



# Greenwood Point

## Homeowners Association Newsletter

January 2018

Greenwood Point Homeowners Association  
4132 187<sup>th</sup> Avenue SE  
Issaquah, WA 98027

### Trustees and Officers

**Ryan Schwab** President  
425-256-1515 ryan.schwab@icloud.com

**Roy Cress** Trustee – Past President  
425-746-3722 jcress@aol.com

**Stacey Feinsilber** Trustee – Future President  
425-280-1053 seattlepups@gmail.com

**Dawn Farmer** Treasurer  
425-641-2733 sdfarmer1@gmail.com

**Polly Pierce** Secretary  
425-281-5188 p-rpierce@comcast.net

### Committee Chairs

**Fernando Del Valle** Architectural Control  
206-930-6758 Fdelvalle1@gmail.com

**Roy Cress** Architectural Control  
425-746-3722 jcress@aol.com

**Mike Kramer** Maintenance Chair  
425-679-6978 madgolfermike@aol.com

**OPEN POSITION** Socials Chair

**Rachael Mitchell** Welcoming Co Chair  
206-251-8473 rzorn10@yahoo.com

**Dawn Farmer** Welcoming Co Chair  
425-641-2733 sdfarmer1@gmail.com

**Jeri Cress** Newsletter & Website  
425-746-3722 jcress@aol.com

**New GPHA Website!**

<http://greenwoodpointhoa.com>

## Greenwood Point Homeowners Association Annual Meeting

**MONDAY, FEBRUARY 12<sup>th</sup> 7:00 - 8:00 pm**

Due to changes in insurance requirements by the Issaquah School District, we are unable to have our Annual Meeting at Sunset Elementary School this year. In an effort to keep the location convenient and in close proximity, this year's meeting will be at Camp Sambica, a short distance from Sunset Elementary.

Other local community Homeowner Associations are finding new locations for their Annual Homeowner Meetings as well.

Please note the new location:

**Camp Sambica Dining Hall  
4114 W Lake Sammamish Pkwy SE  
Bellevue, WA**

***There will be a drawing for Door Prizes  
so be sure to be on time!***

## Santa at the Beach

Despite the cloudy skies, we enjoyed Santa's visit to our Greenwood Point beach park. A big thank you to Rachael & Neal Mitchell for all of their hard work to organize this family fun activity, and a special thank you to Santa!



## Neighborhood Opportunities

The following list is a description of the volunteer opportunities for our Homeowners Association Board. Please attend the **Annual Meeting on Monday, February 12<sup>th</sup>** for more details. If you are unable to attend but would like to serve, please contact one of the current trustees (contact information is on page 1).

**Trustee: Open Position** - A trustee is a 3-year commitment serving the first year as the future president, the second year as the current president and the third year as the outgoing president. The trustees are the voting members of the board (with input from the entire board). The trustee who serves as the current president is the person who schedules regular board meetings and presides over them. The meetings are typically once a month.

**Architectural Committee:** The committee members work with the chairperson to oversee the covenants that stipulate improvements made to the exterior of a home (i.e. painting, roofs, decks, fences, remodels) This committee gives approval for such requested projects. The committee also strives to enforce our covenants that impact the appearance and safety of our community.

**Maintenance Committee Chairperson(s): Open Position** -The committee members work with the chairperson to oversee the care and maintenance of our common areas such as our community beach, greenbelt area, cul-de-sac islands, and mailbox stands.

**Social Committee Chairperson(s): Open Position** -The committee members work with the chairperson to oversee the community socials throughout the year. In the past, social events have included: Easter Egg Hunt, Community Garage Sale, Summer Bash, Movie Night at the Beach, Ice Cream Social, Pumpkin Fest and Santa at the Beach.

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## GPHA 2018 Budget

The approved 2018 Budget will be presented at the Homeowners Annual Meeting on Monday, Feb 12<sup>th</sup>.

A copy is included on the following page. If you have specific questions, please contact Dawn Farmer or one of the Trustees prior to the meeting. The contact information for the Trustees is listed on page 1 of this newsletter.

**GREENWOOD POINT HOA BUDGET 2018**

	<b>2018</b>	<b>2017</b>	<b>2017</b>	<b>2017 Budget</b>
	<b>Budget</b>	<b>Budget</b>	<b>Actual</b>	<b>vs/Actual</b>
<b>REVENUES</b>				
Homeowner Dues	27,600.00	27,600.00	27,600.00	0.00
Assessments	0.00	0.00	0.00	0.00
Money Market	0.00	0.00	0.00	0.00
Fines	0.00	0.00	50.00	50.00
Advertising	0.00	0.00	0.00	0.00
Interest Income	60.00	50.00	61.57	11.57
Other	0.00	0.00	65.00	65.00
Escrow transfer fees	150.00	100.00	150.00	50.00
Rollover from 2017	9,058.30	7,700.00	7,700.00	0.00
Transfer to Savings	2,000.00			0.00
<b>Total Revenue</b>	<b>38,868.30</b>	<b>35,450.00</b>	<b>35,626.57</b>	<b>176.57</b>
<b>EXPENSES</b>				
Liability Insurance Premium	1,550.00	2,420.00	1,527.00	893.00
Taxes	0.00	50.00	0.00	50.00
Beach Maint & Repair	3,000.00	3,000.00	2,347.67	652.33
Greenbelt Maintenance	500.00	500.00	1,096.00	-596.00
Island Maintenance	800.00	800.00	293.46	506.54
Landscape Services	9,000.00	9,000.00	8,908.00	92.00
Utilities: Electricity	150.00	150.00	131.00	19.00
Utilities: Garbage	450.00	650.00	424.40	225.60
Utilities: Water	900.00	1,300.00	744.11	555.89
Annual Meeting	150.00	150.00	100.00	50.00
Newsletter/Mailings	175.00	100.00	172.28	-72.28
Socials	1,100.00	1,000.00	1,004.03	-4.03
Web Hosting	800.00	800.00	0.00	800.00
Welcoming Committee	50.00	50.00	0.00	50.00
Dumpster Rentals	825.00	800.00	795.00	5.00
Port a Potty	600.00	650.00	513.00	137.00
Supplies	100.00	100.00	148.64	-48.64
Special Projects	16,100.00	13,330.00	5,577.14	7,752.86
SLSA / CADD Contribution	600.00	600.00	600.00	0.00
Other	0.00	0.00	10.00	-10.00
Transfer to Savings	2,000.00			
<b>TOTAL EXPENSES</b>	<b>38,850.00</b>	<b>35,450.00</b>	<b>24,391.73</b>	<b>11,058.27</b>

## **GPHA Website**

<http://greenwoodpointhoa.com>

Our website has a new look and a new address. You can access it for newsletter issues; a list of current trustees, officers, & committee chairs; forms; the GPHA covenants; as well as past and upcoming events.

We appreciate your patience as the website was being updated and revised.

Thank you to Cami Cress for getting the new website up and running.

## **Proxy Statement**

The Proxy statement for the upcoming Annual Meeting was recently mailed along with the notice of Annual Association Dues statement. If you did not receive the mailing, please notify Dawn Farmer at [sdfarmer1@gmail.com](mailto:sdfarmer1@gmail.com)

Please note the following change to the Proxy Ballot. If you wish to designate to a current trustee, please use the name of Roy Cress or Stacey Feinsilber. The ballot had not been updated at the time of mailing. Ryan Schwab who had been acting as President, had to step down due to scheduling conflicts.

## **Annual Dues Deadline is March 31<sup>st</sup>**

Please remember to pay your \$200 Greenwood Point Homeowners Association annual dues. We are very fortunate to have such a low amount in comparison to other developments on the Eastside.

The deadline for annual dues is March 31<sup>st</sup>. It is helpful to receive payments early, as the 2018 budget is already in place. There will be a \$50 fine for dues received after the deadline and a \$100 fine for dues received after June 30<sup>th</sup>. You can bring your payment to the **Greenwood Point Annual Meeting on Monday, February 12<sup>th</sup>** or you can mail it to:

GPHOA  
4132 187<sup>th</sup> Ave SE  
Issaquah, WA 98027

## Calendar of Events

**February 12**

7:00pm - 8:00pm

**Annual Homeowners Meeting**

at Camp Sambica Dining Hall (*please note new location*)

*Address: 4114 W Lake Sammamish Pkwy SE, Bellevue*

**February 14**

**Happy Valentine's Day**



**March**

7:00pm

**Monthly GPHA Board Meeting**

[Date & Location To Be Determined]

*Please verify the date and location with a board member the beginning of March*

**March 31**

**GPHA \$200 Annual Dues Deadline**

Payments received after March 31<sup>st</sup> incur a \$50 fine

