



MOUNTAIN PARK HOMEOWNERS ASSOCIATION

9212 161st Street Court East

Puyallup, WA 98375

mphapuyallup@yahoo.com

FREQUENTLY ASKED QUESTIONS:

1. Why do we need a Homeowners Association? A home is one of the greatest investments made today. A Homeowners Association guards that investment by providing guidance for development and infractions that could impact property values.

2. I don't want to belong to the Homeowners Association. How do I resign?

Purchasing a house in the Mountain Park development automatically makes you a member mandated by state law.

3. How large is the Association? We have 244 units.

4. Who runs the Homeowners Association? Volunteers who are elected and appointed volunteering their time and efforts run the Association.

5. Are there Assessments and when are they due? Yes, there are assessments (dues) to provide for the expenses of the association common areas and administration. You will be billed twice a year: September and March.

6. Do we have membership meetings and if so, when? We have an annual membership meeting on the third Thursday of January. A general or special meeting may be called if there is a need.

7. What is the A.C.C. and who runs it? The "A.C.C." stands for the Architectural Control Committee. It is responsible for assessing properties for infractions to the CCR's, approving construction, approving paint colors for houses, doing final selling evaluations, and other tasks found in the CCR's. Its members are volunteer homeowners.

8. I have a street light on my property. Who takes care of it? The thirty-four streetlights belong to MPHA and are considered common areas. MPHA handles the maintenance and contracts out for repair. Should a light develop a problem, please contact the secretary or Treasurer of MPHA.

9. What other common areas does MPHA own? We own 32 mailbox units, and a 1/4-acre park. Roads are owned and controlled by Pierce County.

10. When I plan to sell my house, what does MPHA need? As of today, MPHA has a transition fee and several documents that are forwarded to the closing agents to transition Seller

to buyer. The Association needs 5 business days' minimums to process the request and have the ACC inspect the property for any major violations. Members who fail to inform MPHA in time may find delays in closing.

11. My neighbor has a pet that runs and stools in my yard. Can the Association help me with this problem? The Association can inform the pet owner that neighbors are complaining and to control his pet. However, Pierce County has codes that pet owners must follow. One being all pets must be controlled by their owners.

12. My neighbors are having loud parties at the expense of my rest. What can M.P.H.A. do? This is an issue for the Pierce County Sheriff and not the Association.

13. I have a boat, R.V., and/or a utility trailer. Where can I park these when not in use? The items you mentioned are not authorized within the Association. We have a "24 hour within a 7-day period" ruling that would allow you to park within the association. After that period, you would be subjected to nasty letters and fines. Of course, we are not members of stone so if you have a special problem involving these items, let the ACC know. You may qualify for a Letter of Variance (LOV). This letter is generated by the ACC to coordinate the prohibited item with neighboring members to allow parking of Section #5 items pending screening and approval of the ACC. The ACC controls this process.