



MOUNTAIN PARK HOMEOWNERS ASSOCIATION

9212 161ST STREET COURT EAST

PUYALLUP, WASHINGTON 98375

Mphapuyallup@yahoo.com

FB: Mountain Park Homeowners Association

**MOUNTAIN PARK HOMEOWNERS ASSOCIATION
ACC FALL 2020 NEWSLETTER
SEPTEMBER 2020**

From the Board of Directors

1. Effective 4-1-2020 by Washington State Directives, MPHA will stop charging late fees, interest on unpaid amounts, and legal actions for members as a result of the COVID-19 pandemic. These changes will remain in effect unless otherwise directed by Washington State. MPHA will continue to offer special payment arrangements on accounts to assist members experiencing financial difficulties. (MPHA-TREASURER@COMCAST.NET)
2. With the exception of a serious violation, ACC inspections have been placed on hold pending COVID-19 phase conditions. When Washington State relaxes the restrictions to the citizens, MPHA will continue with its reviews. (Please take this opportunity to better your property.)
3. Last month the Board of Directors reviewed the restrictions of phase 2 when the state altered some of its park restrictions. They decided because of being a private park, it would be too difficult to follow the state restrictions and would hold the association liable should members fail to follow state guidelines. The park will remain closed until further notice pending state guidelines.
4. Dog waste stations have been installed by the BOD. The four units are providing dog waste bags and placed on the street light poles in various locations within the association. Please let us know if the units are empty.

These are hard times for us all. We are not accustomed to the restrictions forced on us. Most of us understand the efforts of all will allow many to live. We have many High-Risk Population as members. We have many members feeling the pinch of the economy (if you are one, let us know and we can work with you). PLEASE! Work with your neighbors and friends to insure we can get through this. Look after the children and especially the teens, as we have never experienced this in our lives the teens haven't the maturity to realize how serious this "BUG" is.

From the Treasurer

THE FOLLOWING FINANCE STATUS is for your information: Bank account totals equal: \$25,884.44 which includes \$501.09 in savings, and \$25,383.35 in checking. To date, our annual income is \$16,886.12 with expenses being (\$14,458.12). Services equal 36%, Utilities equal

Brett A. Evans
President

Philip Turner
Vice President

Jeffery Radcliff
Member at Large



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25%, Insurance equals 22%, Misc. equals 6%, Office equals 6%, Common areas equals 4% and other equals 1%. We are entering another billing cycle with \$2,428.00 surplus. We have six members with liens on their property. If you are one of these members and wish to make a payment on your account, you can contact our treasurer at MPHA-TREASURER@comcast.net, send a payment to our CPA at MPHA, 307 29TH ST NE Suite 104, Puyallup, WA 98372 or MPHA, 9212 161st Street CT E., Puyallup, WA 98375.

From the ACC

Since the BOD has suspended reviews, we appreciate the members taking this time to improve their properties. Just a few reminders to maintain:

SECTION 5. PARKING Remember a disabled vehicle, boat, or a trailer must be screened (not viewed from the public areas). 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.

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

6a: YARDS AND FLOWER BEDS failing to be cut, trimmed, or weeded allows the weeds to spread to your neighbors.

6b: GRAVEL AREAS must be free of vegetation (live or dead).

6d: HOUSE & SHED roofs must be free of moss and debris.

6e: Parking on bark and/or seeded areas is prohibited.

As we are finding out, even though most members can travel to hardware and gardening stores, many of our members are in the High-Risk Population and don't have the same mobility. We understand this. The ACC realizes some of our ACC PCREs are outdated and we have drafted improved amendments to be presented to the BOD within the next few months. If you wish to volunteered to support the updates, let a BOD member know.

LEGAL MATTERS

Last month, our lawyer, John O'Connor passed away after a long battle with cancer. He was a strong supporter of association rights and the sport of golf. We are in the process of acquiring an attorney to fill this loss.

STAY SAFE AND PREPARE FOR THE WINTER

Brett A. Evans
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