

## Message From The Board

A decision was finalized at the July Board Meeting to take the next step in enforcement for owners with **significant, chronic** violations. Some of these homes have been out of compliance for well over a year, with no response from the owners. All of them have been repeatedly fined for these violations, although the Board simply wants them to comply with the covenants set forth in our legally binding documents.

Therefore, with the advice of our council, we will be filing breach of contract lawsuits against owners who have repeatedly failed to respond to certified letters for ongoing violations. At the same time we are also initiating foreclosure proceedings on these homes. The goal is to bring these owners to the table to discuss the issues and formalize a timeline for remediation.

To be sure, these measures are the last resort of any HOA and is being re-

served for only a handful of chronically deficient homes.

However, there are still many homes who continue to ignore letters for lesser but still important violations. These are being handled separately (see below). We are optimistic that the legal actions will ultimately result in bringing these homes up to the standards, which will benefit not only their neighbors, but the entire Campus Highlands community.

## Emphasis on yards, fencing and painting continues

The June and July property inspections continue to show a number of homes that are not keeping their properties up to community standards. As a reminder:

- ◆ Mow, edge and weed lawns.
- ◆ According to the Lakehaven Utility District, there is currently no water shortage in Federal Way. Therefore all laws should be watered. Failure to do so not only allows the grass to die which weakens the root system, it allows weeds to thrive. These weeds will continue to grow and will be even stronger next year. The bottom line is that a green lawn has more curb appeal than a dead lawn and maintaining property values is the fundamental tenant of any HOA.
- ◆ Lawns should receive fertilizer and anti-weed treatments. There are organic and inorganic choices available depending on your preference. The topsoil in our area does not contain sufficient nutrients to keep a lawn healthy.
- ◆ Remove weeds from flower beds, including the parts of your property that border your neighbor and/or the street. All dead weeds and shrubs need to be removed.
- ◆ Trim shrubs and trees. Ensure none are blocking the views of cars turning corners. Trim branches so house numbers are visible from the street. This is recommended by FWPD and King County Fire.
- ◆ This is the time of year to repair fencing and re-stain if needed. See fence and stain guidelines on the website.
- ◆ If you are planning to paint or re-roof, refer to the guidelines on the website **BEFORE** work begins. All exterior projects need to have an ACC form completed. These are available for download from the website or from Targa.

**Under no circumstances can projects, renovations or changes to the exterior of the home begin without first completing an ACC form and receiving approval.** This includes

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## Emphasis

tree removal. When properly completed, forms are approved within a week.

Failure to adhere to the HOA requirements can result in requiring the owner to re-paint or re-roof at **their own expense in addition to being fined.**

## Occupancy Forms

In the last Newsletter, we discussed the importance of the *Homeowner / Landlord & Tenant Occupancy form*. This form was included with the **January** HOA Dues statement and was expected to be returned to Targa by January 31st.

**Any owner who has not completed this form will be receiving monthly fines for being out of compliance.** If you have misplaced

## Violation Letters

If a homeowner fails to respond to the 3rd violation letter by either correcting the issue within the time specified or by contacting Targa with a committed timeline to resolve the issue, the owner will be fined \$500 per the CC&R every 14 or 30 days (depending on the type of issue). All unpaid fines are being turned over to collections. Owners have a right to be heard by the Board and dispute a fine. Contact Targa for more information.

your form, one can be downloaded from our website, or requested by calling Targa.

One of the challenges in working with delinquent rental properties is not having current contact information. And since we do not always know which homes are being rented, it is important for the management company to have accurate contact information **for all homes within the association.**

## Street Parking

Campus Highlands prohibits the parking of trucks or trailers. Rules defining a "truck" can be found on the website.

The 2006 parking rule limits the number of cars in a driveway to 2 per home. Garages were designed to accommodate 2 (or more) cars, and additional cars can be parked on the street, when safe. Please be mindful of parking near a corner, which forces cars to veer into the oncoming traffic and poses a safety hazard for King County Fire.

Please pay special attention to parking around the islands, as this poses a safety risk for emergency vehicles such as fire engines. Unsafe parking can result in your vehicle being

## Annual HOA Garage Sale & BBQ

Flyers will be posted on mailboxes, and newspaper ads will be placed for the *3rd Annual Community Garage Sale*. This year it will be held on **August 9, 10, 11**, so mark your calendars! This is the perfect opportunity to clean out your closet or garage and make a little money at the same time!

We are also having our first annual **HOA BBQ** this summer on August 24th from 12-3 on the upper end of the main entrance lawn! Bring your burgers and beverages. Water and plates are being provided, and **free hot dogs for the first 100 attendees!** Don't miss out on this opportunity to celebrate summer with your neighbors. Visit the website for updates.

## Air Conditioners

With warm summer weather, homeowners may be tempted to install window air-conditioners. **Please note that Article 10, section 8 of the CC&R prohibits window air-conditioning units.** Central a/c units are permitted, provided Board approval is obtained prior to the installation.

### Property Manager

Correna Hill  
Targa Real Estate Services  
720 S. 348th Street, Federal Way  
Correna.hill@targarealestate.com  
253-754-6047

### Board of Directors

Patti Dahl  
Geri Watt  
Seth Eisenberg  
Kira Kuetgens  
Gloria Ibarra