

December 19, 2020

Lynnesfield Homeowners,

Due to the Covid-19 Pandemic we will not be holding a physical meeting this year, instead we'll vote on the Board positions via proxy.

We are required by the State of Washington to have four Board Members and to hold an annual meeting with at least 60% of homeowners present or **providing a proxy**. Without meeting these conditions we could lose our non-profit status and our certification from the City. If we do not have a 60% quorum we have to keep trying until we achieve 60%.

Please be sure to return your signed ballot. Returning the ballot helps us ensure the required 60% attendance and saves you \$10 on next year's dues.

You can go to our website <http://www.lynnesfield.com> to see previous annual meeting minutes and financial reports. This year's reports will be posted after the close of the year. If you have questions or concerns please contact our Treasurer, Kevin Alexander at Treasurer@gmail.com or (360) 554-8055.

Please see the next pages for information about the HOA and 2020/2021 and for the ballot.

Thank you,
The Lynnesfield HOA Board

Please respond to this email as soon as possible . Without a response we'll need to print and mail a paper version, which increases the workload and expense.

**Thank you.
The Board**

A few general notes:

Our financial position is essentially unchanged. We have had no major expenses, so our cash balance has increased a little. We anticipate some major expenses within a few years though (trail maintenance and tree removal most likely) so we need to have adequate funds available to avoid the need for a special assessment. We are on track to do that and don't expect a need to raise the dues in the immediate future. A full set of financial reports for 2020 will be posted on the website on the Finance Reports page in January 2021

Our largest annual expense continues to be mowing, followed by the HOA insurance. Last year we added a rider that covers volunteers working on community property which increased our annual premium by \$300, but quite a few people do volunteer work and it's a good idea to have the coverage.

We still need to work on updating our Bylaws and possibly rewriting the amendment regarding the HOA getting an attorney. We have not done anything about either yet.

Due to Covid there was no neighborhood picnic or yard sale in 2020, we will try again in 2021 if conditions permit it. The yard sale is likely, the picnic is possible but may require some odd restrictions. Stay tuned.

Please remember that trailers and RVs must be screened from the road and must not be parked in your driveway. Under no circumstances can anyone live in an RV in the HOA area. This is enforced by the City and fines are possible.

Motorized vehicles are not allowed on Public Trails in the HOA. This applies even if the trails are not signed or blocked with bollards. The trails are under the jurisdiction of the City Parks Department which can impose fines. If they determine that a trail is being abused, they can install bollards and lock them, which the HOA may need to pay for.

According to the CC&Rs outside lights are required to shine down, not out. With more houses being built and therefore more neighbors we have had several complaints recently about lights shining into neighbor's homes or lighting up neighbor's yards. Please check your outside lights, if they're casting shadows on the house across the street, they are definitely too bright. You can try shielding the light to block the brightness, and/or use a dimmer bulb. If you're thinking about some new outside lights, "Dark Sky" certified fixtures are ideal. It's totally possible to have your house perimeter illuminated without bothering the neighbors or affecting the view of the night sky; see <https://www.darksky.org/> While those are ideal, anything in that direction helps.

There have been a number of mail thefts recently. It has been an occasional problem for years but is increasing. One recent case involved several mailboxes in the same area, others were one or two mailboxes. In most recent case, someone found the mail from several other residences in their mailbox. Pick up your mail every day or have someone do it for you if you are away. Do not leave outbound mail in your mailbox, especially overnight. If you want information on installing locking mailboxes talk to Kevin. Lots of free advice available.

You may be aware of the homeless encampment at the Fairgrounds. Many of the people camping there are regular RV campers who come every year, or are passing through. There are a couple of areas that have been taken over by people who have nowhere else to go. A number of HOA members and neighbors in the area are working with the City and County to address the situation. Things are improving and people are working to make it better.

Joe Campbell reports that he has only one unsold lot left, at 3922 Hill St. There are several vacant lots that were sold years ago, and the owners haven't started construction. He is well along with a house at 3942 Jackman and just started on another at 4048 Jackman. After that he has one lined up at 3917 Hill St. His long-term tenant in the house at 4057 Hill St has moved, so that house is now for sale.

While working on the house at 4048 Jackman, Joe plans to make some repairs to the asphalt path behind the house.

Mike Hilt cut some of the cattails in the duck pond so they wouldn't choke out the pond. We are working on getting them hauled to the County composting facility.

If you got this by email please respond ASAP. Since spam filters tend to catch these, if I don't get a response we'll have to print, stuff and mail a copy. Email is much easier and faster.

Thank you,
Kevin