

GHOA 2023 Highlights/Updates



www.greenfieldhoa.org

The next *Annual* HOA member meeting, SAVE THE DATE: Monday, February 5, 2024

Our annual meeting consists of a President's report, a budget report, the election of Board Members, and an opportunity to discuss concerns about our community. If you are unable to attend the member meetings, you can find an electronic copy of the meeting minutes on the website. We also welcome input and ideas via email.

Special Meeting Update

At the May 2023 Greenfield HOA Board meeting, Board members discussed the need to increase the annual dues due to inflation, and based on having a better understanding of what is involved in the tree project. Based on the budget needed to complete the tree project, we proposed to increase the dues to \$400 per year.

The Special Meeting on September 18, 2023 was attended by 12 homeowner members and 5 Board members. Homeowners who were not able to attend received an electronic ballot or a ballot by mail. Votes came in by paper ballots and on-line voting:

The dues increase was passed by **39 Yes** votes to **8 No** votes.

Your approval means so much to our community. This will be very helpful to complete the tree project in a timely manner. Your annual dues invoice (included with this newsletter) reflects this change, and dues are now \$400 per year.

Street Tree Plan update:

With the approval of the dues increase, we are able to expedite the removal of our remaining 38 trees (out of 118). At the November Board meeting, it was decided to remove the trees in 2024 and 2025 (19 trees in each year). This will allow the Board to reimburse homeowners who have removed their own trees in 2026 (two years earlier than the proposal presented at the special meeting). We also hope to save on removal costs, as the expenses including permit fees seem to increase every year. After the eligible homeowners have been reimbursed, we hope to begin the tree planting in 2026 or 2027, and complete the tree project in 2028.

The 2018 Arborist Report is on the HOA website (<https://www.greenfieldhoa.org>). The Board works with the City of Olympia's Urban Forestry Department which permits the street tree removals and guides the replanting project. In the Spring of 2024, we will contract again with our arborist, Greg Lukens of Lukens Tree Preservation LLC to remove 19 trees.

Newsletter

Regarding the GHOA Newsletter; owners may have noticed that the number of Newsletters has decreased from 4 per year to only 2 newsletters per year, Summer and Winter. Your Board members will continue to compile a Winter Newsletter which will be mailed to homeowners in the envelope with your annual dues invoice in mid-December. The Summer Newsletter will be sent by email from now on. Newsletters will be archived on our website for 2 years. Also, you may read the minutes of all Board meetings and Annual member meetings on the website. We strive for transparency! We hope for good communications. Also, we encourage any homeowners to submit articles of interest – what would you like the neighborhood to know?

Email address of homeowners:

The Board recommends and requests homeowners to provide email addresses to the Board for any future correspondence. Email Kim Abbey at: kabbey48@gmail.com

Concrete Contractors:

We now have a complete survey of the sidewalk damage throughout our community. There are about 25 concrete “panels” scattered around our community that will definitely need to be replaced. For the replacing project, you may use one of the companies on the Concrete Contractors list on our website (<https://www.greenfieldhoa.org>).

In addition, there are 180 or so ¼” to 1” panels that could be repaired by shaving or cutting, to lower the trip hazard in front of your property. You should decide if the hazard is major and if it needs to be shaved. The liability from a fall is the homeowner’s.

Precision Concrete Cutting contact: 253-848-1685

Note: They grind the sidewalk to remove trip hazards. Contact Kim Abbey for more information on how to request a “group bid”.

House Painting:

NEW Many houses in the neighborhood are due for new paint. If you are planning to paint your house, please complete the necessary paperwork (available on the website). The Board *no longer* has a specific Architectural Control officer. Submit paint chips to Kim Abbey, President. Also, contact Kim if you are interested in filling the Architectural Position on the Board.

Mailbox Keys:

Have you ever wondered who to call if you lose your mailbox key? You can call B.K. Mailboxes at 360-455-9078, and they can help you get a new lock and keys.

Gazebo (keep out):

The gazebo on 22nd Avenue is unsafe and off limits. Please keep out and advise others to do the same. Thank you!

Be a good neighbor!

Maintain your yards including the landscape strip between the street and the sidewalk adjoining your property, trees, shrubs and street drains, keeping them free of debris (Addendum to Covenants).

Keep your garbage cans out of view from the front, and placed toward the rear of your house as indicated in the Covenants (Article III, Section I).

Questions? Review the FAQs section on the website!

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