



MOUNTAIN PARK HOMEOWNERS ASSOCIATION
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**MOUNTAIN PARK HOMEOWNERS ASSOCIATION
WINTER 2022 NEWSLETTER**

FROM THE BOARD OF DIRECTORS:

**We have scheduled the Annual General
Membership Meeting at Stahl Junior High on
January 20th.**

The meeting will start at 7 pm and should be over by 8:30pm. This is an excellent time to receive the total status of the Association. There will be refreshments and door prizes.

Please email MPHA-TREASURER@COMCAST.NET or go to Mountain Park Homeowners Association Facebook page (<https://www.facebook.com/Mountain-Park-Homeowners-Association-814080098694259/>) for more information about volunteering for the welcome committee, or ACC

\$\$\$\$\$\$\$ FROM THE TREASURER:

2021 STATUS:

ACCOUNTS RECEIVED:	\$33,256.02
ACCOUNTS PAYABLE:	(\$24,277.45)
2021 STATUS:	\$8,978.57

CURRENT 2021 END OF YEAR FUNDS:

CHECKING ACCOUNT:	\$22,069.63
SAVINGS ACCOUNT:	\$20,502.61
TOTAL STATUS:	\$42,572.24

At the end of this annual cycle, the BOD will be able to transfer funds into savings to support our real property replacements/repairs accounts.

MAJOR FUTURE EXPENSES include continued improvements to the common areas, legal expenses, savings transfers.

SELLING? The current transfer fee is \$150. If you plan to sell your house, state law requires MPHA be notified and the BOD requires an A.C.C. curbside inspection of the property before sale can be approved.

Our complete financial report will be presented at the general membership meeting in January.

NEWS FROM THE ARCHITECTURAL CONTROL COMMITTEE (ACC):

The A.C.C. is comprised of volunteer members supporting reviews, an award program, and PCRE improvement reviews. Here are a few reminders:

- Our trash, yard waste, and recycle day is Tuesday. By Thursday, containers should be screened (out of view from public).

- Vehicles must not be an eyesore. Review PCRE section Parking for limitations.

- Vehicles must not be parked on seeded-barked areas.

- House colors must be approved by the ACC. They must be earth-tone /natural.

Our spring newsletter will contain a detailed list of ACC action procedures and information

With 244 properties, MPHA is one of the largest homeowner associations on South Hill. The ACC currently has 3 members. Several owners have contacted us in disgusts because of nothing being done about their neighbor violations. Let us assure you if we find or are notified of a violation, we will try and respond ASAP. 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.**

LEGAL ACTION: In 2021, legal action was required to enforce the PCRE. These actions included 1 fore-closer properties, 33 lien removals, and several ACC violations. MPHA is required to pay the legal expenses up front and forward the cost onto the responsible member.

STREET LIGHTS are managed by MPHA-ACC. If you have a light that is out, remains on, or cycles, please let us know at mpha-treasurer@comcast.net. DO NOT CALL PSE!

MAILBOX UNITS are the property of MPHA but the keys are the homeowner responsibility. We are in the process of replacing a 16-slot unit and securing all units to prevent theft.

**THANKS TO ALL THAT HAVE VOLUNTEERED TO SUPPORT THE ASSOCIATION
HAVE A FUN AND SAFE WINTER.**

(NOTE: IF YOU ARE RECEIVING THIS BY SNAIL MAIL ITS BECAUSE WE DO NOT HAVE YOUR EMAIL OR IT WAS REFUSED DURING SENDING. PLEASE UPDATE OUR RECORDS BY EMAILING A REPLY TO MPHA-TREASURER@COMCAST.NET)

Brett A. Evans
President

Lisa Mason
Vice President

Sheri Van Veldhouse
Member at Large