



# December 2025 Newsletter

MOUNTAIN PARK HOA

15 December 2025

Don't Forget!

General Membership Meeting Stahl Junior High  
January 15th 2026 at 7PM - 8:30 PM  
Light refreshments will be provided.

**Updates & Notices**

**Legal Action:** In 2025, legal action was required to enforce the PCRE. These actions include lien removals, and several ACC violations. MPHA is required to pay the legal expenses up front and forward the cost onto the responsible member. 2026 will have six possible lien actions, 2 lien removals and a new lawyer.

**Streetlights:** Are managed by MPHA-ACC. If you have a street light that is out, remains on, or cycles, notify us by email. Do Not Call PSE

**Mailbox Units:** Are the property of MPHA but the keys are the homeowner's responsibility. Keys can be purchased on amazon or many of the local hardware stores.

**Park Keys:** If you need a key to the park, please notify us by email: mphapuyallup@gmail.com. Park keys are a controlled item and can **NOT** be duplicated, except by the BOD.

**From the ACC Desk**

MPHA has 244 properties, making it one of the biggest HOAs in South Hill. Right now, the ACC only has one member. If you see a violation, send us an email—even anonymous tips are fine. Remember if it looks like an "EYE SORE" it's sure to be a violation.

**Community Reminders FYI:**

The ACC, made up of volunteers, handles reviews, awards, and PCRE improvements.

## Reminders:

- Trash, yard waste, and recycling: Mondays
- Containers must be screened by Wednesday
- Vehicles: No eyesores or parking on seeded/barked areas
- House colors: Must be ACC-approved natural earth tones

**Remember, both front and back yards need to follow MPHA standards.**





### **PRESIDENT'S RECAP:**

2025 has been a very busy year with upgrades to streetlights, park shed, and repairing mailboxes. 2026 even better! The new LED lamp heads will save us over \$200 a month. We look forward to improving our PCRE and our communication with members.

### **VICE PRESIDENT'S FOCUS ON THE FUTURE:**

We need volunteers to help with the following project: 2024/25 audit, drafting a quarterly newsletter, enhancing the welcome program, strengthening email and social media and awards program.

### **SECRETARY'S RECORD REVIEWS:**

Working together with the Treasurer we keep a master file of each of the 244 properties within MPHA. Files are kept in paper and digital files. My main issue is keeping a current email file so please keep us current on yours.

### **MEMBER-AT-LARGE'S PROGRAM UPDATES**

Washington State has changed many of the HOA requirements which has enhanced and altered many of the BOD requirements within our PCRE's. 2026 will be a busy year. Some of these changes will be discussed at the membership meeting in January.

**Selling your property.** The current transfer fee is 0.1% of the selling price paid by the buyer. If you plan to sell your house, State Law requires that MPHA be notified and the BOD requires an A.C.C. curbside inspection of the property before the sale can be approved. PCRE's are being updated to comply with additional State requirements.

### **TREASURER REPORT:**

#### **2025 Status (11/30/2025)**

- Assessments Income: \$35,814.40
- Accounts Payable: (\$23,076.49)

#### **Current 2025 End of November Funds:**

- Checking account: \$24,833.38
- Savings account: \$3,509.23
- Total Status: \$28,342.61

**Current Accounts Receivable status:** (\$8,912.44)

**CUT EXPENSES!  
PAY ONLINE!**

