



Meadows-Ferndale Homeowners' Association  
**Quarterly Newsletter**  
Oct 2021 (Q4/Fall)



**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 topic and/or a photo for a future edition of our newsletter, please submit it via email to meadowsferndalehoa@gmail.com.

**Queen Ann's Lace**

Queen Anne's Lace (*daucus carota*) is just one of the many species of plants in our wetlands. It is also known as wild carrot. Cultivated carrots, like the ones we eat, are a subspecies of Queen Anne's Lace and the roots of this plant do indeed smell like carrots! It is a herbaceous weed, native to Europe, part of Asia and parts of North America and Australia. It is a biennial that flowers every other year from early spring to early fall. Queen Anne's Lace can grow to four-feet tall. The small white flowers are tightly packed into an umbrella shape, with a flat top. You might notice a purple or red dot in the center of a cluster, it is a sterile floret, said to be left by a drop of blood from Queen Anne when she pricked her finger on a needle while making the lace.



The white lacy flowers are not poisonous, but it looks very similar to other plants that are: such as poison hemlock and giant hogweed.

As you stroll through our neighborhood, keep an eye out for these lovely weeds, and perhaps see if you can spot that red or purple dot.

**Oregon Grape**

Meet the Oregon Grape (*Mahonia aquifolium*), which is actually a berry – not a grape. It is edible, but very tart. Supposedly it is eaten by birds and many of the animal species that live in or traverse our native growth area. However, judging from how many berries are still on the plants, they don't appear to relish the tartness. But it provides a pleasant visual for our neighborhood.



**Natural Debris in Native Growth Areas**

The Meadows community is built around a wetland restoration site. While the site is scenic and the trails through it provide fantastic views, it also provides numerous environmental benefits. Wetlands filter water and air, including large amounts of carbon dioxide. They also provide habitat to many species that live in few other places. Because of this, restoring and maintaining wetlands is a key part of environmental restoration efforts worldwide.



Next time you see a snag, stump, or log in our Native Growth areas, take a moment to look beyond the dead wood and see the essential component of the ecosystem that it is. These woody debris items provide habitat and food for a variety of animals and are often considered a sign of a healthy ecosystem. Woodpeckers and similar birds find insects to eat and over 80 bird species as well as several mammal species will use them to make homes.

Closer to the ground, stumps and logs provide different, but equally important, services. Often known as "mother stumps" and "nurse logs", these fallen trees make ideal growing conditions for many plants, including some that don't grow in any other type of habitat. The woody debris also helps prevent erosion, keeping sediments from clogging waterways.

Enjoy the Native Growth areas, but please stay on the trails (including your pets). And while you're cashing in on this great asset, please note that the ponds are starting to fill. See photos at end of newsletter. Perhaps this will be a "normal" fall and winter weatherwise.

**PROJECT STATUS UPDATES**

**Fall Cleanup**

On Saturday September 25th we had another native growth area clean up and the volunteers certainly had no complaints about the weather. With less construction in The Meadows, there was much less trash to pick – and that is certainly a good thing! It

was fun to see the wildlife paths through these protected areas and to see the fall colors starting.

Thank you to Edward Ni, Patricia Yang, Rick Horsman, Calvin McCall and Rob Young for donning the fashionable vests and gloves, rolling up their sleeves and taking time to help keep these beautiful areas pristine. See photos at end of newsletter.

And special thanks to Kathy Young for organizing and leading the event.

### **Speed Monitors**

As previously announced, the City essentially nixed our Speed Monitoring project for Monument Drive because it is a city street and their domain. The Board did, however, commit to continued scrutiny of the speeding situation in our community. In support of this commitment, we asked the Ferndale PD to give us a "sanity check" by means of a temporary installation of their speed monitors. That has been completed and we are awaiting a report of the results, which will be published as soon as it is received and studied.

### **Planting Strips**

Planting Strips are the areas between the roadways and the sidewalks that are intended for grass and trees and possibly other decorative items. Ours are not in good shape – so the Board empowered a Landscaping Committee, chaired by resident Ann Lesan, to examine the situation. The committee has finished its analysis of the options and delivered it to the Board. A copy is posted on the Meadows web site under the menu option NEWS. The Board is currently working with vendors to achieve implementation, which should start soon. A final summary of the implementation plan will be provided after negotiations with vendors is complete.

### **Nubgaard Development**

The Board is continuing to monitor progress on key elements of the neighboring Nubgaard Development, as described below.

The civil infrastructure construction drawings for roads, utilities, and stormwater drainage have been submitted by AVT Consulting to the City for permitting. Approval is expected within the next 2-3 months.

The City is also reviewing landscape plans for the private and public parks, mitigation areas, plus other documents related to the plat conditions. These are also expected to be approved in the next 2-3 months.

Ram Construction has been hired by the City of Ferndale as a general contractor and is preparing for development of the infrastructure. Construction will begin once the construction drawings are approved. It is expected to start in 1Q-2022 and continue through the early summer. Home construction would start after that, most likely sometime 3Q 2022.

## **OTHER TOPICS**

### **Back To School**

Hurrying to work and driving through the neighborhood. Couple this with our kids on the way to school and it is easy to see how this could turn a pleasant morning into a tragedy.

School days start with kids walking to school before 7:30 AM until just after 9:20 AM. This all happens in reverse starting from about 2:20 PM to about 3:50 PM.

Our 25 MPH speed limit is posted for safety – the safety of OUR kids, pets and even adults not paying attention. Let's all of us challenge ourselves to drive 5 MPH UNDER the speed limit in our neighborhood. Why 5 under? 40 to 50 feet difference in stopping distance is why (source: National Association of City Transportation Officials). That extra distance could be the difference between stopping before a collision, or not.

We tend to talk about contractors, builders and others but should also consider ourselves in this discussion. This is our neighborhood; we have a vested interest in our own safety and that of our family members and friends. So ... let's make sure to slow down in our own neighborhood.

### **2022 Operating Budget**

The development of the HOA Operating Budget for 2022 is underway by the Board, with support from Windermere Property Management. We are assessing 2021 spending trends and 2022 requirements. This assessment includes making estimates for special projects such as the Planting Strips. We also want to do some added maintenance along the fence lines between lots and the Native Growth areas -- as well as plant some new trees to be compliant with the Mitigation Plan that we inherited from the Department of Ecology and Corps of Engineers.

We expect to complete the 2022 budget next month and present it to the community for ratification at the Annual General Meeting in December (details to be provided later).

**MEADOWS BUILDOUT STATUS**

House/Lot Status	Number
Occupancy permits issued*	139
Homes under construction	14
Vacant lots	4
*Includes 3 rentals	
<b>TOTAL UNITS</b>	<b>157</b>

**CONTACT INFORMATION**

HOA Website:

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

HOA Email:

▶ [meadowsferndalehoa@gmail.com](mailto:meadowsferndalehoa@gmail.com)

Windermere Property Management

▶ Phone: (360) 733-7944 ext. #1410

\*\*\*\*\*

**IN CONCLUSION**

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.

Stay healthy and enjoy our beautiful PNW fall season.

Your Meadows-Ferndale Board of Directors

*Board of Directors*

Meadows-Ferndale  
Homeowners' Association

**WETLAND PONDS**



**NATIVE GROWTH CLEANUP CREW**



**Calvin**



**Rob**



**Patricia Rick Edward**