



Message From The Board

Those of us who have lived in Campus Highlands for a number of years have seen changes in our neighborhood. Some have been good (see below) while others have presented difficult challenges. Changes in the housing market (and the economy in general, have brought

more rental properties than we have seen in the past. While most homeowners have continued to maintain their homes to the standards set by the CC&R, a few have struggled significantly.

To this end, the Board wants all owners to know that we are doing every-

thing legally possible to ensure those homes are brought up to the standards. Many of these processes are complex, time-consuming and require legal resources. Regardless, we will continue to work diligently to remediate the delinquent properties and restore pride to Campus Highlands.

Emphasis on yards, fencing and painting

With the return of nice weather, the Board, along with our Property Manager, will be specifically looking at exterior appearance issues identified by the CC&R and Rules. This includes:

- ◆ Mow and edge lawns. Remove weeds and moss.
- ◆ Weed flower beds, including the parts of your property that border your neighbor and/or the street. All dead weeds/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.
- ◆ Repair fencing. Stain if needed per guidelines posted on the website.
- ◆ Roofs and driveways should be moss-free.

- ◆ Lawns should receive fertilizer and anti-weed treatments.
- ◆ Lawns are to be watered and kept green. A dead lawn not only looks bad, but weakens the turf and allows drought-resistant weeds to take over.
- ◆ Please remove hoses after watering.
- ◆ Outside of gutters should be kept clean.

Weeding flower beds does not mean using a weed eater. Weeds

should be removed by their roots. A weed barrier and beauty bark can help prevent re-emergence.

Under no circumstances can projects or renovations or changes to the exterior of the home begin without first completing an ACC form (available for download from the website or by visiting Targa) and receiving approval. This includes tree removal.

(Continued on page 2)

Owner / Landlord & Tenant Occupancy Form

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.**

The *Homeowner / Landlord & Tenant Occupancy form* was included with the January HOA Dues statement mailed in January and was expected to be returned to Targa by January 31st.

(Continued on page 2)

Occupancy Forms

(Continued from page 1)

Any owner who has not completed this form will be receiving monthly fine notices for being out of compliance. **If you have misplaced your form, one can be downloaded from our website, or requested by calling Targa Real Estate Services.**

Emphasis

(Continued from page 1)

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

Violation Letters

If a homeowner fails to respond to a violation letter by 1) taking care of the issue within 30 days of receipt of the letter or 2) contacting Targa with a committed timeline to take resolve the issue within 10 days of receipt of the letter, the owner will be fined and /or turned over to the association's Attorney. **All unpaid fines are sent to collections.**

Annual HOA Meeting

The Annual Meeting was held at Sherwood Forest Elementary School on May 22. Two new board members were voted in.

Annual HOA BBQ

We will be planning our HOA BBQ for this summer. Visit the website for updates and more details!

Crime Prevention

Campus Highlands has experienced break-ins and personal security cameras have picked up people prowling cars in driveways and on the streets. Recommendations include:

- ◆ Keeping valuables out of sight, lock the doors, activate car alarms and park in the garage. .
- ◆ Exchanging phone numbers with your neighbors and tell them if you are going out of town.
- ◆ Forming a neighborhood watch group.

If you suspect criminal activity contact the police department and notify our property management company. Working together we can deter crime in our community.



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!

Dues Update

Dues are set up to be paid twice a year in January and July. **They must be received by Targa within 30 days or a late fee will be assessed.** This is no different than a credit card account or other liabilities. Dues that have not been paid for 12 months are sent to collections.

When dues are not paid on time, it significantly impacts the ability to pay our monthly obligations. Since the HOA is non-profit, we do not have other sources of income except for dues. If you are having problems paying, please contact Targa as soon as possible.

Street Parking

While the FWPD has jurisdiction over the streets in Campus Highlands, (and we have lodged complaints during swim meets along 6th Ave S.) we should all be mindful of parking practices that create a safety risk.

Parking near a corner forces cars to veer into the oncoming traffic and is a safety hazard for King County Fire. Also, please use your garage when possible. Cars on both sides of the street effectively reduces traffic to a single-lane road.

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 towed by FWPD.

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