

REDHAWK HOA

Fall 2023 NEWSLETTER

President's Message

I hope you all had a great Summer! It's always sad to see the gardening season end, but as leaves start to blaze with autumn color, it's time to do fall garden chores. Northwest Fall gardening tasks include yard clean up and winterization. If you want bright spring color next year, plant bulbs 2-3 times as deep as the length of the bulb and mulch to protect them from heavy freezes. Pull spent annuals. Cut back any perennials, leaving 8-12 inches for visibility and cover with mulch. Mulch planted areas to deter spring weeds. Fall is also a great time to plant new trees and shrubs, watering them in well until the regular rains return. Please rake up fallen leaves as they accumulate to keep our community looking sharp. Don't forget to change your furnace filters, or to winterize air conditioners, garden irrigation systems, outdoor faucets and any water features.

Please take time to read the entire Fall Newsletter, especially the sections about the Annual Meeting and election of a new HOA Board member, the ACC and Maintenance reminders. As a reminder, outdoor property improvement projects cannot be started without first securing the required ACC approval. The current Project Request Form is attached to this newsletter for your use. We will be planting several new flowering Dogwoods this fall/winter to replace trees that were damaged due to lack of watering by homeowners. Those homeowners will be billed for the tree replacement. TreeGator drip watering bags were installed for a 2nd summer on new trees planted in 2022 to help ensure their survival during our hot summer. The Board will remove the TreeGator bags after regular rains return and store them for reuse as needed next year. A big "Thank You" to homeowners who helped protect our new young trees this summer!

If you have any questions or comments, please contact us at board@redhawkhoa.net Thanks!
Geoff Swan, Redhawk HOA President

Annual Meeting & 2023 Election of Directors

Save the Date: Thursday October 19, 7:00pm at the Park Ridge Church

We hope you will attend our important Redhawk Annual Membership Meeting this year! The scheduled date for the Annual Membership Meeting is October 19 at the nearby Park Ridge Church (3805 Maltby Road). There will be several critical topics to discuss this year, including the main entrance irrigation system, Maltby Road entrance signs and monuments, potential improvements to the Tot Lot playground, possible change of Redhawk's landscape management services contractor. Your input is important for these topics!

Another important concern will be the election of a new Board member (Director). There will be 1 open Board Director position this year. The Board members including the newly elected Director will then elect the Redhawk HOA officers for November 2023 - October 2024. Please contact HOA president Geoff Swan or any other Board member if you are interested in running at board@redhawkhoa.net - we're looking for committed candidates! We would love to continue adding new voices to the Board to help us build community and shape the future of our Redhawk neighborhood. Thank you!

A printed Annual Meeting Notice and Board of Directors Ballot will be hand-delivered to all homeowners 2 weeks prior to the Annual Meeting. The printed Ballot will include the names of any residents who have agreed to run prior to the Annual Meeting, and blank options for

residents who are nominated at the Annual Meeting and agree to run. Voting may be in person or by giving your proxy to someone who will attend the Annual Meeting.

Redhawk Rules & Regulations update

An email was sent May 11 to homeowners requesting volunteers to help update Redhawk Rules & Regulations (the last revisions were in 2006!). One resident responded, providing 4 pages of comments/suggestions. Our Board president has also compiled comments and suggested edits. Since then one other person has expressed an interest in participating (no suggestions made yet). A mutually convenient joint meeting will be scheduled to initiate R&Rs revisions. This process is expected to take several meetings. Once a final draft is approved by the Board, it will be circulated to all Redhawk homeowners for review, any needed further edits and final approval.

Community Notice - Household Hazardous Waste Disposal

At the back of your garage, you may find old containers of antifreeze and other automotive fluids; pesticides and insecticides; bleach; drain cleaner; oil-based paint, varnish and stain; paint thinner; batteries; fluorescent bulbs; propane tanks and other nasties. If you don't plan to use them, please get rid of them through your local household hazardous waste program. Look for Caution, Poison, Warning, Danger, Caustic, Combustible, Flammable or Corrosive on the label. The EPA (Environmental Protection Agency) has links for programs in each state, and the state webpages typically include a tool that allows you to search for a program near where you live. The nearest Household Hazardous Waste Drop-off Station to Redhawk is in Everett, at 3434 McDougall Avenue (1 block east of Broadway between 34th and 35th Streets). Drop-off Station hours are Wednesday through Saturday 7:30am to 4:00pm. Disposal is free. Tele-phone number is (425) 388-3425. Please make use of this free disposal of your leftover toxic products. It's easy... drive in, drop off and go. What not to bring: Appliances, Medical waste, medicine/drugs, prescription medicine, electronics, explosives or latex-based paint.

Community Notice - Food Drive

We are planning another Red Hawk community food drive in November 2023. Food will be donated to the North Creek and Sky View food pantries for people in the community who are experiencing food insecurity. Sage Moon will coordinate again. Look for more information following our Annual Membership Meeting. Thank you!

Treasurer's Report

As of the September 15, the Red Hawk Savings Account balance is \$30,525.24 and Checking Account balance is \$34,505.72. Our planned \$44,970 HOA 2023 budget still is in good shape, despite a major irrigation system leak and repairs.

Maintenance Committee Report

- **Detention pond and tank** - Two trees blown down during a fall storm at the retention pond were cleaned up, and a 25-foot long damaged fence section was repaired. Snohomish County cleaned roots & sealed some cracks in the detention tank under the playground basketball court.
- **Community sidewalks** - On May 24 Snohomish County Public Works staff were in Redhawk marking sections of our sidewalks and curbs that are damaged (from tree roots, etc.). SnoCo will be placing a contract out for bids to replace (not repair) the damaged

sections of sidewalks and curbing. The 6 concrete pads where old Redhawk mailboxes had been located, mounted on heavy wood posts, will also be removed and resodded as part of this project. There has been no word lately about the status of this major SnoCo project, long desired by the Board.

- **Redhawk entrance landscape** - The overgrown Arborvitae at the north entrance on 29th St SE were removed and stumps ground. Trimming of Arborvitae was completed at the Maltby Road entrance. The visual appearance of both areas has been improved.
- **Maltby Road entrance signs** - Bids for repairs of the sign monuments (concrete block with this stone facing) and repairs or replacement of the 27-year old entrance signs were solicited by the Board. Two estimates for monument repairs were about \$8,000; 2 other companies said they would not do repairs. Orca Sign Company recommended a full demo and redo of monuments and signs at a cost of about \$30,000 plus cost of demo and removal of the existing signs. NW Sign & Design would dismantle olds signs, construct 2 new entrance signs, repair damaged stone work on monuments & fabricate and install new metal caps for 3 monuments for about \$18,000. Pacific Coast Memorials suggested Granite Signs at \$6k-\$7k each plus new brick or rock flanking monuments. The Board plans to pursue repairs of the existing monuments with NW Sign & Design this fall, and replacement of the 2 entrance signs in 2024. A few possible design concepts for the replacement entrance signs will be discussed at the October 19 Annual Meeting.
- **Sprinkler/irrigation system overhaul** - Tom and Geoff met on-site with John Allen of JNA Services (PO Box 2686, Lynnwood, WA Tel: 206-427-1448). Indications are we may need to replace the main line from the shut-off across (under) 204th St SE to the main valve box, and replace the valve control system with a simplified 12-18 zones and a digital (cell phone?) controller. We also need to define how far uphill Redhawk should irrigate (e.g. to the high voltage electric line right-of-way), and how far downhill (e.g. to the speed limit sign on Maltby Road opposite 29th Ave SE). The Board is awaiting an initial email report from Mr. Allen on options for Redhawk to proceed with our sprinkler/irrigation system repairs/update. We are awaiting a reply from Robert at Sprinkler Specialists (7007 158th St SE, Snohomish, WA Tel: 425-345-8182) to schedule an on-site meeting. He is on vacation until mid-September.

HOA Board Report - Compliance with Redhawk Rules & Regulations (R&Rs)

Redhawk continues to be a gracious residential community. Together we help protect the value, desirability and visual appeal of Redhawk to benefit all homeowners. A big “Thank You” to all Redhawk residents who regularly keep their property in top condition! The purpose of our R&Rs and the landscaping standards is to keep Redhawk visually beautiful.

The Board developed a tracking mechanism for non-compliance with Redhawk Rules & Regulations to ensure that when homeowners are contacted it will be for repeat infractions (not one-off problems). A Non-Compliance Process document establishing the context, process and consequences for continued non-compliance of R&Rs was completed and sent out to Redhawk homeowners July 27, 2023. A simplified chart showing where a homeowner is Non-Compliant with the R&Rs was completed for Sections 2.1, 2.2 & 2.4 Vehicles, Parking, Storage & Vehicle Repairs; Section 3. Architectural Appearance; & Section 5 Landscape & Yard Maintenance and also sent out to Redhawk homeowners July 27, 2023. Starting 1 week from the date of a Second Notice of Non-Compliance, the Board will fine the homeowner \$25/week until the requested actions have been completed. Both documents are attached as a reminder.

If you cannot, or choose not to maintain your property per the R&Rs, one of the landscape maintenance services listed on the last 2 pages of this Newsletter would be glad to help you for a reasonable cost; all currently are doing great work in our area. Any questions or maintenance suggestions, please contact Geoff Swan at your Redhawk HOA.

Landscape maintenance standard reminders

- **Lawns** – Lawns must be mowed regularly and kept in decent condition without significant voids and unkempt areas. Please also remove weeds and tree root shoots growing in all lawn areas and grass strips.
- **Edging** – Lawns must be edged to cleanly separate the grass and concrete along both sides of the sidewalk, along the curb side of the sidewalk grass strip, and along driveways. Grass overgrowing the concrete is not acceptable.
- **Planting beds** – Residents are responsible for cleanly edging all planting beds, and for keeping the planting beds free from invading grass and weeds so that weed seeds do not spread into your neighbors' yards. Mulching is recommended.
- **Trimming of Trees & Shrubs** – Trees with low hanging limbs and shrubs that intrude on sidewalks must be trimmed back to improve pedestrian safety. Residents with overgrown yard landscaping need to prune trees and shrubs and dig out invasive blackberries to help clean up the visual appeal of our community.
- **Watering trees in the sidewalk grass strips** – Homeowners and tenants are responsible for watering all trees in the sidewalk grass strips that border their property. The HOA provides TreeGator drip watering bags for newly planted trees to help ensure their survival during the hot summer months.
- **Dangerous trees in Native Growth Areas** – Residents bordering Native Growth Areas should notify the Board if you think a tree may present a danger to your home.

Redhawk maintenance & safety concerns & reminders

- **Sidewalks** – Please be aware of vertically offset sidewalk panels that are creating a tripping hazard. Hopefully the problems will be resolved soon.
- **Speeding** – Intersections without signs must be treated as a 4-way STOP intersections by Washington state law. Vehicles continue to exceed the 25 MPH speed limit on both 204th St SE and 202nd St SE. Please SLOW DOWN to prevent a potential accident!
- **Parking on 202nd St SE** – Snohomish County has installed new “No Parking” signs on the north (mailbox) side of the road for safe emergency vehicle access. Please park vehicles in your garage, driveway on the south side of 202nd St SE or on 29th Ave SE.
- **School Bus Stop** – Please don't park cars to block school buses loading or unloading children. While you wait or pick up at a Redhawk school bus stop, you may be on the private property of a homeowner. Please be respectful of the homeowner's property.
- **Mailboxes** – Please do NOT tape notices to mailboxes. The tape is very difficult to remove. The Board is searching for add-on lidded real estate type boxes for notices.
- **Winter road conditions** – In the event of a heavy winter storm, please park in your driveway so that a snowplow or sanding truck can service Redhawk streets, and you will avoid having to shovel out your car.
- **Trash containers** – All WM waste containers must be out of sight from the street and neighbors except only on pick-up day. Storing them in front of your house on lawns, porches, or in front of your garage is not acceptable. Thank you for helping to keep our Redhawk community beautiful!
- **Tot Lot trash** – Thank you for following “Take it in; Take it out” practices at the Tot Lot. Please collect your bottles, cans, candy wrappers, Covid masks, etc. and take them back to your property for proper disposal.
- **Pet waste** – Thank you for removing your pet's waste deposited on lawns and streets and taking your pet poop bags back to your property for proper disposal.
- **Disposal of unwanted items** – This summer an unwanted large, heavy water fountain was abandoned at the Tot Lot. Neither Redhawk nor Ravenswood discovered who might have

done so; hopefully it was not one of our residents. Please dispose of any unwanted items by recycling or in the trash.

- **Homeless activity** – If you see any homeless activity in Redhawk, please call the Snohomish County Sheriff, South Precinct in Mill Creek at (425) 388-5250.

Architectural Control Committee

As we head into Fall, you may be contemplating a fencing, deck, walkway, patio or other landscaping project, or remodeling, repainting, re-siding, reroofing or other exterior home improvement project. Homeowners must complete, and the ACC must approve an ACC Project Request Form (PRF) before any exterior project work can start. The current PRF form is attached to this newsletter. Please print, complete and submit your ACC Project Request Form (PRF) at least 2 weeks prior to your project start date. Give it to an ACC member or submit it to the ACC at: acc@redhawkhoa.net The ACC is looking for 2 new committee members who will be dedicated to keeping our community looking nice and our house values strong. As noted in the May 11, 2023 Board Meeting minutes, the ACC will now only handle Project Request Forms. The HOA Board will be responsible for ensuring compliance with Redhawk Rules & Regulations.

Homeowner and Tenant Email Address & Phone Updates

Please send your homeowner email, address and phone number updates to the Redhawk Treasurer or another Board member through board@redhawkhoa.net. The Board would also like the name(s), email and cell phone numbers of renters (tenants). These are critical so the Board can share vital Redhawk information to all homeowners including Newsletters. The homeowner and tenant email address and phone numbers will be used only for official purposes; they will not be given to or shared with anyone else or any business. Webmaster Sage Moon has updated email, address and phone information as requested. Thanks Sage!

Redhawk HOA & Committee Contact Information

Redhawk HOA
2020 Maltby Road
Suite 7 - PMB 224
Bothell, WA 98021

Website: www.redhawkhoa.net
Board only email: board@redhawkhoa.net

Board and all Committee's email: all_board@redhawkhoa.net
Architectural Control Committee: acc@redhawkhoa.net
ACC Project Request Forms: www.redhawkhoa.net

Landscape Maintenance Services

The following full-service Landscape Maintenance Services are currently working on properties in Redhawk, Ravenswood and/or Chestnut Trails. The quality of their workmanship looks professional. If you cannot maintain your property landscape in accordance with the Redhawk Rules & Regulations, please contact a Landscape Maintenance Service for assistance.

Emmanuel Landscaping & Yard Maintenance

Owner: Eric Moreno (425) 268-6765
Office: (425) 337-7972

Magic Landscaping LLC

Landscape Foreman: Alejandro Gutierrez (425) 449-3008

Magic-landscape15@hotmail.com

Durango Green Landscaping

Owner: Arturo Martinez (425) 299-8883

arturomartinez10@aol.com

Joc's Landscaping Services

(425) 791-1800 www.jocslandscaping.com

jocslandscaping@gmail.com

Canndy's Landscaping, Inc.

Owner: Candy Arellano (425) 280-0660

candyarellano85@gmail.com

The Yard Butlers (maintain Ravenswood common areas)

Owner: Bill Volpentest (206) 679-5296

theyardbutlers@yahoo.com

Bothell/Monroe Lawncare

Owner: Donna Jacobs (206) 550-6928 or (206) 949-0589

www.bothellawncare.com email: bothellawncare@comcast.net

Lopez Landscaping Inc.

General Manager: Manuel Lopez (425) 344-4017

lopezlandscapingincwa@gmail.com

Premiere Lawn Service Inc.

Contact: Kevin Allen office: (360) 668-0229 cell: (425) 750-9596

kevin@premierels.com

Tam's Landscaping & Gardening

18910 20th Place West, Lynnwood, WA 98036

Owner: Tam (425) 778-5474

Landscaping Service

12033 Woodinville Drive #11, Bothell, WA 98011

Owner: Jose Bernal (206) 579-3165

J&T Landscaping Services (appears to be a newer company)

(206) 349-3203 or (206) 453-8006

Jandtlandscapingservices88@gmail.com

Par Four Landscape Services (maintain Red Hawk common areas)

Owner: Jon Duran (206) 817-1596

Jonduran10@yahoo.com