



MOUNTAIN PARK HOMEOWNERS ASSOCIATION
9212 161ST STREET COURT EAST
PUYALLUP, WASHINGTON 98375
mphapuyallup@yahoo.com

MOUNTAIN PARK HOMEOWNERS ASSOCIATION UPDATES & ACC SPRING 2021 NEWSLETTER

UPDATES: The Association is still following covid-19 state guidelines. This has put a restriction on several of our financial and administrative policies. We will keep you informed as these policies change. Make sure we have you email. As of May first, our Vice President Phil Turner will be leaving the Association and relocating to the east coast. We will miss Phil. He has been a solid leader in promoting our standards for the last 7 years. IAW the PCRE, the president has appointed Lisa Mason to replace Phil Turner as Vice President. The Treasurer is still in need of one volunteer to complete the 2020 audit. If a member doesn't come forward, we will be forced to go to our CPA which will be costly! Please let Bob know (MPHA-TREASURER@COMCAST.NET) if you can support this function.

THE ANNUAL GEMHEIGHTS MPHA GARAGE SALE IS MAY 15TH

A.C.C. UPDATE: We thought it would be a good time to send ACC information out since during our spring reviews many of our members seem surprised when they receive ACC Review forms and question some of the actions. Our Architectural Control Committee (ACC) is an all-volunteer group that is assigned sections of the association (244 members) to review properties, support the award program, and review suggested improvements. Our main goal is **Curb Appeal!** How does the house fit within the standards and how does the neighborhood reflect this image. Our ACC reviewers use a form under the authorization of Supplement to Addendum to the By-Laws of MPHA. The form identifies several areas that have a serious impact to the Curb Appeal. Please remember as you read the following, should you have circumstances requiring extended correction time, let us know. It can save you stress and money.

SECTION 5. PARKING is the most time-consuming violation because of the way it was written in the PCRE. When we observe a disabled vehicle, a boat, or a trailer violating the PCRE we must make time revisit to insure it's a valid violation. Recreational trailers and boats appear in the spring and around holidays for cleaning and preparing for fun. If you can achieve this task in 24 hours then great. BUT! If you need

more time let us know. (Note: in the past 25 years we have tried to get a committee together to rewrite and sponsor a change to the 24-hour rule with no success.)
(NOTE: No vehicle parking is allowed on seeded, barked, or other areas not intended for parking. Vehicle covers must be earth-tone and not an eye-sore.)

SECTION 6. NUISANCES VIOLATION is a tool we use to cover the most common and serious impacts of properties.

YARDS AND FLOWER BEDS failing to be cut, trimmed, or weeded.

GRAVEL AREAS must be free of vegetation (live or dead).

HOUSE GUTTERS need painting and moss removed.

HOUSE ROOF must be free of moss and debris.

RECYCLE/TRASH BINS: Out of roadside view.

TARPS used for temporary covering must be earth-toned (bright colors are not allowed (i.e. blue)) and not an eye-sore.

HOUSE PAINTING: Let us know your plan.

DRIVEWAY violations of lifting up, cracking, weeded or moss

(House painting & driveway repair are major expense every 5 to 7 years pending on the paint, and 20 years for driveways and roofs. you must contact us as to your plan to correct this violation.)

(NOTE: Trees can be removed if they are diseased, creating property damage, or are a safety hazard to the property owner.)

IN CONCLUSION: Our association maybe old but the standards are creating sales in the high \$400,000.00! Remember, if you get a review form and the corrective action can't be met by the date we suggest, then contact us when you "CAN" clear the violation. We will work with you. A.C.C. reviews are issued by volunteers so please understand our approach is necessary in promoting a pleasant environment. Supporting documents authorizing these actions are registered at Pierce County records. You can also contact us for an e-file copy. In the very near future, we will have a web site with most information you will need. We will keep you informed as to its progress. If you see a violation, let us know and we will respond. And the word from the PCRE "anonymously" applies.

Remember, both front and back yards are subject to MPHA standards.

HAVE A GREAT SPRING AND SAFE SUMMER

Brett A. Evans
President

Phil Turner
Vice President

Jeffery Radcliff
Member at Large