



MOUNTAIN PARK HOMEOWNERS ASSOCIATION
9212 161ST STREET COURT EAST
PUYALLUP, WASHINGTON 98375
MPHA-TREASURER@COMCAST.NET

**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 19th.**

The meeting will start at 7 pm and should be over by 8:30pm. This is an excellent time to receive a complete status of the Association and present suggestions for the future of MPHA. We will forward the agenda within a few weeks. If you need to contact the BOD, use the email at MPHAPUYALLUP@YAHOO.COM or USPS at MPHA, 9212 161ST STREET CT E., PUYALLUP, WA 98375.

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

2022 STATUS (As of 11/30/2022):

ACCOUNTS INCOME:	\$32,895.70	
ACCOUNTS EXPENSES:	(\$38,679.81)	
ACCOUNTS DELIQUENT (54):	(\$5,340.99)	
2022 STATUS:		(11,125.10)

CURRENT FUNDS (As of 11/30/2022):

CHECKING ACCOUNT:	\$11,301.77	
SAVINGS ACCOUNT:	\$25,504.74	
TOTAL STATUS:		\$36,806.51

The status of 2022 represents the year activity. Current funds include funds carried forward from previous years. At the end of this annual cycle, the BOD will determine the amount to transfer funds into savings to support our real property replacements/repairs accounts.

DELINQUENT ACCOUNT ACTIONS occur when payments are not received after 30 days' notice. We bill twice a year (April/October). If you have questions on your account, email the treasurer (MPHA-TREASURER@COMCAST.NET). We will present a list of property owners failing to pay

and have delinquent accounts at the annual membership meeting.

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

SELLING? The current transfer fee is \$150. If you plan to sell your house, state law requires MPHA be notified. When notified, 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 5 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 2022, legal action was required to enforce the PCRE. These actions included two lien removals, six non-payment violations 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.

**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

Jennifer Burns
Member at Large