

November 12, 2021

Lynnesfield Homeowners,

Due to the Covid-19 Pandemic we will not hold a physical meeting again this year, instead we'll vote on the Board positions via proxy. Please see page 4.

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 Lynnesfield.Treasurer@gmail.com or (360) 554-8055.

Please see the next pages for information about the HOA, 2021/2022 and for the ballot.

Thank you,
The Lynnesfield HOA Board

A few general notes:

Our financial position is still essentially unchanged. We have had no major unusual 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 2021 will be posted on the website on the Finance Reports page in January 2022.

Our largest annual expense continues to be mowing, followed by the HOA insurance. Two years ago 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 issues that may require the HOA obtaining the services of an attorney.

Due to Covid there was no neighborhood picnic or yard sale in 2020 or 2021, we will try again in 2022 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 directions helps.

Mail thefts seem to have eased off this year, but now that I've said something about it they'll probably start again. It's always a good idea to pick up your mail every day, or if you are away have someone do it for you or set up a mail hold through the Post Office. Do not leave outbound mail in your mailbox, especially overnight, take it to a postal box that will be picked up the same day.

The encampment at the Fairgrounds has been split up, some of them have moved to a new County operated site on Mill Rd, others have gone off on their own. It will take a while to clean up the Campground area, then the Fairboard will make a decision on the next steps. They will put measures in place to prevent a repeat of the last encampment. A huge thank you to all the homeowners and neighbors who worked so hard to make this happen. At times it was a real struggle to get the City and County to step up and do the right thing.

Joe Campbell reports that he still has only one unsold lot left, at 3922 Hill St. He has started the work to get that lot cleared and regraded. There are several vacant lots that were sold years ago, and the owners haven't started construction. He has sold the house at 4057 Hill St and has completed construction on all other pending lots in Lynnesfield. He's working on a couple of other houses in other areas.

Finally, due to other obligations Kevin needs to step down from the Treasurer position in the near future. He will be available to help the new Treasurer get familiar with the job. Please see the ballot for information about filling the Treasurer position.

Please respond as soon as possible so we can cross your name off the list and mark you down for the \$10 discount on the 2021 Annual Dues. Bills will be sent out in late May or early June

Thank you,
Kevin

Thank you for returning your ballot promptly. Remember, it's worth \$10 off on your dues.

You may email it to Lynnesfield.Treasurer@gmail.com,
mail it to:
Lynnesfield HOA
c/o Kevin Alexander
3982 Jackman St
Port Townsend, WA 98368-2159

Or leave it in the mailbox on Kevin's porch at the above address.

If you don't use the return envelope feel free to drop it off and we'll use it again next year. Saves an envelope and a stamp.

Ballot and Proxy (Please return this page)

Please return this proxy by Wednesday December 15. Sooner is better!

Remember, returning this ballot/proxy will give you a \$10 deduction on your 2022 dues, slightly more for the apartment buildings.

Owner's name: _____ **Lot number:** _____
Property Address: _____

Above information is required, voting is optional, but send it back for the \$10 credit.

Since there was no physical meeting in 2020 due to Covid there are no minutes to approve.

Indicate if you support the reelection of these current Board Members for another one year term. **Yes**___ **No**___ Current Board Members:

Michael Turner: President Sally Giesler: Vice President
Kevin Alexander: Treasurer (for now) Peggy St. Clair: Secretary

Due to the special circumstances caused by the Pandemic I provide this form as a proxy to the Board so they may choose choose a replacement Treasurer. (The decision must be unanimous, including by the current Treasurer. The appointed Treasurer will be eligible to run for another term in the next election in Fall 2022.) **Yes**___ **No**___

Anyone interested in serving as Treasurer should contact a current Board member to be considered for the position. The Treasurer does not pay annual dues. The list of applicants will be provided in next year's Board paperwork. Kevin will continue to serve until a replacement is chosen.

Indicate if you support the reelection of **all** current Paint and Architecture Committee Members for another one year term. **Yes**___ **No**___

Current Committee Members:

Charlie Aldrich Kevin Alexander
Cheryl Merrill Peggy St. Clair
Craig Chambers Hendrik Taatgen
Lane Lindberg