

Neighborhood News

Established 1968

October 2017



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President's Message

Greetings Homeowners,

Welcome to the cooler days of Autumn. I hope you are enjoying them after our hot summer.

It was a busy summer for the association. It was great seeing so many people at the annual homeowners BBQ. Everyone in attendance seemed to enjoy themselves, even though it was a smoky evening. My thanks to the board members and life-guards who helped with the preparation, cooking, and cleanup for this fun event.

Much work and planning has been done and continues in our association. The pool had several issues early in the summer but once resolved, it was a fun summer

at the pool. The board has been looking at maintenance and improvements of our common areas; including the playground, lower park, tennis courts, and fence along 124th Avenue. More details are included throughout the newsletter.

We are pleased to report that the City of Kirkland has completed the bidding process for all the projects that were approved through the Pedestrian Safety Project in January. Our suggested project has been selected. There will be radar speed signs placed on NE 143rd/NE 144th in both directions to help ensure drivers maintain the posted limit of 25mph. As a reminder, all neighborhood streets have a 25 mph limit.

Safety is a priority. We as a community need to stay aware of activities that are illegal or inappropriate in the park and elsewhere. If anyone sees something going on that looks questionable, call the police right away. The police are trained to deal with these situations.

New to the board is Lauren Johnson who volunteered to fill the remainder of Craig Carlston's term after he moved from Kingsgate 5. This was approved by the board at the last meeting.

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

Sincerely,
Royal Hanson

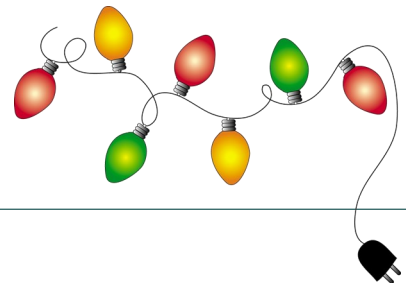
Holiday Lights Contest

Channel your inner Clark Griswold and join your neighbors in a Good Old Fashioned Holiday Lights Contest! To participate, simply have your house decorated by December 9th.

Then join us for Cookies, Cocoa, and Cheer at the pool parking lot on Monday, December 11th from 6:00 to 7:00pm for an evening of holiday fun with your neighbors! Vote for your favorite neighborhood holiday lights and spend an evening by the fire with your neighbors.

Cookies and cocoa will be provided.

Prizes for the top three houses will be: 1st Place: \$100 gift card, 2nd Place: \$50 gift card, and 3rd Place: \$25 gift card. Winners will be officially announced and prizes awarded at our annual HOA meeting in January.



Pool Report

The 2017 pool season was an eventful one. The pool opened later than expected due to the rainy spring. Our construction project was delayed, which entailed fixing a pipe that was leaking and resurfacing the pool. Homeowner Dan Lund came on staff as a facility manager and has been a welcomed addition during this challenging season.

The pool had to be shut down and drained mid-summer, due to an interaction between two natural products that caused the water clarity to be compromised. The only solution was to drain the pool and start fresh. Our local Kirkland fire station let us tap into our fire hydrant to re-fill and re-heat for

a quicker turn around. Our community really came together during this process. Thank you! The good news was that with a record number of hot summer days, the pool was abundantly used and enjoyed by many members and guests into the second week of September.

The pool also hosted the Gators swim team; held five sessions of swim lessons; and hosted a week of swim lessons for the 3rd graders at John Muir. Our lifeguards did an excellent job keeping our community safe. We appreciate the leadership of Erin Keith, and Anna Ellefson as our head guards. Thank all the pool staff for a job well done.

Gators Swim Team

The Kingsgate Gators Swim Team has wrapped up another successful summer season. For the second year in a row, they won their division championship. The team also had a strong showing at the league championships, with 24 placements. Congratulations to all the Gators who swam hard this summer and had a great time doing it!

Looking forward to the 2018 season, we are planning to hold an informational meeting in January (specific date, time and location TBD) about the Gators Swim Team for those interested. We accept swimmers from the ages of 6-18 who are capable of swimming the length of the pool safely. Come join us and learn about the Gators family!

Registration for the 2018 will be as follows:

Feb 15th: Homeowners in good standing

Mar 1st: Pool Pass Purchasers

Mar 15th: Returning Swimmers outside the HOA

Apr 1st: General Registration



The fees for homeowners will be \$155 for the first swimmer, \$130 for the second, and \$105 for the third and up. To learn more about the team, please visit our website at: <https://kingsgategators.swimtopia.com/>. You can also find us on Facebook at: Kingsgate Gators Swim Team. If you have any questions, feel free to contact James Weinrod: jweinrod@gmail.com.

Compliance Report

In the last newsletter we wrote about the definition of compliance and what is expected from each and every homeowner within our community. Thank you for complying with the agreement that comes with owning a home in Kingsgate 5.

For the most part there are not any issues with our homeowners on following the By-Laws and/or the Conditions, Covenants, and Restrictions (CCR's) or our neighborhood (both documents, in their entirety can be found on our website, www.kingsgate5.com). However, there are still a few lingering issues:

Architectural Issues – Article VIII of the CCR's state that any "change or alteration" must be approved by the architectural committee of the board of trustees. This is usually not a problem, unless we get complaints, which cause the board to take action.

Residences being rented to multiple families – Article X, Section 1 of the CCR's states that each "lot...has one detached single-family dwelling for single-family occupancy...". Compounding this issue is the number of vehicles that attempt to park in and around these residences. Garages, driveways, and one/two spots directly in front of the home should be ample parking for these single-family dwellings. Cul-de-sac islands, sidewalks, and front yards are not for parking.

Unfinished exterior construction – Article X, Section 7 of the CCR's has a nine month window for completion of any outside renovation.

One other issue, the board has gotten numerous complaints about the overgrowth of landscaping bushes that encroach onto the sidewalks. As our neighborhood has evolved, more and more families enjoy walking our neighborhood and are finding it difficult to use the sidewalks if they are being blocked by the overgrowth of shrubs. Please continue to help us have the wonderful neighborhood that we have come to call home.

Treasurer's Report

Dues for 2017 are \$420/year or \$105/quarter. Quarter four statements have been mailed. Payment can be made via check or credit cards on our website. To pay your dues online, visit <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

\$207,880.12. We are over budget for income received as well as under budget for expenses incurred year to date. We plan to save excess funds received for future projects including replacing the fence along 124th Ave NE.

At the end of the pool season, all pool generating income including swim lessons, pool parties, ice-cream sales, and pool passes were on budget. Renovations and maintenance at the pool have

been extensive thus expenses were higher than budgeted.

In 2018, we will be moving to annual billing. Homeowners will only receive one statement in January. Payment can be made in full at the beginning of the year to take advantage of the free pool guest passes or quarterly as in prior years.

Park & Common Areas Report

Playground: Enclosed in this newsletter is an update regarding the playground renovation and proposed special assessment.

Park: Over the summer, members of the board met with the City of Kirkland Police Department to create a proactive plan for the park in response to many reports of illegal activity. The lower park has been frequented for drug use, camping, and late night loitering.

We have implemented the suggested changes including adding lighting in the parking lot and basketball court as well as trimming back the landscaping. The openings in the fence have been closed off to create accessibility only from the parking lot and upper area walking

paths while removing the access through the condos and apartments. We are researching signage to remind people the park is for the enjoyment of law abiding activities and only for homeowners and their guests.

Homeowners can help our efforts by **calling 911** if they see anything illegal or suspicious going on in the park. The police want to know what is going on and are here to help us.

Looking forward, the board would like to make a plan for the lower park to make it a valued asset to the neighborhood. Some of the ideas include building a gazebo, community garden, dog park, Frisbee golf, bocce ball court, walking path, exercise equipment, or sell the space to develop additional

homes. At this time, the board has decided not to pursue a partnership with the City of Kirkland. We welcome ideas and input.

Common Areas: The fence along 124th Ave NE is in need of replacement. The board has spent many years replacing sections as needed but the time has come to replace the entire fence. This project is estimated to cost around \$45,000 and will be funded from existing reserves. Bids have been collected from three contractors. For those homeowners who live along 124th, you will be contacted regarding trimming trees, clearing plants and other items away from the fence to provide access for the replacement.

Autumn Home Maintenance Tips

1. Vacuum the lint from the hose of your clothes dryer.
2. Check windows and seals for leaks. Reseal if necessary.
3. Shut off all hose bibs.
4. Clean out the gutters.
5. Check the soffit/eaves for stains, which can be a sign of a leak
6. Put your garden and yard "to bed" for the winter. This means cleaning up overgrown vegetation and everything else. Don't forget to bring in or cover up outdoor furniture, grills, and fire pits.
7. If you have an indoor fireplace, make sure it's ready for use in the winter.
8. Make sure ceiling fans are secured to the ceiling and haven't come loose during the summer.
9. Change furnace filters.
10. Test carbon monoxide and smoke detectors and replace batteries or devices if necessary.

*"Autumn is a second spring
when every leaf is a flower"*

Albert Camus

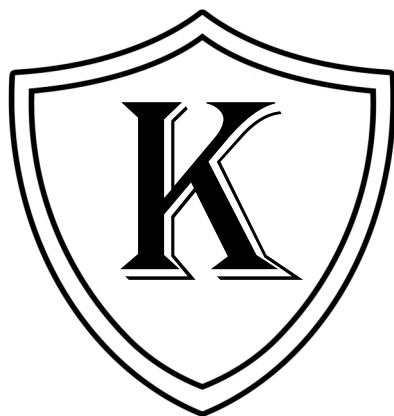
KINGSGATE 5 HOA

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

**Calendar**

Oct 16th	Board Meeting @ Kingsgate Library 6:30pm-8:30pm
Nov 14th	Board Meeting @ Kingsgate Library 6:30pm-8:30pm
Dec 4th	Special Assessment Mtg. @ Kingsgate Library 6:30pm-8:30pm
Dec 11th	Holiday Fun! Cookies, Cocoa, & Holiday Lights Contest Voting @ the pool 6:00pm-7:00pm
Jan 2018	Board Meeting & Gators Info Meeting (Date/Time/Location TBD)
Jan 22nd	Annual Meeting @ John Muir Elem. Library 7:00pm-9:00pm
Feb 15th	Gators Swim Team Homeowner Registration

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.

2017 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