

Annual Meeting Was Big Success!

On November 16, 2004, 50 lots were represented at the Annual Meeting, held at 6:30 p.m. at Northern Heights Elementary School. The evening started with a time to visit over coffee, and the meeting was called to order at 6:45 p.m.

Agenda items included a "state of the association" report from President Pete Griffin, the 2004 Treasurer's report, and the 2005 association budget. Members also voted to reconvene the Revised Covenants Committee to update our association's covenants, conditions and reservations (CC&Rs) document, which regulates our neighborhood. (See related article.)

The 2005 budget was unanimously approved as follows:

Landscaping	\$8,700
Insurance	\$3,500
Bookkeeping	\$3,300
Legal	\$1,000
Street Lights	\$925
Light Maintenance	\$500
Miscellaneous	\$500
Office Expense	\$450
Common Space & Events	\$400
Postage	\$250
Web Site	\$250

Total \$19,775

Pete reviewed the past year's improvements, including: new gravel in the park, streetlight maintenance, and new "sandwich board" signs to announce upcoming association events and meetings.

Overall, the meeting was a great success, with many homeowners offering excellent ideas. Thanks!



Three Elected to 2005 Board of Directors

Jim Stenbeck, Chuck Boyle and Vicki Pine are our new board members, elected for a two-year term. They replace Pete Griffin, Mike Cook and Terri Matson.

Julie Jiminez, Tammy LaPlante and Jennifer Rick each have one more year to serve on their current term.

The 2005 board members met two weeks after the annual meeting (in accordance to the by-laws) where officers were named:

Co-Presidents: Jim Stenbeck and Chuck Boyle
Co-Vice Presidents: Vicki Pine and Tammy LaPlante
Secretary: Julie Jiminez
Treasurer: Jennifer Rick

To contact a board member, visit the updated Northern Heights website.

Pete Griffin Took it On!

Out-going board president Pete Griffin did more in his two-year term than most any board member has to date. He exemplified the "roll up your shirt sleeves and dig in" attitude, and accomplished so much! The most notable project was bringing our detention pond up to code. His connections with Whatcom County officials sped the project along, and his willingness to get his feet wet (both figuratively and literally) in the field of detention pond management went above and beyond the call of duty. Thank you Pete!

Raffle Winners Glad They Attended Annual Meeting (and stayed!)

In order to encourage a larger turn out at the annual meeting and add a little spice to the agenda, the "dues raffle" was held again this year. Three prizes were awarded. First prize went to **Greg Little**, who will receive his 2005 Association dues marked as "paid in full." Second prize, a gift certificate to Hagggen Foods, went to **Vicki Pine** and **Richard Whittaker** took home the third prize -- tickets for four to a WWU Basketball game. Congratulations to all! Many thanks to all homeowners who attended the annual meeting or sent in their proxy vote.

Revised Covenants Committee Reinstated

More than two years ago, a committee was established to revise the CC&Rs. That document failed to pass by a very narrow margin. However, the need for clearer covenants still exists. A new committee was organized at the annual meeting to go over the document once again. Using the revised document, adjustments will be made (based on the suggested changes during the last vote) and another vote will be taken to revise our CC&Rs. Committee members are **Daniel Obbink, Bryan Jones, and Jim Lavain**. Jennifer Rick will be the board representative on this committee.

The plan is to re-tool the document, show it to a 10-15 person focus group for comments, and then bring it to a full-membership vote. If you are interested in serving on the focus group or have any comments, please contact Jennifer Rick.

Event Calendar At-A-Glance

February 15

Monthly Board Meeting, 6:30 p.m.
1331 Roma Rd

March 1

Association Dues are Due

March 15

Monthly Board Meeting, 6:30 p.m.
Location: TBA

April 19

Monthly Board Meeting, 6:30 p.m.
Location: TBA

April 30

Community Garage Sale
Contact: Julie Jiminez

All events are subject to time and location changes. For the most up-to-date information, check the website or call a board member.

2005 Board Members

Chuck Boyle, Co-President

738-1398
chuckb@northernheights.org

Jim Stenbeck, Co-President

671-2162
james.r.stenbeck@northernheights.org

Vicki Pine, Co-Vice President

647-3790
pinestra@northernheights.org

Tammy LaPlante, Co-Vice Pres

733-9294
dtlaplante@northernheights.org

Julie Jiminez, Secretary

752-9517
michaeljiminez@northernheights.org

Jennifer Rick, Treasurer

647-2374
jennifer.rick@northernheights.org

Where Does My Money Go?

The most common question board members hear is "What do my dues cover?" Many homeowners do not realize that the City or County does not own the 22 streetlights in our neighborhood – they are ours. As an association, we pay for the electricity and maintenance of these streetlights.

Landscaping is another service that is sometimes taken for granted. Our landscaper, **Hamilton Lawn & Landscaping**, has been keeping our common areas looking great for many years. These areas include the park that runs between McLeod and Roma, the access path from Roma to the elementary school, our detention pond area, and the McLeod Road median.

The Hamilton crew mows, trims, prunes and other jobs to maintain our lovely grounds.

Please note that the strip and the trees between the sidewalk and the road are the responsibility of the homeowners, not our landscaping crew.

Another expense that folks don't typically know about is our insurance. In order to uphold our covenants, which most homeowners agree keep our property values at a premium, it takes an active association with a board of directors. To protect our association, we must carry insurance for the directors and for our grounds. This expense rises nearly every year, more than doubling in 2003.

Maintaining our detention pond, gates and park equipment are other expenses that are mundane, but mandatory.

The 2005 budget barely covers existing expenses. Our reserve fund was tapped heavily when we brought the detention pond up to code, and must be replenished for fiscal stability. Extra funds are directed to the reserve fund.

The budget is posted on the website and is updated quarterly, for each member to view the actual expenses. Homeowners are allowed – even encouraged – to view the financial reports that are issued monthly at board meetings. Contact Jennifer Rick for further information.

DOGS, DOGS, DOGS

By far, the most frequent complaint board members receive are about dogs. Poop, barking, and letting dogs roam free.

Board members cannot do anything about barking dogs. It is not in our jurisdiction. However, here's what you can do:

Call Preferred Animal Care at 647-2441. They will ask you for the address of the pet, and your name and address. The pet owner will receive a warning, and you will receive notification that a warning was sent, along with further instructions of what to do if the problem persists.

As for the other "stinky" issue, inconsiderate pet owners are out there. Please make sure you're not one of them.

One homeowner suggested we run the names of chronic offenders in this newsletter... would that help? Let us know.

All association members are welcome to submit articles, ideas, or editorial letters to the newsletter. Send items via e-mail to jennifer.rick@northernheights.org, subject line "NH newsletter", Include your full name and phone number for verification.

NORTHERN HEIGHTS NEIGHBOR NEWS

Your Community Association Newsletter

Community Easter Egg Hunt Coming Up!

For several years, this event has been a highlight for the Northern Heights Community. This year's hunt is **Saturday, March 26 at 10:00 a.m. in the Toddler Park.**

There are three age groups: Under age four, four to six year olds, and seven to 10 year olds. Lots of goodies, prizes and fun for the whole family. Contact Julie at 752-9517 if you have any questions or have prizes you wish to donate.



To Be City or County? – That is the Question!

Are you interested in having our neighborhood annexed into city limits? If so, you're not alone. Several neighbors have asked questions about annexation. And though board members are able to answer questions about what's been done in the past, the Northern Heights Community Association Board of Directors, as a group, remains neutral and is not in a position to lead the association in one direction or another regarding annexation. However, homeowner **Todd Nordmeyer** has stepped forward to chair a committee of those interested in pursuing this venture. If you would like to serve on the Annexation Committee, please contact Todd at 671-2827.



Trivia Question

The average selling price for a NHCA home in 2002 was \$187,000. What was the average selling price in 2004?



Newsletter Seeks Sponsors, Advertisers

If you own or work for a business that would like to promote its services to this community, you can place an ad in the NHCA newsletter or on our website. Fees vary. Contact Vicki at 647-3790 or pinestra@northernheights.org for more information.

Real Estate Agents, Roofers, Painters, Contractors, and Lawn Services – These are but a few businesses that would benefit from our 172 home population!

Neighborly Reminders:

♣ Do not park vehicles on the sidewalks – it makes it difficult for walkers (especially children and parents with strollers) to safely navigate our streets. This applies to your guests, too. Thanks!

♣ Our park is for NHCA members only. If you see suspicious behavior, please call police or school authorities. For example, some "intimate" teens have been spotted in the park several times. (*No wonder the dogs are barking!*) Squalicum High School's number is 676-6471.

♣ Streetlight repairs are being ordered. If you see a light that needs attention (is either on or off all the time) please contact jennifer.rick@northernheights.org.



Have a Garage Sale, Clean-Sweep & Count the Cash!

Be a part of the annual Northern Heights Community Garage Sale on **Saturday, April 30th from 8:00 a.m. to 2:00 p.m.**

The association will take care of advertisements and signage. All you have to do is open your garage and sell, sell, sell.

If you don't have enough "stuff" to have your own sale, try teaming up with one or two neighbors!



Northern Heights Elementary School's PTA is hosting a school garage sale on the same day. This should attract a lot more buyers to our neighborhood!

For more information, contact Julie at 752-9517.



Let's Hope For Sunshine!

All-Season Green-Up Tonic

Here's how to make an amazing all-season tonic that will turn your yard into a green grass paradise overnight.

1 can beer
1 cup ammonia
½ cup Plant Shampoo
½ cup Liquid Lawn Food
½ cup molasses or corn syrup

Mix in a separate container, and apply with your 20 gallon hose-end sprayer. Feed everything in your yard every 3 weeks, in the morning, during the growing season.

Trivia Answer:
\$249,000

NHCA Newsletter Gets A Sponsor!

The cost of printing and distributing our community newsletter has been a topic of discussion for a while. In years past, association newsletters were hand-delivered by the board members to homeowners' doorsteps. This method was sometimes ineffective, as the wind and rain often took away the quarterly publication before homeowners even saw it. Additionally, many residents enter their homes through their garage doors and it would take several days to notice the paper on the doorstep.

In January, the newsletter was mailed with the dues notices. It was a terrific success, so we mailed the March issue, too. Clearly, this distribution works the best, but is more costly.

Board member **Vicki Pine** came up with a great idea to have a business partner underwrite the cost of the newsletter! As our newsletter sponsor, **Andgar Corporation** will have an exclusive banner advertisement on each issue. They also will have a prominent ad and link on our website.

So, we give a great big "Thank You" to **Andgar Corporation** for stepping up as our first Business Partner. We hope this is a mutually rewarding relationship!



Unsightly Trees

If you have a "street tree" that looks more like a dead branch, please remove it completely, including the "shooters" that come up.



Business Partner Plan A "Win-Win" For Home Improvement

Are you roofing this summer? Building an addition to your home? Painting or residing? Getting a new air or heating system? So many home-improvement projects are going on in our neighborhood, it is hard to keep track!

Wouldn't it be great to get a discount from a contractor if, say, you and your neighbor are both looking to re-roof at the same time? Not only would homeowners benefit, but the roofing contractor could send one crew, saving money on gas and waste charges, and get twice the business! It seems like this is a natural "win-win" for the home-improvement crowd.

Our community association is looking for businesses that are interested in being a Northern Heights Community Association Business Partner.

If you own or work for a business that would benefit from networking with our homeowner association, please contact Vicki Pine at pinestra@northernheights.org

Spring and Summer CC&R Reminders

As the weather warms and outdoor activities begin, it is time to remind homeowners about some covenants that are frequently violated.

3.2 Recreational Vehicles. All boats, utility trailers, trucks of more than one-ton rating, campers, recreational vehicles, travel trailers, motor homes and similar items or vehicles maintained or kept upon any lot within the Subdivision **shall at all times be enclosed within a garage or otherwise neatly stored behind the front wall line of the residence and reasonably screened from view from the street running in front of said lot**, nor shall any such items or vehicles be parked on any street within the Subdivision overnight; provided, that out-of-county resident guests of an owner may, with such owner's permission, park a recreational vehicle or travel trailer on an owner's lot for up to a maximum of eight weeks within any calendar year without being in violation of this subparagraph.

3.6 Garbage/Refuse. No owner shall deposit or permit the accumulation of any trash, ashes, garbage, or other refuse or debris on or about such owner's lot or any other property within the Subdivision, except in appropriate covered trash receptacles. **Each owner shall keep such owner's lot neat and orderly in appearance** (ed: this includes landscaping issues) and shall not cause or permit any noxious or odorous conditions to exist, nor maintain any tangible objects that are unsightly in appearance to exist, on any lot or parcel within the Subdivision.

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KEEP THE CHILL IN THE AIR

By installing **TRANE** high efficiency air conditioning and receive

\$100.00 OFF



6920 Salashan Parkway Ferndale WA 98248
Phone: 366-9900 Fax: 366-5800 Website: andgar.com



Terms & Conditions:
-Must present coupon at time of estimate
-Purchase of equipment and installation must be done by October 31st 2005
-Limit one per customer
-Coupons may not be sold, transferred or

New Sub-Committee Tackles Covenant Revisions

With a renewed sense of necessity, a sub-committee has convened to address the on-going issue of re-writing our homeowner association's Covenants, Conditions, Reservations & Restrictions document, most commonly referred to as the "CC&Rs".

Our original document, filed nearly 15 years ago, was written primarily for an emerging housing development, and geared toward builders and contractors. Now a fully developed community, with more mature needs, our document needs to be revised to reflect the neighborhood that we are – and the one we want to maintain. Dan Obbink, Richard Whitaker, Bryan Jones and Jennifer Rick are hashing over the issues that were brought forth two years ago, when the revisions were first attempted. That document failed to pass by a very narrow margin, unable to secure the 75% majority needed. (For a full report of the vote, refer to the June 2003 newsletter.)

Once this newly revised CC&R document has been drafted by the committee members, they will present it to a focus group, which will make their recommendations. Once those recommendations are processed, the document will be available for the entire membership to review for consideration.

A full vote will be held at the 2005 Annual Meeting.

CC&R Focus Group Members Sought

Serving on the CC&R focus group should not take more than a few hours of your time. If you are interested, e-mail Dan at d_obbink@yahoo.com or you can contact any other CCR Committee member.

The Perils of Parallel Street Parking

Please make every effort to park in your driveway and not on the street. This is especially important in cul de sacs. It difficult for emergency vehicles to get through.

If you or your guests need to park on the street, please use the East or South side only. This will reduce the "one-lane" effect when cars park on both sides of the street, directly across from one another. (This is particularly the case on Magrath, Roma and Tamarack.)

Reminder for McLeod Homeowners

The strip of property between the sidewalk and the street belongs to property owners; it is not part of the association's common area. (The median is part of our common grounds.) Please maintain this strip and help keep our neighborhood looking as great.



Mosquito Season Is Here

Mosquitoes aren't just a nuisance, they can carry West Nile virus and other diseases. Fortunately, you can take steps to protect yourself, your family, and your community:



Clothing Can Help Reduce Mosquito Bites

When possible, wear long-sleeves, long pants and socks when outdoors. Mosquitoes may bite through thin clothing, so spraying clothes with repellent containing permethrin or DEET will give extra protection. Don't apply repellents containing permethrin directly to skin. Do not spray repellent containing DEET on the skin under your clothing.



Be Aware of Peak Hours

The hours from dusk to dawn are peak mosquito biting times for many species of mos-quitoes. Take *extra* care to use repellent and protective clothing during evening and early morning -- or consider avoiding outdoor activities during these times.



Drain Standing Water

Mosquitoes lay their eggs in standing water. Limit the number of places around your home for mosquitoes to breed by getting rid of items that hold water. Upturn wheelbarrows and buckets. Also, cover or upturn pools and remove puddles that form.

-- www.cdc.gov/ncidod/dvbid/westnile

Slim Potato Salad

Ingredients

3 lbs small red new potatoes
2 TBS seasoned rice vinegar
Salt & pepper, to taste
2 TBS plain low-fat yogurt
1 TBS reduced-fat mayonnaise
1-1/2 tsp honey mustard
1 TBS minced fresh chives
1 TBS minced fresh tarragon

Instructions

Cook potatoes in large pan of boiling water 8 to 12 minutes or just until they can easily be pierced with tip of a sharp knife. Drain. When they are cool enough to handle but still hot, cut in half and place in a bowl. Toss with vinegar, salt and pepper; set aside to cool.

Mix yogurt, mayonnaise and mustard in a small dish. Add to potatoes along with chives and tarragon and mix lightly. Serve or chill until serving time.

Will Your Voice Be Heard at Annual Association Meeting?

Each year the Northern Heights Community Association holds an annual meeting. This year, the meeting is slated for **6:00 p.m. Thursday, November 17.**

Agenda items include:

- State of the Association
- 2005 Treasurers Report
- 2006 Budget Adoption
- New Board Member Election
- Dues Increase Vote
- CC&R Revisions Vote
- Open Discussion / Q&A

Attendance at the annual meetings continues to grow each year. However, only 25% of the eligible membership usually attends. The dues raffle has been a popular incentive, so we will hold it again this year. The winner of the drawing receives their 2006 association dues marked as "Paid in Full." That's at least a **\$125** value! (It could be more if the dues are raised.) You must be present to win; one ticket per lot.

If you are unable to attend the meeting, please send in a proxy ballot. Proxies count toward a quorum and in votes. If you have any questions about the annual association meeting, or would like to help, please contact a board member. Meeting packets will be mailed at the end of October.

Covenants Revisions: Vote to Take Place at Annual Meeting

The committee to re-write our covenants (CC&Rs) has nearly completed the proposed document. At the 2004 annual meeting, homeowners suggested that a representative focus group review the drafted document before it was brought up for a full association vote.

Requests to serve on the focus group were in the last newsletter and on the web site, but no one volunteered to serve. Therefore, the committee will submit the proposal to the association as is.

More information about the proposed CC&Rs, and how to get an advanced copy, will be included in the annual meeting packet of information that will be mailed by October 25.



Fall Clean-Up Chores For Gardeners

- Clean garden tools for winter storage. Clean soil from tools and oil tools with movable parts.
- Sharpen lawn mower blades and pruners - or take them to a professional for sharpening.
- Clean fallen leaves and debris from gutters and downspouts.
- Store garden chemicals in a secure, dry place - away from kids and pets.
- Drain garden hoses so water won't freeze causing cracks and holes.
- Trim tall grass away from trees and corners of your home to discourage small rodents from nesting there.
- Get rid of weeds. By pulling weeds in fall before they go to seed, you can help reduce the number of seedlings next year.
- Finally, remember to enjoy one of nature's most beautiful seasons while performing your fall chores.



Hey You... Want to Join the Board?



Get on the "inside track" and play a significant role in how your neighborhood develops in the next few years. There are **four** positions to fill on the board of directors. Please consider serving and doing your part to protect and enhance our outstanding neighborhood. Come to the annual meeting to learn more!

Lions and Tigers and Rats? Oh My!

Well, perhaps not lions and tigers. However, there have been several rat sightings in the neighborhood. With new construction going on all around us, rodents and other



vermin are seeking shelter and food wherever they can find it.

Do not give food and shelter to these most unwanted guests!

- The time to act is before the signs (droppings) of a rat or mouse.
- Do not leave your pet food outside. If your pet doesn't eat it, the rats will.
- Stack fire wood 18 inches off the ground and away from all buildings.
- Birdhouses and seed should be on poles and in trays rats can't get.
- Keep garbage can lids closed tightly.
- Plant bushes so they will stay at least 3 feet from your house.
- Keep yards and alleys clean. Take junk to the dump!
- If you feed them, they will stay. Pick up fruit and vegetables in your yard.
- Do not compost any animal products (fish, meat, chicken, cheese, butter). Keep lids tight.
- Keep any food in closed containers that rats can't chew through.
- Cover all openings to your house. Rats can get into very small places.

2005 Board Members

Jim Stenbeck, President
671-2162
james.r.stenbeck@northernheights.org

Vicki Pine, Co-Vice President
647-3790
pinestra@northernheights.org

Tammy LaPlante, Co-Vice Pres
733-9294
dtlaplante@northernheights.org

Julie Jiminez, Secretary
752-9517
michaeljiminez@northernheights.org

Jennifer Rick, Treasurer
647-2374
jennifer.rick@northernheights.org

Is this supposed to be a “Nag-Letter” or “News-Letter? More Reminders...

It is amazing how often the board is asked to place reminders in the newsletter about barking dogs, dog poop, parking on the street, and keeping trees trimmed and yards neat. The complaints are always the same, no matter who lives in the 172 homes that make up our association.

The topics mentioned above have been covered repeatedly in the association's newsletters, dating as far back as 1996. Really!

The intention of this newsletter to be a publication of neighborhood news – upcoming events, board matters, fun and pertinent articles. It is not supposed to be a “nag-letter.” It is not fun to read, nor is it fun to write, nagging articles that remind folks **to follow the rules, to be considerate, and to do the right thing.**

So...for old time's sake, here's the **Top 10 List of Peeves for Northern Heights Community Assoc:**

1. Refrain from parking permanently on the street (We all have driveways and garages. Please use them.)
2. Don't park up on the curb or on the sidewalks.
3. Clean up your dog's poop. In your yard and elsewhere.
4. Keep your dog inside if he's a chronic barker.
5. Trim trees, shrubs and grass so away from sidewalks.
6. McLeod: Take care of the strip between the sidewalk and the road. It's part of your property, not common space.
7. Cut down and remove the half-dead plum trees.
8. Trailers, boats, RVs, etc. must be screened from view.
9. Keep your lot neat and orderly, including trash, debris, broken down cars, etc. (Read CC&R 3.6)
10. Slow down. The speed limit is 25 mph, and 20 mph in school zones.

Congratulations to Terry and Julie Hope!
They received a first-place award from the 2005 Whatcom County in Bloom contest for “Best Residential Garden Open to View.”
Way to Go! And Thanks for the Beauty!



Upcoming Events & Meetings

October 18

Regular NHCA Board Meeting
6:30 p.m. – 8:00 p.m.
Location TBA

November 17

Annual Association Meeting
6:00 p.m. – 8:30 p.m.

December 20

Christmas Caroling Party
6:30 p.m. – 8:30 p.m.
Meet at Sara Court
Cocoa provided - bring a cup!



Andgar generously underwrites the expense of the NHCA newsletter and costs incurred in distribution. Thank You!

Your Local Heating, Air Conditioning, and Radiant Heat Experts
2004 Whatcom County Small Business of the Year
BRING COMFORT TO YOUR HOME

By installing a TRANE high efficiency furnace and receive

\$100.00 off



Terms & Conditions:

- Must present coupon at time of estimate
- Purchase of equipment and installation must be done by December 31st 2005
- Limit one per customer
- Coupons may not be sold, transferred or duplicated

Andgar Corporation

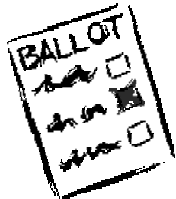
6920 Salashan Parkway A-102
Ferndale WA 98248

Phone:360-366-9900 Fax:360-366-5800

CC&R Revisions Are Underway - Everyone Needs to Vote!

Several folks in the neighborhood have not turned in a vote for the proposed CC&R revision. If you have a blue ballot enclosed with this newsletter, that means you did not vote yet. (The original ballots were sent with the annual meeting mailing in October.) If you already voted – Thank you!

Our current CC&Rs require that 75% of the homeowners need to vote “Yes” to amend the



CC&Rs. This means that virtually EVERY homeowner needs to vote – one way or the

other. To help out this important effort, we have taken on the expense of supplying you with a postage-paid return envelope.

The proposed CC&R document can be viewed or printed off the Northern Heights website (in .pdf format) at www.northernheights.org or you can call Jennifer Rick at 647-2374 to request a paper copy. The vote will officially close on January 31, 2006.

Please don't let laziness or apathy kill this well-crafted document. **Mail in your vote today!**

If you have any questions, please contact a board member or A CC&R committee member.



Neighborhood Caroling Is On!

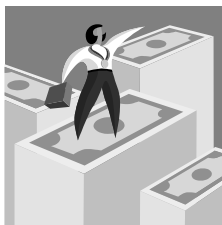
The Northern Heights Association is hosting an "Evening of Caroling" on **Tuesday, December 20.**

Anyone interested in joining the fun and taking a break from the hustle and bustle, meet at the **Sara Court** cul-de-sac at **6:30 p.m.** for a brief rehearsal and instructions. Song sheets and cocoa provided. If we have enough folks, we can split into two groups!



We will walk the neighborhood, stopping along the way for our neighbors to listen. Bring your friends, parents, kids - and lots of good cheer. Join the fun! If you can't carry a tune, come anyway and carry a song in your heart! However, if you give Bing Crosby a run for his money, then your attendance is mandatory! Call Jennifer at 647-2374 for more information. *(THIS EVENT WILL BE CANCELLED IN CASE OF RAIN.)*

Attending Annual Meeting Pays off for Raffle Winner!



Nancy Almassy won the Raffle at the Annual Meeting. Her 2006 Association

Dues will be marked as “paid in full.” – CONGRATULATIONS!

Annual Meeting Big Success! Budget & Dues Increased to Improve Neighborhood

On November 17, 2006, 52 lots were represented at the Annual Meeting, held at 6:00 p.m. at Northern Heights Elementary School. The evening started with a time to visit over coffee, and the meeting came to order at 6:20 p.m.

Agenda items included a “state of the association” report from President Jim Stenbeck, the 2005 Treasurer’s report, and the 2006 association budget.

Members voted to add an additional line item to the budget of \$2,500 for annual capital improvements. To cover rising costs of maintaining our beautiful neighborhood, the vote was 51-1 to raise the dues to \$150 per year. (see related article next page.)

The 2006 budget was unanimously approved as follows:

Landscaping	\$9,300
Insurance	\$3,700
Bookkeeping	\$3,300
Capital Improvements	\$2,500
Legal	\$1,000
Street Lights	\$1,000
Light Maintenance	\$1,000
Miscellaneous	\$350
Office Expense	\$400
Common Space & Events	\$500
Postage	\$350
Web Site	\$400
Total	\$23,800

Overall, the meeting was a great success, with many homeowners offering excellent ideas that the new board members will work to make happen in the coming year.

“**Thank You**” to all neighbors who participated in the annual meeting. Your interest and support benefits every Northern Heights property owner.

Event Calendar At-A-Glance

December 20

Christmas Caroling – 6:30 p.m.
Song Sheets & Cocoa Provided
Meet on Sara Court cul-de-sac.

January 9

Monthly Board Meeting, 7:00 p.m.
3921 Aaron Ct.

March 1

Association Dues are Due

2006 Board Members

Jim Stenbeck - President
671-2162
ssteny@northernheights.org

Michael Yeend – Vice President
733-0082
mikeyeend@northernheights.org

Ted Girgus - Treasurer
756-6533
tednsherryg@northernheights.org

Vicki Pine - Secretary
647-3790
pinestra@northernheights.org

Tammy LaPlante
733-9294
dtlaplante@northernheights.org

Linn Harrar
733-9296
richarharrar@northernheights.org

Three Elected to 2006 Board of Directors

Michael Yeend, Linn Harrar, and Ted Girgus are our new board members, elected for a two-year term.

Tammy LaPlante, whose term had also expired, has signed on for one more year, serving a replacement term for Chuck Boyle.

The 2006 board members met two weeks after the annual meeting (in accordance to the by-laws) where officers were named (see roster)

The 2006 Board of Directors will meet the second Monday of each month unless otherwise posted. Watch the website for details.

FYI... Tammy LaPlante will take over as our newsletter writer, and Jennifer Rick will remain as the association bookkeeper until other arrangements are made.

Tradition & Lights in Northern Heights

Many home owners decorate for the holidays. A Northern Heights tradition is to put red and/or green light bulbs in the porch lights that flank our garage doors. Join the fun!



Association Dues Raised to Cover 2006 Budget & Projects –

Association dues were raised to **\$150 per year** to cover increased expenses and maintain our neighborhood. Your 2006 dues invoice will be in the mail by February. **Dues are due on March 1, 2006.** The board approved an “installment” option, whereby homeowners will be able to pay \$75 in March and \$75 in July.

2006 Project List:

- paint sign posts
- median sign re-painted
- new gate and fence signs
- fix Roma park entrance gate
- fix Olivia gate
- re-bark west end of median
- trim trees around street lights
- ant-infested tree in park
- detention pond reserve fund
- maintain & build reserve fund

If you work for a business or have skills to help with any of these projects, please contact a board member. Jobs needed: Tree trimming, painting, welding, sign-making. By doing the work free, or by reducing the cost, it will benefit everyone. Give us a call or send an e-mail if you can help out!

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Fax:360-366-5800

Conditions:

- Must present coupon at time of estimate
- Coupons may not be sold, transferred or duplicated
- Purchase of equipment and installation must be done by December 31st 2005
- Limit one per customer