



The Arbor Village Voice

Fall 2014

Friendly Reminders

- ❖ Please observe the **25 MPH** speed limit in our neighborhood and help keep our kids safe.
- ❖ Remember to bring in your garbage cans on Wednesday evenings. Arbor Village Policies & Procedures state that garbage cans may only be in view from the street from 5:00 p.m. the day before trash collection (Tuesday) until 10:00 p.m. the day of trash collection (Wednesday).
- ❖ As a pet owner, you are responsible for keeping your animal on a leash and cleaning up its waste whether it's in the park or on your neighbor's lawn. ***Please respect your neighbors and don't allow your pooch to relieve himself in the neighbors' yard.***

NO PARKING

Parking on the sidewalks is prohibited by **Kent City Code 9.38.180**, punishable by a \$50 fine, and could result in impound of the vehicle.

Please be considerate and do not park on or block the sidewalks.

Yard Maintenance Standards

The Architectural Control Committee (ACC) under the direction of the Board has developed a standard for yard maintenance within Arbor Village. This standard sets expectations for routine yard care which is required without exception throughout the community and will be upheld to preserve property values and to ensure that Arbor Village remains an attractive place in which to live.

The standard addresses the guidelines for compliance pertaining to:

- Regular Mowing of Lawns
- Edging
- Moss Treatment and Fertilizing
- Weeding
- Dead Plants
- Pruning
- Raking and Disposal of Leaves

All Homeowners will receive a copy of the Yard Maintenance Standards along with their annual Association Membership Meeting notification and packet.

Compliance to this standard will help to ensure an attractive neighborhood appearance. We appreciate your efforts to maintain your lawn and reflect pride of ownership in your property.

Arbor Village Homeowners Association Board of Directors

- ❖ Debbie Sampson, President
- ❖ Carol Hatlen, Vice-President
- ❖ Tamara Stenman, Secretary
- ❖ Rich Bradley, Treasurer
- ❖ John McKenzie - Member at Large
- ❖ Steven Ishikawa - Member at Large

Email: board@arborvillage.info
Website: www.Arborvillage.info

Windermere Property Management South

Community Manager:
Lynn Sutherland

New address effective 11/22/14
13106 SE 240th Street, Suite 200
Kent WA 98031
253.638.9811 ext 211
Fax 253.638.0437
lsutherland@wpmsouth.com



Entry Monument Improvement Project

An improvement project is underway at the Arbor Village entry monuments located near 137th Avenue SE and SE 274th Place.

The Board decided to give the Arbor Village entry monuments a face lift by painting the structures and replacing the aged plants.

Upon closer inspection of the monument structures, we discovered that more than a cosmetic solution was needed. Due to extensive wood rotting caused by years of weathering, it became necessary to replace all the damaged wood to restore and beautify the monument.

The entry monument improvement project includes removal of dead and overgrown shrubbery, replacement and painting of fencing, repair and painting of the brick work, and refurbishing of the signage.

Most of the restorative work will be completed this fall, while the painting will be finished in the spring.

5 Step Fall Clean-up Checklist



If you thought a rake was all you'd need for cleaning up your yard this fall, think again. While raking leaves is an obvious task, there is much more to be done outside your home to prepare for the cooler weather ahead. A little work now will save lots of time when spring finally arrives. Here is a checklist from the Home Depot Garden Club to get your yard ready for winter.



Step 1: Clean your gutters. Now is a good time to clear leaves and debris from your gutters. Ensure proper drainage of your roof to avoid costly leaks before the cooler wet weather hits. Use a small garden trowel to scoop out the gunk. If the dirt is solidified, soak it first to loosen it, then use a garden hose to rinse it out through the downspouts. If there's a clog, use a plumber's auger to free it.

Step 2: Prune trees and hedges. Trim overgrown areas and remove dead limbs before they weaken and fall under winter snows in the North and heavy rains in the South. Thinning your trees now may save you a roof-repair bill in the future. For higher or heavier tree cleanup, use a chainsaw.

Step 3: Protect your deck. With summer traffic in your backyard slowing, now is a great time to use a pressure washer to clean the mold, mildew and grime from your deck before sealing it. Once your deck is clean and dry, protect it from costly moisture damage during the cooler wet months ahead with a weatherproofing wood stain.

Step 4: Do a little lawn maintenance. Fall lawn care will yield maximum results in the spring. Apply herbicides to control weed infestations. Aerate compacted soil or use a rake to remove thatch. Use fall lawn fertilizer to improve soil conditions for when spring growth begins

Mow grass blades no more than 1/3 of its length at once. To clear dried grass clippings, leaves or dirt from your driveway, patio or deck, use a blower. Leaf blowers make lawn work quick and easy. For small lawns use a handheld model. For large, opt for a more comfortable backpack blower.

Step 5: Give your garden bed a clean sweep. As the growing season slows, give your flower garden a clean sweep and prepare it for spring. Spent plants, debris and weeds can be a welcoming and warm environment for fungi and bacteria to grow and a great place for insects to lay eggs. Clearing it now will save you costly springtime repairs. Once your garden is clean, feed your soil by adding fertilizer, compost and organic topsoil; use a tiller to mix it together. When you're finished, cover the garden with pine-bark mulch to prepare it for next spring.

Source: The Home Depot Garden Club. Fall Yard Cleanup Checklist. Retrieved October 9, 2011, from <http://www.homedepotgardenclub.com/us/en/outdoor-living/projects/fall-yard-cleanup-checklist>.

Parking Regulations



In compliance to the Arbor Village CC&Rs, only private family automobiles are permitted overnight parking on the streets. **Commercial ("work") trucks and vans, boats, trailers, campers, RV's, etc. are prohibited from parking on the streets or lots within Arbor Village.** Our CC&Rs also prohibit parking or storing any inoperable vehicle on the street or on the owner's lot unless it is within an enclosed garage.

The Board has approved a new Rule that prohibits storing or parking an unsightly (wrecked) vehicle within the community. Parking of junk vehicles is also a violation of **Kent City Code 8.08** and is subject to impound or removal by the City at the owner's expense.

