



3608 22<sup>nd</sup> Ave SE  
Olympia, WA 98501

Dear Homeowner

This is a notification of the installation of a new fence along Hoffman Street, an increase in annual dues and a ballot to vote for an addition to the CC&R's.

### NOTIFICATION

The current wood fence is about 15 years old and deteriorating. The life of the fence is almost over. We pressure washed and repainted the fence about five years ago at the cost of \$7,000. And it needs to be redone again. At this point no amount of painting will sustain the life of the fence, it is wood. Many of the boards are rotting, and needs replaced. Instead of replacing rotten boards, pressure washing and painting this old fence we believe it would be a better long term decision to replace the fence with a fence that will last for many years, but also enhance the visual appearance and improve the economic values of the neighborhood.

We are replacing the fence on Hoffman with masonry "Fence for Life". This fence has a 25 year warranty. It can be seen at their website: Fence for Life. In Kent, WA.

We had bids for a new wood fence, a vinyl fence and a masonry fence. The masonry fence had the best bid and best warranty. The cost of the removal of the old fence and the installation of the new masonry fence is \$22,500.00.

We have enough funds in our reserve account to pay for this capital improvement so we **will not** have to have a special levy in order to pay for the new fence.

We are instead **raising the annual dues to \$225.00** starting in January 2011. This will help rebuild our reserve fund for future improvements and maintenance.

For those homeowners living along Hoffman Street, the fence contractors will be removing the old fence and installing the new and will need to be on your property in order to do the work. Please give them authorization to enter your property for the length of time necessary to complete the work.

# GREENFIELD HOME OWNERS ASSOCIATION

## Ballot

In accordance with our CC&R's we are notifying all homeowners of a **special meeting** to vote on the issue stated below: The meeting will be held on -February 7, 2011 at 6:30 pm at Margaret McKinney school as part of our annual meeting. In the event you will not attend the meeting please complete this ballot and return your ballot to the Greenfield (enclosed self-addressed envelop) address: 3608 22<sup>nd</sup> Ave SE, Olympia, WA 98501

In order to improve and maintain the value of our association common areas and properties the board is requesting your vote on the following issue:

### Addition to CC&R's:

Landscaping and Maintenance Yard Areas. Homeowners shall be responsible for the maintenance and repair of all structures and grounds that are part of their property. Proper maintenance includes, but is not limited to, mowing lawns, removing trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and neighborhood, and in some cases, safety. All lawn area and adjoining parking strip areas shall be kept mowed, weeded and edged on a regular basis and shall be maintained in a clean, neat and orderly condition and in good repair at all times. Residents are expected to pick up and properly dispose of accumulations of their grass clippings, weeds and leaves from adjoining sidewalks, and public streets immediately following the mowing and trimming activities. In the event of failure of any Lot owner to observe or comply with this provision, the Board or Architectural Control committee may give such owner written notice of such violation of failure to comply and if such violation shall continue after seven calendar days from the date of such notice, the Board or Architectural Control committee shall have the authority to authorize designated persons to enter upon the offending Lot and to correct the violation, and cost thereof shall be charge to the owner of such Lot and shall constitute a lien against said Lot until paid. Such entry shall not be deemed to be a trespass upon the Lot.

Approve

Disapprove

Lot # \_\_\_\_\_

Name \_\_\_\_\_