



Summerwind Homeowners Newsletter

www.mytowncommunity.com

September 2003

& www.aristarchus.com/summerwind (Pat Carney's Site)

Debra Mikolaizik, Editor: 425-226-2926 Home, 425-430-6580 Work, E-Mail dmikolaizik@ci.renton.wa.us or mikol04@attbi.com

Have you been to Fry's yet? I went to the grand opening and had nine rebates to mail in for "free" products. It's about time we had a store closer to home that carries computer supplies and such. You can also shop on line at www.outpost.com.

And have you heard – McLendon's Hardware has bought the old K-Mart property across from Fred Meyers and plans to open in about one year from now.

Sam's Club next to City Hall downtown is scheduled to open this November.

Calendar

Annual Homeowners Meeting – October 16th, 7:00 PM – Sierra Heights Elementary. Mark your calendars everyone. Hope you all can attend this years meeting (especially since I can't). Lots of things to discuss. If you know you have a conflict, please take the initiative to turn in your proxy to someone who is going so business can be conducted. It costs the Association (us!) money to schedule two meetings when it's really unnecessary.

LNO (Ladies Night Out) First Wednesday of each month. Carpool gathers at 6:30PM, at 2030 Field Avenue NE. Call 271-6406 for more info and to reserve a spot.

H.O.A. President (Mark Cottrell, 425-430-1732 or wacottrells@attbi.com) As my time on the board draws to a close, the Summerwind community faces several challenges. How strict should the board be with enforcing the CC&R's? How far should the board go - fines? liens? foreclosures? Also, now that we finally have decent cash reserves, what major projects should we look at tackling - all new mailbox kiosks? new playground equipment? Please come to the annual meeting to voice your opinion! If these topics interest you, perhaps you should volunteer to serve on the board! I have enjoyed my time on the board, and as a resident, I hope the board can continue to keep Summerwind such a great place to live.

Committee Reports

Architectural Control (Rob Richardson, 425-793-9702 or Robertr@abkj.com AND summerwind_acc_rdr@comcast.net – Please use both addresses to ensure receipt): Here we are in September already ... kids are back in school, and the construction season is winding down. Still, many of you may still be considering home improvement projects. I urge you all to contact me for an ACC Application before you start your exterior projects (re-siding, painting, roofing, sheds, etc.) Submitting an application for proposed work before you begin your project is a requirement (not an option) of the CC&R's. I do my best to get back to you ASAP and get your project rolling. I'd hate to have to send you a letter telling you all the money you spent on paint was wasted because you have to re-paint your house in keeping with the Summerwind CC&R's.

Additionally, we have developed a new paint-specific application for your use with exterior painting projects. If you need a copy, please don't hesitate to contact me at my email addresses ... or call. I have a "Paint Book" for your use, which provides many samples of acceptable colors. This certainly is not the last word in paint color options, but it may provide you with an idea of what we are looking for. Please note that any colors not listed in the Summerwind ACC "Paint Book" are subject to approval by the board, based on suitability. The homeowner will be required to provide the ACC Chairperson with samples of his/her chosen paint color(s) no smaller in size than 6ft by 6ft for committee consideration. Each request will be reviewed by no fewer than three (3) committee members and will, in most cases, require a minimum review time of twenty (20) calendar days.

Also, I have received a growing number of calls and applications regarding roof replacement; so I am including the rules revision regarding roofing materials from the Summerwind CC&R's.

Architectural control Section Five, Rule 5.5

The possible acceptable materials for roofing repair/replacement the ACC will consider are:

CEDAR SHAKES: *The present roofing material.*

LAMINATED ASPHALT SHINGLES: *These materials give an appearance similar to our original cedar shake roofing. Some common commercial products are:*

1. Pabco Advantage Premier 45 laminated shingle
2. GAF Timberline Grand Sequoia/Grand Canyon
- ~~3. Celotex Presidential 40/TL~~
4. CertainTeed Presidential40/Presidential TL**

** Note that CertainTeed has acquired Celotex, therefore the current product description is CertainTeed Presidential 40 or Presidential TL

The type and color selection of laminated asphalt shingle must be approved by the ACC before the roofing project begins. The colors that will be considered are tans, grays, browns and blacks. The shade will be based on the Presidential 40/TL color chart for tan (wood tone), gray (shadow gray), brown (bark brown), and black (charcoal black). The approved color will also be based on shades with a darker than neutral tendency.

The manufacturer's lifetime rating of the laminated shingle must be at least 40 years.

All loading specifications will be the responsibility of the homeowner.

Materials not to be considered are: cedar shingles, metal, slate, hot tar, torchdown, concrete, tile, composite, laminated shingles of poor grade or less than 40 year rating and asphalt shingles that are single 3-tab (non-laminated). Please note our original roofing materials are cedar shake not shingles.

Please understand that the product names listed above are not the "last word" of acceptable products. They represent the standards against which any roof replacement product will be judged. If you would like to use a product not listed, you will need to come by and we will compare your alternative to the pre-approved models and the ACC Committee will determine whether your alternative product meets the requirements and is an acceptable replacement. If you choose a pre-approved product, you still need to submit an application stating the material you plan to use and the color. Pre-approved materials will undoubtedly require less time for approval than materials not listed, so please keep that in mind when considering your timing in submitting your application.

Some of our residents may wonder why we have an application process. The intent of the Architectural Control Committee is to maintain the architectural integrity of the neighborhood, and thus keep all of our property values as high as possible. Volunteers, people who take an active interest in these matters and don't mind spending a little time each month to perform the committee tasks, staff the Architectural Control Committee. Our goal is to maintain the architectural integrity of the community, while keeping the approval process as quick, easy, and relatively painless as possible. If you'd like to volunteer for the ACC, please don't hesitate to contact me.

Landscaping (Don Schultz, 425-277-9187 don@autolegal.com) I would like to thank all the homeowners who have responded to WPI's letter last month regarding the appearance of the neighborhood. I have received several comments from homeowners and visitors who have noticed improvement. Unfortunately there are still several residences who's appearance falls short of the "park like" standard. The Homeowners Board is continuing to work with WPI to improve the appearance of these residences.

Phase I of our retention pond clean up has been completed. The pond located just North of Sunset has been brought into compliance with the standards set by the County. Work on Phase II will begin in the next week and will clean up the wooded area on the West side of Field Ave.

Membership (Becky Letterer, 425-277-4122 or ralnsg@aol.com) Lots of homes in Summerwind for sale right now so be on the look out for your new neighbors when the homes sell. With the evenings getting shorter we will not be outside as much so we need to take advantage of any openings to meet them.

Traffic/Safety (David Brownell, 206-992-8071 or david_brownell@hotmail.com) Our new security company is Puget Sound Security Patrol (PSSP). We have contracted PSSP to conduct three patrols per night in the summer months (June-September), and two through the winter months. PSSP will be keeping their eyes and ears open for unusual activity, enforcing hours in the common areas, monitoring speed on the neighborhood streets, and all the other security duties that we have come to know and love. If you have left your garage door open, don't be surprised to get a knock on the door from Puget Sound Security Patrol! In case of emergency, please contact 911 and then PSSP (if necessary). Their 24 hour telephone line is (425) 454-5011.

We have received complaints regarding the use of common areas after hours, and would like to ask for your help and cooperation in ensuring that those hours are respected. Please remember that common areas may be used from 9am - 10pm and that the new security patrol will be ensuring that these hours are kept.

If you have any questions/comments/complaints, or would like to notify me of an incident that has taken place within the neighborhood, please feel free to contact me in person, by phone, or by email.

WPI (Shaun Davis, WPI, 206-522-8172 or shaundavis@wpirealestate.com) Mailing address: 9500 Roosevelt Way, Ste 100, Seattle 98115. Fax: 206-522-0725

Puget Sound Security Patrol (PSSP) (425-454-5011) Our new security company. Report all incidences to them, after calling 911 as necessary.

City of Renton Neighborhood Liaison (Jerry Rerecich, 425-430-6615 or jrerecich@ci.renton.wa.us) Contact Jerry if you have any questions about the various neighborhood programs available to us or if you have general questions for the City and he can help direct you to the right person or department to assist you.

Know Your CC&R'S This is a new section which will highlight issues the board feels could use more visibility.

RULE 6.3 RESTRICTIONS ON STORAGE: No owner shall store or allow any tenant to store any trailers, boats, motor homes, recreational vehicles or any disabled or inoperable motor vehicles on the Premises (other than completely within an enclosed garage, or within such other enclosure as may be approved in advance by the Board of Directors or the Architectural Control Committee) for more than forty-eight (48) consecutive hours. Violations shall subject such vehicles to public impound, at the expense and risk of the Owner thereof.

Coal Creek/Duvall Widening (Submitted by James Wilhoit, Project Manager, City of Renton, 430-7319) Funding has been approved and design will be initiated this Fall for major improvements to Duvall Avenue by the City. The City has signed design agreements with a consulting firm to prepare plans for intersection improvements at Sunset and Duvall (under a Federal safety grant), and for widening of Duvall to five lanes from the Sunset Intersection to the north city limits at 23rd Street (funded by the State Transportation Improvement Board).

The intersection improvements will add a right-turn pocket for Duvall southbound traffic turning onto Sunset westbound, and a left-turn lane for eastbound Sunset traffic turning north onto Duvall, and will make modifications to signalization to improve efficiency and safety of the intersection. The Duvall lane-widening will include sidewalks, bike lanes, street lighting and undergrounding of power lines. Completion of design for the intersection improvements is expected some time in 2004, with construction to be completed in 2004 or 2005. Plans for the widening should be finished and a construction contract awarded in 2005, with completion of construction in late 2006.

Concurrent with the lane widening project, the portion of Duvall north of the city limits in unincorporated King County (where it is called Newcastle Road and Coal Creek Parkway), which extends to the 95th Street intersection, will also be widened under design and construction projects which are being managed by the City of Renton through an agreement with the County.

During the same general time period, the City of Newcastle, which is currently constructing improvements to Coal Creek Parkway north of May Creek, will be widening and re-aligning Coal Creek Parkway, including the May Creek Bridge Crossing (which will either be replaced or renovated for structural improvement, greater capacity and a new alignment). Newcastle will also modify and signalize the 95th Street intersection. The County project which the City of Renton will be managing, will have to re-align the road to match up to the Newcastle changes. The two cities and the County are currently holding coordination meetings to determine just what this new alignment will be. The County and City of Newcastle improvements will also be funded from the Transportation Improvement Board. The City of Renton will hold public meetings on the project during 2004. When all the improvements are completed, the Duvall-Coal Creek Parkway corridor will greatly enhance transportation access and mobility in the region

Carpool to Hazelwood If anyone who has children in the development who attend Hazelwood Elementary, and is interested in carpooling, please call Mary Ellen Walton at 425-228-9942. Thank you!

Wanted Little Tykes Playhouse, in good condition. Please contact Beth Haglund at 430-6875.

For Sale White Metal Frame Bunkbed with ladder. Very good condition. Twin mattress (unused) on top/Full on bottom. Quality mattresses. \$225.00 Call Leslie or John 425-227-9690

LOST! Viper Scooter with green wheels. The scooter was probably left in the park the evening of the City of Renton/Neighborhood Picnic. If anyone found it, please call Logan at 425-228-9942. Thank you!

www.seedsoflearning.com (Joyce at 254-0654) After school educational care in Summerwind (homework help, additional workbooks, and daily lecture) for children in the neighborhood. Enrichment classes include piano, violin, viola, voice, foreign languages (Spanish and Chinese). Group and private tutoring service are also available. Visit web s or call Joyce at 425-254-0654 for details.

Live Entertainment Right Here in the Highlands Live music Friday and Saturday nights (usually jazz, soul/R&B, songs from the 70's), at Raphael Restaurant and Lounge off of Harrington (near the KFC). They just opened in the last few months. Visit their website at www.raphaelrestaurant.com or call 255-2997 to get on their email list to find out about the entertainment scheduled for the upcoming weekend. On October 11, they will host a birthday party for local jazz singer Korla Wygal, "the sultress of soul", who performs every Friday night at Salty's on Alki. And they will have a Halloween costume party with a \$100 prize awarded.

So, have you noticed Doug, the "peace man," is back? Guess the facility he was in back east fixed him up almost 100% (don't know that standing on a streetcorner for most of the day can be considered 100%) but you can hardly recognize him – cleaned up and healthy-looking. Glad to know he is a survivor and is thriving.

Get ready for all the trick-or-treaters! Hope you all have a bountiful Thanksgiving! We truly have so much to be thankful for.