for our egg hunt in April, and grilled up hundreds of hot dogs and hamburgers for our annual pool party in July. Thank you so much to everyone who has helped prepare for these events. It's always a great opportunity to get to know each other and build a better community in Kingsgate 5. There will not be a holiday lights contest this year, but this is a good time to get to know your neighbors!

## Gators Swim Team

Hello from Gator Nation!! It was an awesome year at the pool!! We had two fantastic coaches—head coach Allie Knerr (former Juanita Rebel) and assistant coach, Erick Epley (former Gator). It was a successful season. We won all our 'A' meets and we were the winners in the Division Champs (B Champs). There were lots of new HOA families who participated, the weather was great, the kids did awesome and it was just an outstanding year. Thank you for all your support and participation.

If you are interested in learning more about the Gators, please visit our website: [https:// kingsgategators.swimtopia.com/](https://kingsgategators.swimtopia.com/) You will also find information about registration and the upcoming season sometime after mid-February. GO GATORS!!!

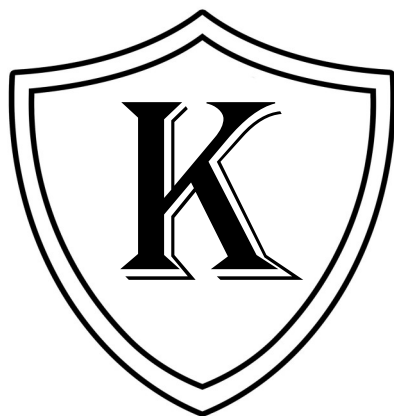
**KINGSGATE 5 HOA**

PO Box 1791  
Woodinville, WA 98072

board@kingsgate5.com  
www.kingsgate5.com  
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**Pool**

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

**Calendar**

November 29	Common Area Planning Committee Meeting Kingsgate Library, 6:30pm
Jan 7, 2019	Board Meeting Kingsgate Library, 6:30pm
Jan 15	Common Area Planning Committee Meeting Kingsgate Library, 7:00pm
Jan 28th	Annual Meeting @ John Muir Elem. Library, 7:00pm-9:00pm
Feb 2019	Gators Swim Team Homeowner Registration (online)

The Kingsgate 5 Homeowners Association was established in 1968 and serves 342 homes in Kirkland and Woodinville. The Board of Trustees is made up residents who volunteer to manage the association. The primary duty of the board is to preserve the integrity of the neighborhood by managing the following:

1. Provide Financial Management & Neighborhood Planning
2. Common Area Maintenance and Repairs
3. Oversee the Declaration of Covenants and Rules Enforcement.

The board meets monthly to conduct association business. All homeowners are invited to attend and become active in our community.

**2018 BOARD OF TRUSTEES**

Name	Position	Phone	Email
Royal Hanson	President	(425) 488 - 4791	president@kingsgate5.com
Alan Nelson	Vice President/Compliance	(425) 285 - 9671	compliance@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
James Weinrod	Gator Swim Team Liaison		board@kingsgate5.com
Kelly McPherson	Recreation		recreation@kingsgate5.com
Lauren Johnson	Member at Large		board@kingsgate5.com
Sarah Curde	Member at Large		board@kingsgate5.com

## **From the K5 Common Area Planning Committee**

Tracy Joshi, a community member, has formed a Common Area Planning Committee in preparation for the next common area/park plan proposal. **The primary goal of this committee is to encourage open dialogue and increase communication within our community regarding our next common area plan.**

Since the formation of the committee (this past spring), the committee has sent out a survey to all our neighbors in order to get some feedback regarding the last park proposal and to help get conversations started again around the project. The survey results are included on the back of this page.

The committee hosted 3 outdoor movies this summer in the Lower Level Field and raised approximately \$200 to be used towards the next proposal. Hopes are to continue the tradition of outdoor movies next summer and possibly a few at the pool. Check the HOA calendar for dates next summer!

The committee plans to meet monthly (except in December) until March 2019 to come up with the next plan/proposal. We have held a total of 3 meetings so far and have seen different faces each time. Our next meetings are scheduled for November 29<sup>th</sup> at 6:30pm and January 15<sup>th</sup> at 7:00pm. All meetings are held at the Kingsgate Library. Please check the HOA calendar for meeting dates and times beyond January 2019. The dates and times of upcoming meetings will also be posted on the side of the mailboxes. Future communications from the committee will be taped to each individual mailbox rather than each front door. A huge THANK YOU to all who have come to the meetings, given feedback and helped with the outdoor movie nights!!

If you would like to be part of the committee, please email Tracy Joshi: [tracyjoshi1@gmail.com](mailto:tracyjoshi1@gmail.com).

**Survey Results:** Out of 342 residences in our community, we had 101 surveys returned. (HOA Board members did not fill out surveys) This is the feedback we received:

**1. Do you use or plan to use the K5 Common Area Facilities? (% out of total yes responses)**

Pool	90.24%
Playground	67.07%
Tennis Court	31.70%
Basketball Court	29.27%
Walking Path	51.22%
Lower Level Field	41.46%
Do Not Use Any of the Facilities	19.00%

**2. If you do not use any of the common area facilities, why? (Summary of answers)**

- >Senior who chooses not to use them/Kids grown or no kids/maybe with Grandchildren (15)
- >Use other facilities closer to their house/Go to the gym (11)
- >Disrepair/Lower Level Field is a concern (9)
- >Pool is too busy. not open year-round/Adult swim times mentioned (6)
- >Unaware of amenities/walking path (6)
- >Mentions of dog use (3)

**3. When considering a new or different proposal for remodeling the common areas and playground beyond the pool, is there something specific you would like to see? (Summary of answers)**

- >New playground/equipment should be appealing for new buyers, safe and typical, not latest fad (16)
- >Plan that centers around more adult and all ages use/Canopy/Gazebo Area/ Firepit/ BBQ area/ Picnic tables (12)
- >Turn lower field into something else: baseball diamond/soccer/lighting/more parking/volleyball/community garden, etc. (8) Sell to developers (2) Needs Irrigation (3)
- >Lower Cost Option (5)
- >New/Bigger Pool House/Club House (2)
- >Was happy with the proposal (1)
- >Add ADA parking (1)

**4. What would you change, if anything, about the original proposed park plan? (Summary of responses)**

- >Less Expensive (14)
- >Nothing (12)
- >Haven't seen the proposal/Communication (9)
- >Several Proposals/Change the scope (7)
- >Need more information/better delivery of the proposal (3)

**5. Given the HOA's reserves have been used over the last 2 years for Pool Upgrades and Maintenance, Mailbox upgrades, New Tennis Courts, New Fencing, etc. Would you be willing to pay a ONE-TIME special assessment of \$500 or less, with NO increase to the annual dues to further improve the common areas and playground?**

Yes: 62%      No: 38%

The survey produced 41 households that have said they would like to be involved in the next proposal and/or would like to attend the next Common Area Planning meeting. Thank you to all who have participated and provided additional feedback!!