



Deer Park News

From The Deer Park Homeowners' Association

Fall / Winter 2022-2023

The President's Message

Greetings!

It is hard to believe that fall is already in the air with cold and rainier days upon us! At least this is helping with the smoke and fires that have been rampant the past couple of months!

I would like to make a personal plea to all of you, whether new to Deer Park or a long-time resident, to consider service on our board. We are community-run, and are in immediate need of a Treasure and a Vice President, and could always benefit from having additional members-at-large. Board service is a great way to get to know your neighbors, is not a big burden in terms of time, and the more we have, the merrier! As a side note, your service also helps keep our dues low – the less we have to outsource, the lower our expenses. More information on board positions is within.

We are also going to be holding a Fall Neighborhood Cleanup Event, a.k.a. Dumpster Days, on Saturday, November 12th. Please read the article below for more info on what can and cannot be accepted.

Please review all of the newsletter for information on dues notices, our upcoming annual meeting, homeowner responsibility FAQs, and etc.

As always, we appreciate your being part of Deer Park! Feel free to reach out to me or the board with any comments or questions – contact info is below.

Best regards,

Michael King, President - Deer Park HOA

Fall Dumpster Day – Saturday, November 12th!

Each year the Deer Park Homeowners Association (HOA) sponsors one or more Dumpster Day, a Saturday when Deer Park residents may bring items they wish to dispose of to a set of large dumpsters conveniently located in the heart of the neighborhood. This event is paid for through the annual dues.

The Board of Directors (Board) has set this year's Dumpster Day for Saturday, November 12th, from 8:00AM until 2:00PM. Dumpsters will be located on NE 22nd Street, just east of 233rd Avenue NE. Plans are for two mixed waste containers (**see the list of unacceptable items, below**) and two yard-waste containers. The yard-waste dumpsters are on the North Side of the Street, and the mixed waste dumpsters will be on the south side of the street (closer to Safeway). A few notes:

- Please do not arrive before or after the designated times on Saturday the 30th, or any day other than the 30th. Bring items only during between 8:00AM and 2:00PM.
- Do not use the dumpsters for large quantities of materials such as remodeling waste, tree removal, etc.
- Break large pieces of waste into small pieces, whether furniture, garbage, tree clippings, or branches, etc. Do not simply throw large items in.
- The dumpsters designated for yard waste are only for leaves, grass and small trimmings from shrubs, etc. Leaves may be bagged but the bags must be paper – **plastic bags are not permitted!**
- Dumpsters must NOT be filled higher than the top. Please put everything in the far end of the dumpsters and compact as much as possible.
- This event is for Deer Park residents only!

Items that are unacceptable include: hazardous waste, dirt, industrial waste, chemical products, oil filters, herbicides & pesticides, radioactive material, solvents, paint (except completely dried latex paint cans, no liquids), other flammable liquids, aerosol cans, propane tanks, motor oil, transmission oil/lubricating/hydraulic oil & oil filters, antifreeze, appliances, petroleum contaminated soil/lead paint chips, tires, batteries, computers, monitors, televisions, microwaves, fluorescent tubes, railroad ties, medical waste, asbestos, animals, barrels, all liquids.

Volunteers are needed: volunteers are needed to staff the Dumpsters! The goal is to have 2 to 3 people from 8:00AM until 10:00AM, from 10:00AM until 12:00 Noon, and from 12:00 Noon until 2:00PM. Please send an email to DeerParkHOA.Board@gmail.com if you can help out (it's a great way to meet your neighbors, and a good way for teens to get volunteer time, too ☺).

Annual Meeting of the Membership – December 5

Each year the Association hosts a meeting for all homeowners (members). This year's is scheduled for Monday, December 5 at 7:00 PM, and will take place virtually, through Zoom. We'll review significant events from 2022, review our budget and plans for 2023, and have a chance to answer any questions that you might have.

Zoom Meeting Info:

<https://us06web.zoom.us/j/83473346897?pwd=Nlk2Rmxodzd3a2RzYnJGZEVmbGhyQT09>

Meeting ID: 834 7334 6897

Passcode: 667820

Board Positions Open – Treasurer Urgently Needed

Several positions remain unfilled on the Deer Park HOA Board. Most urgently needed is a replacement for our current acting Treasurer, Eric Albright, who has moved out of state. If you can help your HOA by serving as our Treasurer, please contact the board @ deerparkhoa.board@gmail.com. Since moving to QuickBooks and setting up electronic payments a few years ago, the duties of the treasurer have been simplified. Responsibilities include preparing budgets, responding to escrow company requests for dues payment information and insurance coverage, tracking dues payments, issuing payment and reimbursement checks, etc. Eric will be happy to help train you and get you up-to-speed, with treasurer duties usually taking no more than a few hours a month.

Other open positions include the Vice President, At-Large, and Maintenance Chair positions. The VP assist the president in directing the board and is learning the role to generally become the next HOA president. At-Large members participate in board duties as needed. The board typically meets quarterly via Zoom, conducts most business via e-mail, and duties generally involve a few hours a month of work.

Please consider serving your fellow Deer Park homeowners and joining the board! We'd love to have you – and we NEED you!

Annual Dues

All Deer Park homeowners will be receiving the invoice for collection of Annual Dues soon. The Dues are used to provide for signage, trail and cul-de-sac maintenance, including mowing, pathway graveling, side trail bark placement, tree maintenance and storm debris removal, and related community expenses. Dues also provide for our neighborhood's Dumpster Day, HOA website, board and community insurance coverage, etc.

Dues have been maintained at a very low level compared to other neighborhoods in Sammamish, while service has remained as good or better. **This year dues will remain at \$175 per household, payable through QuickBooks Online invoicing. You may also choose to pay via check, or can arrange with our treasurer to pay via Zelle. Please send the check to:**

Deer Park HOA
704 228th Ave. NE #225
Sammamish, WA 98074

Zelle payments should be sent to DeerParkHOA.Treasurer@gmail.com.

Homeowners and the Deer Park CCRES

Caring for Your Home and Yard in the Fall and Winter Months Ahead

During the Fall and Winter months the falling of leaves and the coming of storms can make sidewalks dangerous and block stormwater and snowmelt drainage. Homeowners are responsible for keeping sidewalks and drains clear at all times. Be sure to note where drains are located and keep debris from blocking them. Any clogged drains should be reported to the City of Sammamish!

In addition to these seasonal concerns, and as part of living in Deer Park, all homeowners have agreed to, and are subject to, the provisions of the *Covenants, Conditions, Restrictions and Easements* (CCRES) of the Deer Park Homeowners Association. The purpose of the CCRES is protect our investment in the community by maintaining the economic value and desirability of our homes and the neighborhood as a whole. This is accomplished through ensuring that Deer Park architecture is uniformly within the original neighborhood plan, by providing for the maintenance of public areas, and by encouraging residents to keep their properties in good order.

The Board of Directors encourages all residents to visit the Deer Park website (<http://www.DeerPark-HOA.org>) and familiarize themselves with the expectations of the CCRES. In addition, the Board offers these reminders for several areas most pertinent over the Spring and Summer months.

Parking

Section 4.C (3) of the CCRES designates that streets shall not be used for overnight parking of any vehicle other than private family automobiles and shall not be used for the storing of any boats, trailers, camper vehicles, trucks or other vehicles of any nature... [except that] during the months of May through September storage is allowed on the lot for a period not to exceed three consecutive days and not to exceed one occurrence per month.

The Architectural Control Committee (ACC) also reminds residents that Sammamish traffic codes, updated in 2012, make it a civil infraction to stop, stand or park a vehicle within the City unless it has a properly displayed and current license plate and tabs. The City also has a

restriction on parking any vehicle in any street within the City for more than 72 hours consecutively. Fines and potential towing apply!

Lawn Care

Section 4.C (3) of the CCREs states that all yards and landscaped areas, including...lawns, flower beds, shrubbery, significant trees, other trees and planters, shall be cut, pruned, watered, fertilized and weeded as necessary to maintain a healthy growing condition.

Lawns, especially, need to be maintained frequently during the mowing season.

Home Improvements

In a number of paragraphs Section 4 of the CCREs sets forth the conditions for making improvements or changes to your property and creates the process for obtaining HOA approval. Some of the most commonly asked questions concerning home improvements include:

1. How do I get approval for my home improvements?

- You must complete a "Property Change Request Submittal Form". Depending on the complexity of the project, it may take up to 14 days to complete the approval process. Please be sure to plan ahead! The Form can be found on our website at <http://www.DeerPark-HOA.org>.
- When you have completed the Form send it and all supporting documentation to the Architectural Control Committee (ACC) at DeerParkHOA.ACC@gmail.com.

2. What needs ACC approval?

ACC approval is required for the following modifications to your property:

- Basketball hoops
- Fences
- Building/replacing a deck
- Additions to your home or garage
- Installation of swimming pool or hot tub
- Covers for decks/pools/hot tubs
- Installation of swing sets/recreational equipment
- Tree removal
- Roof replacement (if using composition)
- House painting (if changing color)
- Sheds
- Satellite dishes

3. What type of fencing is allowable?

Fences shall be well constructed of suitable fencing materials and be artistic in design. They can be no taller than six feet in height with the finished side facing out. Woven cyclone fences are strictly prohibited.

Remember that many property changes, such as removal of trees and construction, may also require permission and permitting from the City of Sammamish! They may also require the use of utility location services to protect against the damaging of underground lines. Approval of changes by the ACC does not relieve the property owner from obtaining necessary approvals from the City or from other agencies or the various utilities. When in doubt, contact the City through their website and your utilities through their websites or phone numbers as shown on your billing statements.

Should you have any questions on any of these items, please contact a member of the ACC at DeerParkHOA.ACC@gmail.com.

Maintenance

Most of your annual dues pay for the maintenance of our HOA common areas such as our entrances, the pipeline and wetland trails, and the landscaped areas associated with these. However, we all participate in neighborhood maintenance by maintaining and caring for our homes and yards. Thank you for helping keep Deer Park a great and beautiful place to live!

Here are a few reminders to help us keep things neat!

Garbage/Yard Waste/Recycling

- Please put your bins out no earlier than Sunday evening and ensure they are put away after collection on Monday. All bins should be stored out of site from the street (in your garage or behind the fence).

Boats, Trailers, RVs

- During the months of May through September, storage is allowed in front of your home for a period not to exceed three (3) consecutive days and not to exceed one (1) occurrence per month. Storage is permitted in garages or behind ACC-approved screened areas at all times. Please refer to Section 4.C.3 of the ACC rules in the CCREs posted on our [website for additional information](#).
- The streets in front of the lots shall not be used for the overnight parking of any vehicle other than private family automobiles and shall not be used for the storing of any boats, trailers, camper vehicles, trucks, or other vehicles of any nature. No boat, boat trailer, house trailer, camper, recreational vehicle, or other vehicle other than private family

automobiles shall be stored or permitted to remain on any residential lot or building site unless the same is stored or placed in a garage or other screened area as approved by the ACC.

- Also note, per City of Sammamish [46.30.060](#), vehicles are not to be parked on the street for more than 72 consecutive hours.

Home Maintenance

- Each property owner shall keep the exterior of the property, including structures and the property . . . in good condition and repair and shall do all redecorating, painting, and landscaping, and maintenance at all times necessary to maintain the appearance of the structure and the lot in the manner consistent and in general harmony with surrounding properties

Yard Maintenance

- Homeowners are responsible for mowing lawns weekly during the growing seasons, and seeing that lawns and beds are kept free of weeds and that trees and shrubs are pruned. Fallen leaves and branches should be regularly picked up throughout the year.

Pets

- No live poultry or animals shall be permitted on said property other than songbirds, and not more than two (2) dogs and two (2) cats as household pets.

Please refer to your [Deer Park Covenants, Code, Restrictions and Easements](#) (the rules on homeowner property use) for additional information, and be sure to be aware of items needing Deer Park Architectural Control Committee approval – read on to learn more!

Deer Park ACC

The Deer Park Architectural Control Committee (ACC) works with homeowners to approve homeowner requests to make changes or modifications to your property and to enforce terms and conditions of the Deer Park HOA's [Covenants, Codes, Restrictions and Easements](#) relating to property use and appearance.

As Architectural Control Committee (ACC) members we work with you to make sure your questions and requests are processed in a timely manner. Approval is necessary by the ACC to ensuring your projects adhere to Deer Park Covenants, Codes, Restrictions and Easements (CCREs) and to maintain a consistent + attractive appearance to the neighborhood.

IMPORTANT!... Note that approval by the ACC does not relieve the property owner from obtaining any necessary approvals from the City of Sammamish, King County, and various utilities and other agencies. Contacting the City of Sammamish <https://www.sammamish.us> is always a good starting point!

Thanks – and don't hesitate to reach out with any questions and requests!

Chuck Suter, Galen Freed and Scott Rouse –Are Your Friendly Deer Park ACC Members.

E-mail them at: DeerParkHOA.ACC@gmail.com

Here are some of the more commonly asked questions about architectural requirements of the CC&Rs and how to get approval:

HOW DO I GET ACC APPROVAL FOR MY IMPROVEMENTS?

- ✓ Complete a "Property Change Request Submittal Form". Depending on the complexity of the project, it may take up to 14+ days to complete the approval process.

WHAT NEEDS DEER PARK ACC APPROVAL?

- ✓ ACC and adjacent homeowner approval is required for:

Installation of:

- Basketball Hoops / Rec. Equipment
- Swimming Pools / Hot Tubs
- Swing Sets
- Sheds (Tools, Storage)
- Satellite Dish and/or Antennas

Building or Replacing:

- Fences & Decks
- Exterior Additions
- Area Covers / Trellises / Pergolas
- Significant Tree Removal
- House painting (*if changing color*)

TREES?

- ✓ The removal of any significant tree(s) is **strictly prohibited unless approved by the ACC**. If the Owner wishes to remove any significant tree(s), **written ACC permission must be obtained prior to removal**. Significant tree(s) that are dead, damaged, diseased or pose a safety hazard will be reviewed by the ACC on a case-by-case basis. A significant tree is defined as "Significant Tree" shall mean a new or existing tree which, when measured four feet above grade, has a maximum diameter of: (1) Eight inches for evergreen trees, or (2) Twelve inches for deciduous trees.

PAINTING?

- ✓ **Changes to the color scheme of the house require ACC approval along with the approval of your adjoining neighbors.** Just fill out the change request approval form and we'll get back to you promptly. Suggestion is to have samples painted on a wall for review, but at a minimum, you should have the color chips/samples available. If you are repainting in identical colors to your existing scheme, no ACC approval is required.

ROOFS?

- ✓ Replacement roofing materials should consist of cedar shakes or architectural grade composition or tile only. Metal roofs are strictly prohibited. Replacement roofing material other than cedar shake should mimic cedar shake in its natural or weathered state. Colors outside this spectrum, such as blue or green tones, are prohibited. Composite roofing material must meet a minimum

25-year warranty and meet ASTM D 3462 standard for wind resistance. Full sheet samples must be submitted to the ACC for approval at least two weeks before scheduled roof replacement. The ACC will approve only those replacement roofing materials that maintain the architectural integrity of the neighborhood.

- ✓ 3-tab asphalt, metal and rubber roofs are specifically prohibited.

SHEDS?

- ✓ Sheds are specifically allowed provided they meet the following criteria. Maximum shed dimensions are as follows: 8 feet x 10 feet base, with a 10 foot, at tallest point, ceiling height. The shed roof pitch must be 45° or match the house roof pitch (typically 30°). Cedar shake or composition roofing material is allowed, Shed roofing material must match roofing material of house. Shed must have cedar siding, painted to match the house color. The shed must have an exterior grade door with a lock or safety latch. The shed must be built on either concrete blocks or a cement pad foundation.

FENCES?

- ✓ Fences must be well constructed of suitable fencing materials and be artistic in design, and no taller than six (6) feet in height above grade with finished side facing out. Wire cyclone fences are strictly prohibited.

SWING SETS AND PLAY STRUCTURES?

- ✓ No children's play areas, including but not limited to sandboxes, swing sets, jungle gym sets, etc., may be installed or maintained in a manner such that they are an objectionable feature in the neighborhood or to adjoining Owners. ACC and adjoining homeowner approval is required prior to installation.

ANTENNAS, DISHES, SOLAR PANELS, ETC.?

- ✓ No house-top television, radio or other type of antenna shall be erected or placed on any residential site without the written approval of the ACC. Nor shall any rotary antenna tower, beam, satellite dish, or other similar device be constructed on any residential site or building without the written approval of the ACC. While Solar Panels are not explicitly covered by our CCREs, the board will address these as we would any other roof-mounted structure proposals. A general guideline for the neighborhood is that none of these should be visible from the street.

EASEMENTS

- ✓ Easements are rules that allow others (such as utilities providers) to use your property for specific purposes and that may stipulate you can use these portions of your property in only the specified manner.

- ✓ In general, the front five (5) and over the rear two and a half (2.5) feet of each Building Site; and (2) over a five (5) foot strip along each side of interior Building Site lines. Within these easements, no structure, including such items as patios, barbecues, etc. shall be placed or permitted to remain, nor shall any activity be permitted within said easements which may damage or interfere with the installation and maintenance of existing and future utilities or which may change the direction of flow of drainage in the easement areas.

CITY OF SAMMAMISH APPROVAL?

- ✓ Remember permits, permission and/or approvals may be required from the City of Sammamish for many property changes, such as removal of trees and construction!
- ✓ Any digging requires the use of utility location services to prevent the unintentional damage of underground lines and services. Be sure to call the Washington Utility Center at 811 before you dig!
- ✓ More information at: <https://www.sammamish.us>

Community Safety

Whether you are a long-time resident or new to Deer Park we welcome you! Don't hesitate to let us know if you have any questions – DeerParkHOA.Board@gmail.com.

Sammamish is Wild! We have raccoons, possums, owls, rabbits, bobcat, coyotes, deer, and even bears that pass through our neighborhoods. Be cautious if you see them and maintain a safe distance. If you see something, say something and if you wish share the story with a neighbor, a board member [or post to our Facebook page -- Deer Park Community](#), please do so!

Safety on our Roads:

A few residents in Deer Park met with City of Sammamish's Traffic Engineering Dept. to discuss options for improving safety and reducing speed along 232nd PL and NE 22nd Street. We would be interested in hearing if you have observed speeding in other parts of the neighborhood, and if you would like to be part of a committee that helps us improve traffic safety in the neighborhood, please reach out and let us know!

"If you see something, say something."

The Sammamish Police Department reminds all residents to pay attention when you see vehicles or persons in the area that you don't recognize, particularly if they're parked in your neighbor's driveway, or walking around their yard.

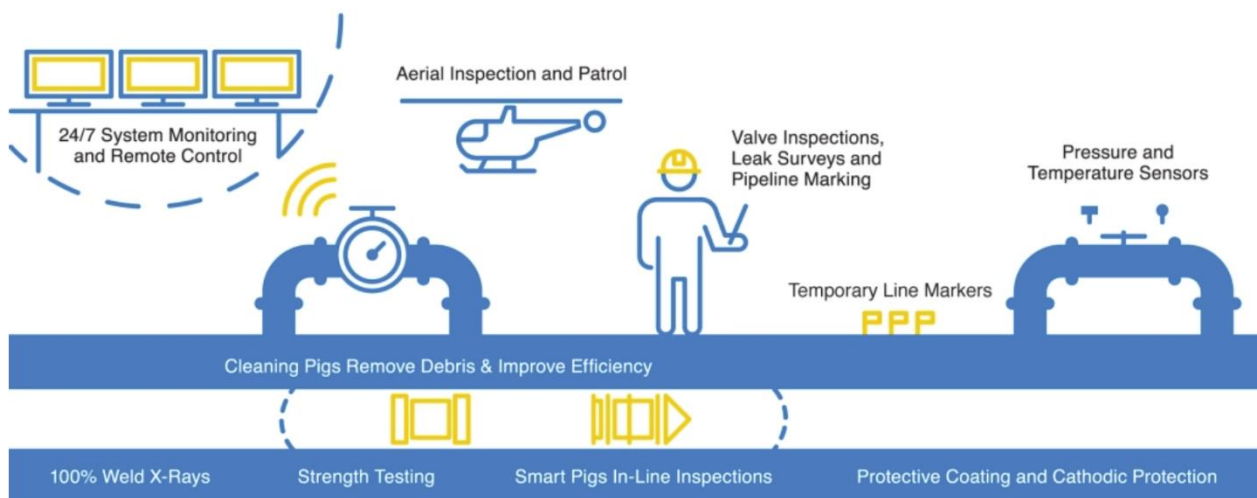
Call 911 or 206-296-3311 to report any suspicious activity to the Sammamish Police Department.

Follow Sammamish Police Department on:

- ✓ Twitter: [#SammamishPD](https://twitter.com/SammamishPD)
- ✓ Facebook: [FB-SammamishPD](https://www.facebook.com/SammamishPD)

Did you know we live next to a 3,900-mile-long interstate gas pipeline?

The Williams Northwest Pipeline runs through our neighborhood greenbelt in the 60-to-90-foot-wide corridor that runs behind many of our homes. A pipeline capacity replacement project impacted us in 2006 when the older of the two pipelines that carry gas was replaced with a new pipeline. The pipeline is regularly inspected by weekly flyovers and other scheduled maintenance.



Pipeline Markers



Everyone can contribute to safety and security by knowing where pipelines are in our communities and how to recognize unauthorized activity or abnormal conditions. One of the greatest single challenges to safe pipeline operations is the accidental damage caused by excavation, construction, farming activities — or even homeowner construction and maintenance. By working together, we can reduce third-party damage to the pipeline, prevent accidents and maintain public safety.

Call Williams Northwest Pipeline immediately if you see suspicious activity and/or unauthorized construction near the pipeline right-of-way. No one should conduct blasting, digging, ditching, drilling, leveling, or plowing near the pipeline right-of-way without contacting the local one-call center at least 48 hours in advance to have underground utilities marked.

Recognizing Pipeline Leaks:

LOOK

- Dense white cloud or fog
- Discolored or dead vegetation
- A pool of liquid on the ground
- Flames coming from the ground or an exposed pipeline valve
- A slight mist of ice or frozen area on the pipeline
- Continuous bubbling in wet, flooded area
- A rainbow or a sheen on water
- Dirt or water being blown or appearing to be thrown in the air

SMELL

- An unusual odor or scent of gas or petroleum
- The products in Williams pipelines are primarily odorless but may contain a rotten egg smell from the odorant mercaptan, which carries a pungent rotten egg odor

LISTEN

- An unusual hissing or roaring noise coming from a pipeline
- A “bubbling” sound

What do you do in an emergency?

- **Call 911** if there are any life/safety issues, and/or
- Call Williams Northwest Pipeline’s 24x7 Emergency Center at **800-972-7733**

Deer Park HOA Board of Directors & HOA Contact Information

HOA Website	www.DeerPark-HOA.org
Facebook Page	Deer Park Community
General Board	DeerParkHOA.Board@gmail.com
President	DeerParkHOA.President@gmail.com
Treasurer	DeerParkHOA.Treasurer@gmail.com
Maintenance	DeerParkHOA.Maintenance@gmail.com
ACC + Property Change Form :	DeerParkHOA.ACC@gmail.com

Office	Name
President	Michael King
Vice President	VACANT
Secretary	Rick Theiss
Treasurer	VACANT
ACC #1	Chuck Suter
ACC #2	Scott Rouse
ACC #3	Galen Freed
Member at Large	VACANT
Maintenance Director	VACANT
Greeter	Tim Vreeburg