

GHOA December 2024 Newsletter



www.greenfieldhoa.org

2024 Highlights/Updates

Annual HOA meeting: SAVE THE DATE: Monday, February 3, 2025, 6:30 PM to 8 PM
Where: Kim Abbey's residence: 2008 Kyle St. SE

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 where the gazebo was). Taking care of our neighborhood is a big job and we encourage you to participate by sharing your ideas and talents such as accounting, volunteering for a work party to improve Hoffman Road plantings, etc. 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: kabbey48@gmail.com

Annual Dues due: Please pay your annual dues of \$400 as soon as possible. The *invoice* is attached with this Newsletter. The dues are due in January. Mail your check today! Or, you can drop off a check at the house of Michael Haynes, Treasurer, at 3626 22nd Avenue SE. Under his porch is a dedicated GHOA drop-box, clearly marked.

Gazebo is History! The once lovely gazebo was 26 years old. Finally, it has been taken down. Two owners took the thing out in One Day. Neighbors expressed delight that it was the quickest and cleanest demo ever! Some of our new trees can be planted in this space in the future.

Sidewalk update: Sidewalk repair is the *responsibility* of the owners. The large tree roots had caused some sidewalk panels to be elevated by 4 inches and caused a 'Trip Hazard'. Many others are elevated 1 to 2 inches. To reduce your risk of a liability **PLEASE spray paint** sidewalk elevations in front of your house with **Bright RED** markings. This year, a group of owners joined together to get a re-pour discount from one of the concrete vendors listed on our website. Or, 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

Street Tree Plan update: The Olympia Urban Forestry Department is concerned about our lack of tree canopy since the huge Norway Maples began to be removed in 2018. To date, 76 total trees have been removed (some by homeowners). In October, we contracted with Lukens Tree Preservation LLC to plant 26 appropriately sized new trees at a cost of \$15,734.34. In addition, 10 trees have been planted by homeowners at their own cost. Now we need to plant 40 more trees in 2025 and 2026 which we will have the budget to complete thanks to the homeowners'

dues. The Board has voted to purchase and provide ‘watering bags’ to homeowners with new young trees in the spring of 2025. New tree owners will be given instructions on the use and filling of watering bags. The updated ‘tree report’ from a certified arborist in 2024 identified several ‘priority’ tree removals to begin to remove in 2026 to preserve the sidewalks from further damage. In order to replace the required number of trees, we will need to fill in almost every spot where a tree was removed.

House Painting: If you are planning to paint your house, please complete the necessary paperwork. We ask that you submit *paperwork* for any work done to the exterior of your house. This includes a fencing, roofing, solar panels, etc. We aim to make the process quick and easy! You can download and Print the form here:

https://www.greenfieldhoa.org/files/ugd/f04e74_ed8d31c8d6ef4ec683ea6d215edf6601.pdf

Print the Pages 7 and 8, fill in and have 2-3 *neighbors sign* their approval of your colors.

Contact Kim Abbey at 206-387-6134 to submit your Signed Paperwork please.

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

You WILL NOT receive the Summer Newsletter unless we have your email address!

New Board Members 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 and can be voted in at the Annual meeting in February. We would like to train you on the tasks. 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! 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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Suresh Bhagavan, Vice President, 360-455-7037, suresh_asha@hotmail.com

Michael Haynes, Treasurer, 360-459-8011, haynesjm1@comcast.net

Chris Conn, Secretary, conn.chris@gmail.com

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Architectural Committee interim Chair, Kim Abbey, 206-387-6134, kabbey48@gmail.com