



NORTHERN HEIGHTS COMMUNITY ASSOCIATION

BOARD SETS ANNUAL MEETING FOR JANUARY 24, 2019

The Board of the Northern Heights Community Association has long discussed moving our fiscal year to match the calendar year. At its September, 2018 meeting the Board voted to make the change in order to make our finances easier to understand.

In keeping with that decision, the fiscal year will now end on December 31 of each year and the community's annual meeting will be held in January.

As always, the meeting will be held at the Northern Heights Elementary School. Doors will open at 6:00 PM; the meeting will begin at 6:30 PM. We hope as many as possible can attend and will appreciate proxies from those who cannot.

TREE AND SHRUB TRIMMING

Thanks to homeowners who have kept their front yard trees trimmed. We need to cut them back from the street lights so that the light is not blocked.

Those whose properties abut the park should also check to see if branches from trees in their yards need to be trimmed back.

Homeowners whose shrubbery is next to the sidewalks also need to be sure the vegetation is not blocking the sidewalks.

And, as always, leaves are not to be raked into the street, where they would then block the storm drainage grates.

Thanks for your help.

CHANGE IN WASHINGTON STATE LAW AFFECTING COMMUNITY ASSOCIATIONS

The Board has been informed that the Washington State Legislature has created a new law called the Washington Uniform Common Interest Ownership Act.

Given that our community association was created before the date the new law took place, most of the new act will not apply to us. However one major section will apply to every community association, including ours.

According to a publication from *NAVIGATE Community Management*, the budget ratification process will be affected as follows:

1. A proposed budget is adopted by the Board. Within 30 days of the adoption the Board must provide copies to the community.
2. A meeting is set by the Board between 14 and 50 days after providing the budget to the community.
3. The community members have the opportunity at the meeting to vote to reject the budget.
4. Unless a majority of the votes – defined as the total votes of the entire community, not just the votes of the members present at the meeting – reject the budget, the budget is ratified, even if there is no quorum.
5. If the budget is rejected by the community members, or if notice was not provided, the last budget to be ratified remains in effect until a new budget is ratified by the community.

Our attorney is assisting us to amend our CCRs to comply.