



# HOA Newsletter

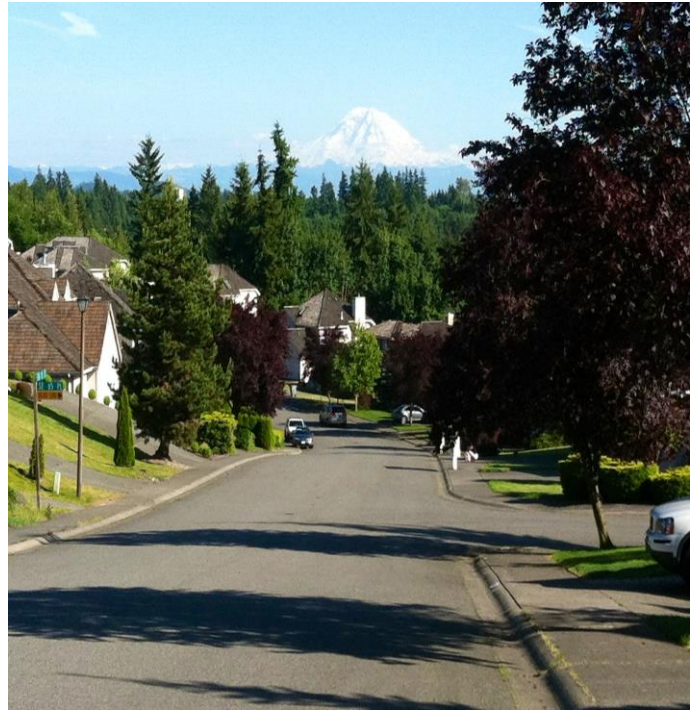
## Autumn 2024

### A letter from your HOA President Jim Quigg

Thank you for choosing to live in our beautiful little neighborhood. My family loves living here, and our HOA board works hard to keep your streets safe, attractive, and friendly. The five of us meet every month, and we also talk constantly to make sure that your family feels comfortable at home. We review our budget carefully so that your HOA dues are spent wisely. Our investments in security have been efficient and effective. We reviewed several bids before choosing the best landscaper at the best price. In fact, I even had my kids clean the Vineyard sign so our HOA could save some money.

If you have any ideas for how we can make the Vineyard feel even more special for you, please text me anytime at 206-779-2941 so we can add to our growing list of accomplishments below. *Jim Quigg*

- Security lighting
- Fence construction
- Front yard maintenance
- Advocacy at City Hall
- Garbage cans
- Patio construction
- Car parking
- Green space beautification
- Mailbox repair
- Signature tree planting
- Easter egg hunt
- Airbnb / VRBO rules
- Mid-Autumn Chinese festival
- Oktoberfest party
- Noise complaints
- Cinco de Mayo bbq
- Block watch signs
- House paint colors
- National night out
- Barking dogs
- Welcome baskets
- Bench installation
- City grant awards
- Entrance sign cleaning



### Important contact information:

#### **Protocol Property Management**

1756 Watson Street North  
Enumclaw WA 98022

**Phone:** 360-802-2000

**Contact person:** Betty Chalfant

**Email:** [betty@PPMSouth.com](mailto:betty@PPMSouth.com)

#### **Newcastle Police Department**

#### **Non-Emergency Dispatch**

**Phone:** 206-296-3311

#### **Police Vacation House Check:**

[www.ci.newcastle.wa.us/police/vacation\\_house\\_check.htm](http://www.ci.newcastle.wa.us/police/vacation_house_check.htm)

Consider signing your home up for this service when planning your vacation.

**Our HOA Website:** [www.thevhua.org](http://www.thevhua.org)

**Our HOA email:**

[newcastlevineyardhoa@gmail.com](mailto:newcastlevineyardhoa@gmail.com)



### Block

### Watch:

Block Watch has been established within our neighborhood and the neighboring Olympus HOA for a number of years. It is so important to be aware of strange cars or people who are acting suspiciously. If you question anything,



don't hesitate to call the Newcastle Police on their non-emergency line: 206-296-3311.

They will send an officer out to investigate. This includes:

- Vendor solicitations at any time. (every vendor must be able to show you a town permit)
  - Abandoned cars
  - People who seem to be "casing houses"
- We currently have captains for all of our 10 house groups! These groups receive regular email updates from the police concerning break-ins, security issues and other important news. If you are not receiving notices, or if you would like more information on our block watch program, please contact our Block Watch director, Lisa Edwards at: [grangerenterprises@comcast.net](mailto:grangerenterprises@comcast.net). Or you can contact us directly at: [newcastlevineyardhoa@gmail.com](mailto:newcastlevineyardhoa@gmail.com)

Keeping up to date on home security measures and safety issues is a high priority. Look out for one another; know when a neighbor is generally home; recognize what cars should be parked in their drive or who should be entering their backyard; and inform one another if you are planning to be away for an extended period of time. Knowing your neighbors and those who live in the Vineyard and in Olympus is the greatest deterrent to crime.

We strongly suggest that when you go on vacation that you sign up for a police check of your home. And yes, they actually do come to check, AND they now leave their calling card. Thank you to our new police chief Steve Kajihira !

### **\*\*Are you interested in becoming a board member or a committee member of the Vineyard HOA?**

Your HOA is looking for enthusiastic and engaged individuals with a positive attitude who enjoy working in a group situation. If this sounds like you, please consider volunteering your time with the Vineyard HOA Board! If you would be more comfortable being on a committee such as the architectural committee - that would also be wonderful, and would be a good way to gradually become familiar with the duties, responsibilities, and tasks

of your HOA. Committee members do not have to run for election, but we do need to know that you're interested! Let us know any time. If you are interested in running for a board position please send us an email by October 20th to:

[newcastlevineyardhoa@gmail.com](mailto:newcastlevineyardhoa@gmail.com) so that we can put your name on the ballot. To give you an idea of the time commitment, our board meets the first Wednesday of every month this year - except July and will continue to do so in 2025.

Your HOA board members are also your neighbors - Jim Quigg, President; Philipp Schmidt-Pathmann, Liaison to the City of Newcastle; Dee Mulford, Secretary; Vikas Luthra, Treasurer; and Leslie Karis Larson, our Architectural chairperson.



*The 2024 Vineyard HOA board members, left to right... Jim Quigg, Dee Mulford, Vikas Luthra, Leslie Karis Larson, and Philipp Schmidt-Pathmann*

### **No Home in the Vineyard can be rented for less than 90 days nor can a home be subdivided into rental units....**

As growth in the Puget Sound area continues, the VHOA Board has strived to help our homeowners preserve our friendly neighborhood and improve the safety and stability of our community. In order to maintain the stability of a community, it is imperative that homeowners have the chance to know their neighbors. This is something that cannot happen in an area with short term rental properties. In September 2021, in order to help clarify the language written in our CC&R's related to permissible rental duration, the VHOA proposed an amendment to further define permissible use: **In short, the amendment states that no home in the Vineyard can be rented for less than 90 days.** An overwhelming majority of our homeowners (more than 60%) voted

in favor of the amendment. You can read the actual wording of the amendment any time by visiting our website at [www.theVHOA.org](http://www.theVHOA.org). Simply click on the CC&R link.

By the way, if you are considering selling your home, please make sure that the realtors involved are aware that this amendment exists.

A hard copy of our CC&R's can easily be downloaded from our website.

It is also important to know that the Vineyard is a single family per residence community. No home can be subdivided into multi use rentals nor can an accessory dwelling Unit (ADU) be erected onto your property.

The board of your HOA wants to take this time to thank you for allowing us to be a part of your life this past year. We've been working hard on retaining the value of all the homes in our neighborhood by tackling the sometimes difficult task of communicating, reaching out, and informing neighbors about proper home and yard maintenance as well as the importance of curb appeal. If you have not taken a recent look, now might be a good time to check out the Bylaws and CC&R's covering our HOA. If you have any questions or if you don't have a copy of the CC&R's you can visit our HOA's website at: [www.thevhoea.org](http://www.thevhoea.org) There you can review the CC&R's on line and make copies.

## Homeowner Dues

For the coming year we would like to keep our HOA dues at the current level of \$157. You can either send in your dues by check to Protocol Property management or you can pay your dues by Pay Pal. If you decide to pay through Pay Pal the service charge is \$8.00.

Also...homeowner dues must be paid by the date shown on your dues invoice, not on the anniversary date that you purchased your home. If you are late paying your dues, you will be charged a fine. In order to maintain the dues at our current level, our board members have been taking a proactive role in the handling of the daily business matters of our HOA instead of putting those tasks onto our property management company. So, please let us know your e-mail address. This way we will be able to send out

important information about upcoming events and emergency notifications etc.

To do this, you can reach us at:

[www.thevhoea.org](http://www.thevhoea.org) and click on

"Contact us". Your email address will ONLY be used by the HOA to communicate with you and will not be given out. You can also directly email us at [newcastlevineyardhoa@gmail.com](mailto:newcastlevineyardhoa@gmail.com)

## Sidewalk repairs:

Do you have a cracked or crumbling sidewalk in front of your home? If so, please email us at:

[newcastlevineyardhoa@gmail.com](mailto:newcastlevineyardhoa@gmail.com)

The HOA will compile a list and submit it to the city of Newcastle. Don't forget to include your address!

## Home Projects:

Remember that all landscaping and construction projects that affect the appearance of your property must be approved by the HOA prior to start. This includes but is not limited to:

- Roofing and solar panels
- Fences
- Satellite Dishes
- Exterior Painting
- Major Landscaping Changes

Please forward all plans to the HOA's website. Your HOA board will try to respond within three days.

## September is Emergency

### Preparedness Month:



There is a 10% chance that within your lifetime, an earthquake between 8.0 and

9.0 in magnitude will rupture the Cascadia subduction zone that runs along the coast of Washington.

According to Jeff Brauns, our city of Newcastle public works and emergency management manager, each of us needs to have enough food and water and to prepare to be able to spend 10 to 15 days ...ALONE! We each need to make a plan... where to meet loved ones, how to communicate if telephone service is gone,

(text messaging may be able to go through, but that is all.) Who among us is a doctor? Who is an engineer?

Think about your daily activities; your family, your pets, or anyone else who rely on you. How would a disaster change your life and the way you get things done? Get the knowledge and skills you will need to prepare for, respond during, and recover from a disaster.

Are you ready in case of any emergency? Is your family, your loved ones, your neighbors?

Emergency Preparedness is the foundation for building resilient communities. While King County Emergency Management focuses on preparing our whole community for disasters, you also have a role to play in emergency preparedness. By planning ahead, you can increase your ability to survive and thrive in the face of disaster, everything from an earthquake to a major winter storm.

The Bellevue Office of Emergency Management has assembled information packets to help you assemble the items you will need in the event of an earthquake, fire, flood or other natural disaster. Please check out their website.

We all must: Make a Plan, Build a Kit, Prepare for Disasters and Teach our Youth about Preparedness. Talk to your friends and family about how you will communicate before, during, and after a disaster. Make sure to update your plan based on the Centers for Disease Control.

**Make a plan** today. Your family may not be together if a disaster strikes. Know how you'll contact one another and reconnect if separated. Establish a family meeting place that's familiar and easy to find.

**Build a Kit and Prepare:** After an emergency, you may need to survive on your own for several days. A disaster supplies kit is a collection of basic items your household may need in the event of an emergency.

Water (one gallon per person per day for at least 5 days, for drinking and sanitation)

- Food (at least a three-day supply of non-perishable food)

Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert

- Flashlight and extra batteries
- First aid kit
- canned foods
- Whistle (to signal for help)
- Dust mask (to help filter contaminated air)
- Plastic sheeting and duct tape (to shelter in place)
- Moist towelettes, garbage bags and plastic ties (for personal sanitation)
- Wrench or pliers (to turn off utilities)
- Manual can opener (for food)
- Local maps
- Cell phone with chargers and a backup battery.
- Also please remember to have enough supply on hand of any prescription medications that must be taken on a daily basis.....at least 10 days' worth.

Remember also that these medications do expire so you should periodically update them as well.

- Non-prescription medications such as pain relievers, anti-diarrhea medication, antacids or laxatives
- Prescription eyeglasses and contact lens solution
- Infant formula, bottles, diapers, wipes and diaper rash cream
- Pet food and extra water for your pet
- Cash or



- traveler's checks- important family documents such as copies of insurance policies, identification and bank account records saved electronically or in a waterproof, portable container
- Sleeping bag or warm blanket for each person
- Complete change of clothing appropriate for your climate and sturdy shoes
- Fire extinguisher
- Matches in a waterproof container
- Feminine supplies and personal hygiene items
- Mess kits, paper cups, plates, paper towels and plastic utensils
- Paper and pencil

***Maintaining Your Kit***

After assembling your kit remember to maintain it so it's ready when needed:

- Keep canned food in a cool, dry place.
- Store boxed food in tightly closed plastic or metal containers.
- Replace expired items as needed.
- Re-think your needs every year and update your kit as your family's needs change.



**Earthquake Alerts:**

You can now add an earthquake app to your cell phone.

There are three different types.

Their names are:

“My Shake” which is a free app and will alert you to a 4.5 magnitude quake or greater.

The other two are called

“Shake Alert”

“Wireless Emergency Alert”

Information on these apps can be obtained by going to:

[mil.wa.gov/alerts](http://mil.wa.gov/alerts)

**When paying your HOA dues:**  
 If you are paying your dues by check, please be sure that your current Vineyard address is noted on your check. Also be sure to use Protocol Property Management's correct address:  
 1756 Watson Street North  
 Enumclaw WA 98022

Or...You can pay your dues via Pay Pal through our HOA website:  
[www.thevhoa.org](http://www.thevhoa.org)

**How ever you choose to pay your dues, they must be paid by the date that appears on your invoice, not by the anniversary date that you moved into is past the invoice due date. There is a late payment fee that will be sent to you if your payment is past the invoice due date. if you have any questions, contact us anytime at:**  
[newcastlevineyardhoa@gmail.c](mailto:newcastlevineyardhoa@gmail.c)

A major problem occurring in the Vineyard is the continued mistreatment of our signature tree – The Thundercloud Plum. After so much publicity being sent to every homeowner every year, some people are still disfiguring their trees by chopping off all their branches. We do not understand why!!!

These tree require a once a year or once every two year visit from an arborist who will trim, feed, or medicate your tree as needed. The Vineyard recommends the Davy Tree Experts Company and also the Bartlett Tree Experts Company. Please note that any Thundercloud tree that dies by natural causes or by improper pruning must be replaced.

