

# High Woodlands Herald

## School's Out Party - June 22nd 7:00-9:00

This is for Member's Only!

The fun starts at 7:00 for all ages. We will have music, pizza and sodas (while they last) and we ask each family to bring a bag of chips or cookies to share. You don't have to have kids to come and enjoy the evening. Let's kick off the summer together! Rain or Shine :)

### Pool Staff:

Manager:  
Crystal Lee

Weekend Manager  
Kaila Lee

Asst. Manager:  
Tara Bandel

Head Guard:  
Mikko McFeely

Lifeguards:  
Morgan Olsen  
Matt Yusen  
Risto McFeely  
Nathan Lee  
Jade Jo

Pool Porter:  
Kaley Bandel

Pool Phone Number  
806-9119

### Thank you! Thank you! Thank you!



It seems like the Annual Easter Egg Hunt was a lifetime ago but we want to thank those who made it a huge success! First and foremost Thea Warner for organizing it and Cindy & Bill Zens for the great food. Now to all those who helped her ...and we could not have done it without you...Jamie Warner, Traci Jaeger, Wendy Barker, Lynn Seaton, Kathi Forbes, Judy Izutsu, Kristine Dootson, George & Maxine Lawson, Risto McFeely, Solomon & Nathan Taylor, Dave, Crystal & Nathan Lee.

**Board Meetings** are generally held the first Monday of the month. All homeowners are welcome and encouraged to attend. During the summer they are held at the pool at 7:30 p.m.

July 2

August 6

September 10

### Reminder:

**Your dues must be paid current (as of May 15th) in order to use the pool.**

**If they are not current you will be referred to the treasurer. The pool staff will need to hear from the treasurer or manager personally before they will admit you.**

### Board Members

**Jim Eagan - President**  
jeagan2001@comcast.net 425 488-8426  
**Bill Connell - Vice President**  
connellow@comcast.net 425 823-2449  
**David Lee - Treasurer**  
dwlee\_@msn.com 425 765-9174  
**Dick Falcone - Secretary**  
rpf39sea@gmail.com 425 820-4609  
**Richard Kobylka - Park**  
markobylka@comcast.net 425 488-3057  
**Ken Vogt- Pool**  
kensanvogt@yahoo.com 425 488-8859  
**OPEN - Architecture**  
**Crystal Lee - Pool Manager**  
Crystal.ice1@gmail.com 425 806-9119



# Pool Information



## Pool Rentals

Birthday? Team Party? Group Celebration? Rent the pool! You get the entire pool and pool house to yourself, and two to three lifeguards depending upon the size of your party. Reservations taken over the phone must be paid in 24 hours to secure the date.

**One hour: \$45                      Two hours: \$80**

You can also reserve the shelter thru the pool office. We require a \$25.00 deposit that is returned after the area has been cleaned and trash taken to the dumpster. Call the pool for availability.

## Swim Lessons

## Open to the Public

We provide swim lessons for ages three and older. This season we will offer four sessions. Sessions are 1/2 hour classes, five days a week for two weeks.

Prices are per child                      \$40 - Members                      \$60 - Non Members

Sign up at the pool office during regular pool hours. Payment is due upon signing up to hold your child's place in the class. Classes will be held at 10:00, 10:30; 11:00 and 11:30. Levels and classes will be determined by the demand and will be assigned the Thursday before each session. Parents will be called the Friday before classes begin with times for their child. All instructors are WSI (Water Safety Instructor) trained. Private lessons are also available. We are currently signing up for sessions 1- 4 of swim lessons. The deadline to secure a spot in any session is the Wednesday before the new session begins

Sessions	
1	June 25-July6
2	July 9-20
3	July 23-Aug 3
4	August 6-17



## Maximum Occupancy

Maximum occupancy for our pool is 75 people. This is determined by the fire marshal. Please be advised that we will hold to the number and on nice days when we get to 60 people we will only allow members in from that point on. Our goal is to provide a pleasant, comfortable and safe place for you to relax and enjoy.

On nice days we may limit guests to accommodate members. Call ahead to find out the pool status. Please note Guest Fees have increased to \$2.00 per guest, whether they swim or not. This is the first increase in about 20 years.

## Pool Rules

- *Rules are on the website or copies are in the office*
- *Emergency Information forms need to be updated each year for every family using the pool*
- *Renters must have an email from the owner passing on the privilege to use the pool on file at the pool office.*

# Drain Work Done in Parking Lot



The two pipes leading to storm drain in the circular driveway of the park was severely blocked by tree roots to the point where the drain would back up very quickly with minimal rainfall and essentially flooding the driveway and flowing towards the pool. The board discussed the situation with the city of Kirkland and because the storm drain is on private property (the Homeowners Association's property) it was our responsibility to fix and pay for the remediation.

Our investigation of the issue revealed that the two concrete pipes leading to the drain are original equipment when the park was built so they were about 40 years old. The concrete pipes came in five foot sections with each section being sealed to adjoining section. Over time, the seals deteriorated and the tree roots, in their seeking of water, "found" the cracks in the seals and over the years worked their way into the pipes to the point where one pipe was 80-99% blocked. One of the pipes was clogged for nearly 100 feet, the other pipe was blocked for approximately 20 feet.

The board decided to address this issue now before it became worse and while we had the money. It was an expensive project that cost in excess of \$16,000. We hired a contractor to fix the issue and you can see the results of the work by peering down the storm drain and see two pipe openings that are 100% clear and no water backing up in the parking lot or overflowing into the pool area."

## **Electronic Delivery of the Newsletter Now Available**

For those of you who wish to access our neighborhood newsletter electronically as soon as it is posted, you can receive an email message that it is available with a direct link to the newsletter on our website. We will also continue to deliver a paper to your door step.



To subscribe, go to the High Woodlands website ([highwoodlands.org](http://highwoodlands.org)) and click on Newsletter. Then click on Subscribe. Type in your email address and click on "Submit Your Information". Then you will be sent an email with a link to confirm that you want to subscribe. Your email address is secure and will not be shared with anyone. You may also unsubscribe at any time.

Thanks to Patrick Stirrat and Linda Moreno for setting up the program to make this service available to those who have requested it.





From time to time, we receive requests from homeowners to advertise their need for house cleaning, baby-sitting, and yard services in the newsletter - or alternatively to advertise their availability to provide these and similar services to their neighbors. While such advertisements can be a helpful neighborhood source, the Board has decided to no longer publish them because of security and liability issues. Since our newsletter is available on our public website to anyone out there to see, there is potential for misuse.

**[ We're on the Web!  
www.highwoodlands.org ]**

**Pool Hours**  
Everyday 1-8\*  
\*exceptions listed below

High Woodlands Homeowners Assoc.  
PO Box 772  
Kirkland, WA 98083  
E-mail the board at:  
board@highwoodlands.org

### Help Wanted

Garage Sale Day: July 21st  
Someone to put up and take down signs and place ad in local paper.

Community Picnic: August 11  
**Someone to head it up** and a team of people to shop, prep, grill, set up, clean up, and anything else we can think of.

Crystal Lee has done the newsletter for several years and is ready to pass it on. We need someone ready to help in this area.

Contact a board member or Crystal Lee at the pool if you want to help out.

### Calendar of Summer Event

- June 22 School's Out Party 7-9 pm
- June 25 Swim Lessons Begin 10 am-12 pm
- June 28 Home Swim Meet 4:00 Close
- July 4 Pool Open 1-5 pm
- July 5 Home Swim Meet 4:00 Close
- July 21 Garage Sale Day 9 am - 3 pm
- August 11 Community Picnic 11 am -3 pm
- Tuesdays Teen Rat Ball 8-9 pm
- Tuesdays Teen Only Swim 8-9 pm
- Wednesdays Adult Only Swim 8-9 PM



## Neglected and Dilapidated Properties

The overwhelming majority of High Woodlands property owners keep their homes and yards in excellent condition, making our neighborhood a desirable place to live. There are a few properties, however, that have become severely deteriorated to the point that they are clearly 'eye sores.' We periodically get inquiries from neighbors on what the Association can do in such circumstances.



As a bit of background, our Association operates under Articles of Incorporation; Bylaws; and Declaration of Covenants, Conditions, and Restrictions (CC&R's). When each lot was platted and recorded, these CC&R's became part of each lot's title, the same as an easement across a lot for a sewer or power line. These CC&R's run with the lot and every owner or succeeding owner becomes bound by them.

Under the CC&R's, the lots have use restrictions. Each landowner in High Woodlands is the beneficiary of these "use restrictions." Restrictions on land use included the following:

No business, offensive trade or noxious activity shall be carried on upon any residential location nor shall anything be done thereon which may be or may become an annoyance or nuisance in the neighborhood.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

When the condition of a property has so deteriorated that it is a hazard to the safety and health of nearby homeowners, the Association will contact the owner and seek enforcement of the CC&Rs. We have to rely on the voluntary compliance of the homeowner since the terms of the CC&Rs are not specific in what the Association could do to levy fines and force compliance.

However, the City of Kirkland's Municipal Code is very specific in requiring properties within the city limits be maintained in a neat and clean manner. This code is much more specific than our CC&Rs. And the City can proceed with abatement actions if the owner fails to correct the violations in a timely manner with the costs of the abatement attached to the property as a lien. Property owners are subject to a \$100 fine for each day the property is not in compliance with the code. The Kirkland Property Maintenance Code, Chapter 21, requires, among other things, that:



All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish, junk or garbage.

Every occupant of a structure shall dispose of all rubbish and garbage in a clean and sanitary manner by placing such rubbish and garbage in approved containers

No inoperative motor vehicles shall be parked, kept or stored on the property unless stored within in a building. No vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. That is, no junk cars in drive-ways.

Property owners shall remove all excess vegetation, particularly if it is a fire hazard or a menace to public health, safety or welfare.

Motor vehicles parked on a street for more than 24 hours are considered abandoned. They can be tagged and, if not removed within 24 hours, will be towed at the owner's expense.

Properties in a rundown and dilapidated condition should be reported to the City's Planning and Community Development Department at 123 Fifth Avenue Kirkland, WA 98033. Their phone number is (425) 587-3225

Vehicles parked over 24 hours on a street should be reported to the Police Department on their non-emergency number at (425) 577-5656.

For those homeowners who have let their properties deteriorate to the point that they are no longer in compliance with the Association's CC&Rs and Kirkland's Property Maintenance Code, we encourage you to clean up your yard and your house, particularly in light of the city's ability to force compliance and levy monetary fines. Keeping your property neat and clean not only increases its value, but also the value of neighboring properties. To keep High Woodlands the desirable community that it is, we all share this important responsibility.

