

# GHOA July 2024 Newsletter



[www.greenfieldhoa.org](http://www.greenfieldhoa.org)

## 2024 Highlights/Updates

### **Annual HOA meeting, at Kim Abbey's residence: SAVE THE DATE; February 3, 2025**

Our annual meeting consists of a President's report, a budget report, the election of Board Members, an opportunity to discuss concerns about our community and a discussion of future projects (such as planning for the common space currently occupied by the gazebo). Taking care of our neighborhood is a big job and we encourage you to participate by sharing your ideas and talents. If you are unable to attend the meeting, you can find an electronic copy of the meeting minutes on the website. We also welcome input and ideas via email.

### **Gazebo to be history?**

The once lovely gazebo is 26 years old. A photo of the gazebo is on our website. It is showing signs of needing repairs; and discussions by various Board members and owners over the last 10 years have been ongoing. Recently, the condition has become hazardous! Now, finally, it will be taken down. Two owners have a plan to pull it down and take the debris to the dump in July 2024. Some of our new trees can be planted in this space in the future.

### **Sidewalk update:**

The group of owners who have committed to sidewalk replacement has contracted with a vendor to get the job done! The project was not without a few 'hitches' as the roots from the huge maples were a problem and needed to be cut out before the pouring of concrete. We have mostly flat and safe sidewalks now in many places. Remember to consider grinding sidewalks to remove trip hazards of one inch or less in front of your house as an alternative to a re-pour. The vendor for that is Precision Concrete Cutting, listed on the website: [www.greenfieldhoa.org](http://www.greenfieldhoa.org)

### **Annual Dues due:**

Please pay your annual dues of \$400 as soon as possible. If you have paid, please skip to the next topic. It is May already, the dues were due in January, and there are some who have not paid yet. You can drop off a check at the house of Michael Haynes, Treasurer, at 3626 22<sup>nd</sup> Avenue SE. On his porch is a dedicated GHOA drop-box, clearly marked.

### **Street Tree Plan update:**

At the special meeting in October 2023 and at the annual meeting in February 2024, we presented our plan to remove the remaining problem trees. When we applied for the Tree Removal Permit from the Department of Urban Forestry, City of Olympia, we were denied any removals this year until we acquired an updated report from a certified arborist AND replant (replace) all the trees that have been removed. The Urban Forestry Department is concerned about our lack of tree canopy. We have removed 76 total trees and 10 have been replanted by homeowners, so we need to replant 66 more trees before the City approves any new tree removals.

We have acquired the updated report from the arborist, at a cost of \$1,240 and received a quote to start planting this year.

In our original plan we were not going to replace each tree that was removed, however our arborist said that when our neighborhood was created, its plan included 118 trees and that is what we need to maintain. So, in places where we thought one tree would be planted to replace two trees removed OR homeowners requested to not have a tree planted, we will need to push forward and fill in almost every spot a tree was removed. Unfortunately, this new information received in the first half of the year, derails our plans and now the budget (as we need to plant more trees than anticipated), but we will move forward with planting 20+ trees this year, as allowed through our tree budget.

We will start by planting 26 trees in the areas of Nissing Way, Kyle Street, the north end of Greenfield Street and some along Joshua Way in the Fall. Homeowners that are scheduled for a planting will receive an email from the Board.

Total Trees Required in Greenfield	118
Trees Removed so far	76
Trees Replanted by homeowners	10
Trees needed to plant before we can remove additional problem trees	66

### **Tree Planting on your property:**

Homeowners! When choosing plants/trees for your property, especially backyards, think 10 or more years ahead! Avoid plantings that will be ‘too large’ and would then begin to reach your roof and your neighbor’s roof in the coming years.

### **Attention:**

Neighbors! Beware of property theft. Take great care to check that your garage door is closed before dusk. Also, keep your front yard or garage exterior light On, all night. Even close your garage during the day if you will be working in the backyard. Please use all security measures to prevent burglaries!

### **House Painting:**

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). Colors that are not approved per the Covenants may be subject to correction at homeowner expense.

### **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.

### **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](mailto:kabbey48@gmail.com)

### **New Board Members needed:**

The Board is seeking a new Treasurer. Michael Haynes has served for three years and would really appreciate if another homeowner steps up to the task. If any owner has past experience with Accounting or is willing to learn, please email or call him to talk about what is needed.

Please consider serving our Greenfield community by becoming a Board member. Several Board members are looking to relinquish their duties, and You have an opportunity to nominate yourself to a Board position now.

Some perks of being on the Board include:

- Making decisions that directly affect where you live

- Connecting with your neighbors
- Learning the history of Greenfield Estates

If volunteers are not found to fill these positions, the Board may consider hiring an HOA Property Management company. This could require a significant raise in dues. Please contact our President, Kim, if you want to learn more about becoming a Board member.

**Be a good neighbor!**

SLOW DOWN! Please follow speed limits when driving through the neighborhood. Consider talking with your teen about safe driving. It may save a life!

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? Check out the FAQs section on the website!**

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