



MOUNTAIN PARK HOMEOWNERS ASSOCIATION

9212 161ST STREET COURT EAST
PUYALLUP, WASHINGTON 98375

Mphapuyallup@yahoo.com

FB: Mountain Park Homeowners Association

**MOUNTAIN PARK HOMEOWNERS ASSOCIATION
WINTER NEWSLETTER
JANUARY 2021**

FROM THE BOARD OF DIRECTORS

As we all know 2020 certainly had its challenges, as an organization Mountain Park has weathered the storm well. As far as the BOD knows we haven't lost any residents to the dreaded COVID-19 virus. We are hoping the availability of a vaccine will allow a return to normalcy by spring. Due to Governors dictates we are precluded from holding our required membership meeting to deliver the annual report to members. This year the report will be delivered electronically. (Let your neighbors know since only 190 members are on email) Our Treasurer has done fine work in preparing the financial reports for your review. We have some planned upgrades to the entrance area off of 160th Street that we hope to accomplish come spring. Speaking of springtime come March we will resume ACC reviews. Please try to have your property frontages up to standard. We are seeing some roofs, gutters, and fences that need attention come drier weather.

On the security side we are receiving reports of suspicious persons who are likely porch pirates and car prowlers. We are all members of the neighborhood watch. If you or your cameras see something please post it to the Facebook page and ring Neighbors. We have a good functioning neighborhood where we are good at watching each-others backs, I would like this to continue.

In closing I am looking forward to 2021 with great optimism and I wish you and all yours a healthy and prosperous new year.

Brett Evans
President, MPHA

VOLUNTEERS NEEDED:

2020 AUDIT: Although we are unable to meet in large groups, we can still do the 2020 audit. BUT! We need three members to assist. The treasurer develops binders containing all the financial information for 2020 with support directives. The volunteers receive this binder, look over the data and forward questions to the treasurer by emails. After a time if the volunteers are satisfied the accounts are following standard accounting principles, they sign a statement as to such and the

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Member at Large



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audit is complete. Before covid-19 restrictions, the volunteers would meet and discuss improvements for the association and its accounting procedures. This may not be possible unless restrictions are relaxed in which we would result to a possible zoom call or other means. The whole audit takes about 2 hours of review and another hour to finalize the audit. I usually send out the audit binders in mid-February and try to complete the audit by April first. To volunteer your account must be current and have no major issues that would preclude your participation. PLEASE contact the treasurer at MPHA-TREASURER@comcast.net to volunteer. **ADMINISTRATION:** The board is looking for a member with skills in communications to include establishing a non-profit web site and by-seasonal newsletters. For more information, contact us at mphapuyallup@yahoo.com.

ACC: As stated in the opening remarks, we are holding off ACC reviews until March. Exceptions to this would be the required roadside reviews of properties being sold and major eye sores. A review of the association on 1/27/21 noticed 22 violation in just phase 1 to include recycle bins left unscreened, yards with trash, roofs needing cleaning, driveways need cleaning, and parking violations! Take care of the eyesores and March will be a minor spring cleaning.

MPHA FINANCE STATUS is for your information: We have \$32,645.56 in the bank. This includes \$20,501.24 in savings, and \$12,144.32 in checking. Our annual income in 2020 was \$30,308.26 with expenses being (\$19,583.39). 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. Our next billing cycle begins March 15th.

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. Our new legal advisor is Stephen Hansen. He comes with a wealth of home owner association experience.

STAY SAFE AND PREPARE FOR THE WINTER

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