



Meadows-Ferndale Homeowners' Association
Quarterly Newsletter
2021-Q3 (Summer)



LIFE IN OUR WETLANDS

This section features photographs and descriptions of native flora and fauna in our Native Growth Protection Area* -- recently submitted by our residents and neighbors. If you have a photo for a future edition of our newsletter, please submit it to

<mailto:MEADOWSFERNDALEHOA@GMAIL.COM>

*Our environmental consulting folks advise that this is the proper collective term for those areas outside the limits of our streets, sidewalks, and lots.

Black Tailed Deer

Sharing (or claiming?) the shade:



Nootka Rose bush

Note the bee on upper right flower.



Anna's Hummingbird



And his (or her) White Rose Backup Diner



PROJECT STATUS UPDATES

Spring Cleanup

Our first spring cleanup was conducted on Saturday,



5 June 2021. Bottom line: it was a huge success. Organized by Board member Kathy Young, it involved 12 resident volunteers and three staff members from Aqua-Terr Systems Inc. (ATSI), which is the company

of environmental experts who monitor, assess, and report our stewardship of the Native Growth areas in our community. After a short training session conducted by ATSI, the team donned their colorful vests, gathered their trash bags, protective gloves, and “grabbers” and began their cleanup. Overall, they collected over 100 pounds of “stuff” that nature did not intend to be part of our native growth areas. Nice job! On behalf of the Meadows residents (human, flora, and fauna), the Board extends its thanks to the team. We will certainly repeat this someday but cannot yet say when. See more photographs at the end of this newsletter.

Speed Monitors

See prior newsletters for the background on this project. The Board is continuing to assess the association needs and benefits for speed monitoring and weigh them against the costs and burdens. The basic proposal involves installing two solar radar speed detectors on Monument Drive between Josie Lane and Jessie Court. One will face north (toward the entrance), the other south. They will not photograph or identify vehicles. They will only collect anonymous data about vehicular volume, speed, and time. This data can be downloaded to inform our effort (with occasional assistance from the Ferndale Police Department) to manage traffic safety in our neighborhood. We are working with the City to determine requirements for city approval and permits.

Planter Strips

With the arrival of summer, this project is gathering momentum, hopefully in time to prevent a summer brownout of these ubiquitous features in our community. Recall that the so-called Planter Strips are the areas generally between the sidewalks and the streets, usually with grass and trees. But therein lies the problem. The Meadows developer did not install sprinklers (except very near the Thornton Road entrance), so the grass and trees are giving way to dirt and weeds. We have a committee that is looking into this and should soon deliver a report to the Board to inform our decision about how to proceed in our quest to keep the neighborhood attractive.

Nubgaard Development

We have no additional information about this project, but we know you’re interested in this important and potentially impactful development, so we needed to at least say “no news”.

OTHER TOPICS

Architectural Review Committee (ARC) Process

Our CC&Rs and Rules and Regulations define the responsibilities of the ARC and establish its place as the most important and most enduring of the Board subcommittees. Given its importance, it is worth summarizing its responsibilities in this newsletter. The ARC will:

1. The ARC will review lot and house plans for all new homes to ensure that the proposed build meets all requirements of the Design Guidelines and does not needlessly encroach upon the rights and expectations of any other lot. This role includes the authority to stop any development that does not satisfy the requirements.
2. The ARC will review requests for modification or improvement of any visible portion of any house or lot. This means that any such modification or improvement must be requested in writing to the ARC, which will act promptly on all requests. The ARC request form is on the Meadows website. It is short, simple, and easy to complete. Items of particular significance with respect to this requirement are:
 - Fences
 - Sheds
 - Paints/colors
 - Sidewalks/stairs
 - Play structures
 - Decks/patios
 - Awnings
 - Lights
 - Antennas
 - Landscaping (except low-growing landscaping items that are inconspicuous from off the lot)
 - Setbacks.

ARC requests must include the following information:

- Location
- Materials
- Colors
- Dimensions

Please note that paragraph 7.2 of the Rules and Regulations states that “Any improvements not specifically approved and constructed on a Lot without first obtaining all appropriate approvals and/or following all requirements under the Design Guidelines shall be subject to enforcement proceedings by the Board, as permitted by the governing documents and applicable Washington State Law.”

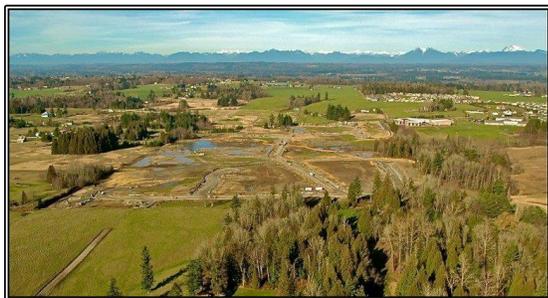
CC&R 6.1 further states that "No Improvements shall be erected, placed or altered on any Lot until the construction plans, specifications and a site plan showing the location of all proposed Improvements on the Lot have been approved by the Committee in accordance with the Design Guidelines."

Meadows History

The neighborhood we call home was once known as Blomquist Heights. It featured a farm with a barn and a farmhouse located just off Thornton Road.

Blomquist farm was founded by Olus and Albertina Blomquist in about 1898. They had three children, all born in the family farmhouse: Art, Florence, and Robert, who ended up owning the farm. He married Margret Anderson, who at the time lived on the farm just to the south of Blomquist's place. Margret and Robert raised three children there. Robert milked cows on the farm until 1975. Margret passed away in 1978, and Robert in 1979. Two of their children raised beef and dairy heifers on the farm until 1983, when their son Tim started a dairy and milked cows on the farm until he sold the cows in July of 2000. Not long after that, the farm was sold to Don Levitt, the developer who started developing the property. During the financial crisis in 2008, the property was foreclosed and then sat idle until the final (and current) developer, Meadows LLC, took over. The farm provided a modest living to five generations of Blomquist's who lived on the farm. There are still over twenty children, grandchildren and great grandchildren to Robert and Margret within a mile or so of the farm.

In 2014, the Ferndale City Council approved the 28-acre plat of 157 lots, with Phase One consisting of 57 lots and Phases Two and Three consisting of a combined 100 lots. The Master Plan included 41 different varieties of shrubs and trees, with 1807 total plantings. This photo shows what the property looked



like circa 2015-16 (looking north from just beyond the southern border). Notice Horizon Middle School in upper right corner and snow-capped mountains of BC on the horizon.

Thanks to Melody Kober and Tom Blomquist for providing background information for this historical perspective.

Meadows Buildout Status (as of 8 July)

House/Lot Status	Number
Occupancy permits issued*	137
Homes under construction	14
Vacant lots	6
*Includes 3 rentals	
TOTAL UNITS	157

CONTACT INFORMATION:

HOA Website:

▶ <https://www.meadows-ferndale-hoa.org>

HOA Email:

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Windermere Property Management

▶ Phone: (360) 733-7944 ext. #1410

More Photographs from the Cleanup

Participants and ...



... interested spectators:



FINAL COMMENT

This Newsletter is being distributed by both email and USPS. If you do not get the email version, please contact Windermere Property Management to update your email address. Thanks. Have a nice summer.