



Meadows-Ferndale Homeowners' Association Quarterly Newsletter

APRIL 2022 (Q2/Spring)



WELCOME to the April 2022 (Spring) newsletter. Herein we cover a variety of topics that we hope will be informative and interesting. If you have a question or a topic that you would like to see covered in a future newsletter, please send it to the email address cited at the end in the Contact Information section.

PROJECT INFORMATION/UPDATES

Architectural Project Requirements

With the coming of spring and (soon) summer, we expect a surge in applications to the Architectural Review Committee (ARC). Please remember that most additions and changes to the external features of lots and houses are subject to review by the ARC. The vast majority of changes will be minor and therefore summarily approved, but they must be reviewed and approved regardless. An article has been posted to the "News/Current News" section of the HOA website to assist with understanding the process.

Mailbox Lighting

The project to install lighting to illuminate the north bank of mailboxes (between Brian and Jessie Courts) has been rejuvenated. Our hope is to get this done before the fall/winter early sunsets arrive.

Footbridge Handrails

The installation of handrails on the long foot bridge across the pond between Josie and Jessie will garner some planning and estimating this year, but the actual work (expenditures) will likely be deferred into next year due to budget constraints.

LOCAL DEVELOPMENTS

Thornton Heights Development

The Thornton Heights project is a ten-unit subdivision with ten lots for single-family homes directly east of, and adjacent to, Bender Park between Eagle Ridge Elementary School and Pacific Heights Drive. The COF has received a complete application and the project has an open record public hearing scheduled for May 2nd (details unknown). The subdivision will take access off Thornton via a new private road parallel to the Bender Park access road. There are several wetlands located on the back half of the property that will be protected by a conservation easement. The standard buffer will be reduced to half but will be mitigated on-site. The existing house on Thornton will remain. The MFHOA Board will continue to monitor progress on this development and will report as needed. Source: City of Ferndale (COF) Public Works.

Church Hill Ranch Development

This is the 92-unit residential project immediately east of The Meadows (previously referred to as the Nubgaard project). Erosion controls are in place and grading has started. Ram Construction will work through the summer to complete the infrastructure (roads and utilities) for the project. These initial phases of the project involve only the east (Sievers Way) side of the project, but it is expected that work will commence during April or May to connect to the existing infrastructure in the Meadows. This includes the Chloe Lane extension eastward into the new development. The MFHOA Board will continue to monitor progress on this development and will report as needed. Source: AVT Planning.

Thornton Overpass

COF officials say the 18-month preload phase of the project has been completed and work can begin on the actual bridge. Once completed the overpass will provide the second access route into Ferndale from I-5 that is not impacted by railroad traffic. The other such route is Main Street. The current (reduced from original plans) configuration takes traffic over the tracks to a siding road on the west side of I-5. Construction of the bridge is expected to begin within two months and continue for the remainder of the project. A project to rebuild a section of Thornton Street between Vista Drive and Malloy Drive approaching the overpass is also scheduled to begin soon. Both projects are on schedule for completion in 2023. The MFHOA Board will continue to monitor progress on this development and will report as needed. More information may be found on the project [website](#). Source: Whatcom County News and COF Public Works.

Friberg Annexation

The City of Ferndale is considering the annexation of 110 acres (11 parcels) of land across Thornton Avenue from our Meadows Community. This property will be zoned for residential and (potentially) small business development. What we currently know about this project is documented in a report posted to Current News section of the HOA website.

OTHER TOPICS

Welcome Letters

The Meadows HOA Board has started to personally welcome new residents by delivering an informative letter, their mail keys and a one-pound bag of Tony's coffee. The letter includes information about points of contact, governing documents, policies, the HOA email, and the HOA web page.

We hope that this gesture will reflect the kind of neighborhood they have moved into. Welcome to all our new neighbors! We are glad you are here!

Traffic Safety

A friendly reminder to please obey the posted speed limits for our neighborhood (25 mph) and the nearby schools (20 mph when the lights are flashing and 25 mph otherwise). We care about our neighbors and our neighbor's children and ask that we all keep a close eye for the little people who might be biking, scootering, or running around in our nice spring weather. Not everyone remembers that they should look both ways, or that they should not dart out from between cars. Slow down, you just might prevent a tragedy.

Nearby Points of Interest (Dog Parks)

As you know, dogs are required to be on-leash in most city parks, protected native growth areas, and on all public streets in Ferndale and Bellingham. This certainly includes our trails here in The Meadows, however there are some excellent options nearby where dogs can have the off-leash freedom most of them love. Here are a few:

- **Hovander Homestead Park.** This park near downtown Ferndale (5299 Neilsen Ave) has been closed since October due to flooding but is due to reopen in May. It features a big loop trail that is roughly a mile around. Parking is available but requires a Discover Pass ([see where/how to purchase](#)).
- **Vanderyacht Park.** Located near downtown Ferndale along the Nooksack River on the north side of Main Street (1945 Washington St). It includes riverbank access, a half mile loop around a small lake, free parking, and a restroom that is open in summer.
- **Little Squalicum Park.** This park is relatively close to Ferndale at 640 Marine Drive in Bellingham, just south of the Bellingham airport. It features beach access, good trails, and easy parking. Many fans of off-leash spaces say this is their favorite park.
- **Arroyo Park.** Near Fairhaven (1700 Old Samish Rd, Bellingham), so a little further to travel from Ferndale, but very popular as an off-leash destination. Rather hilly, lush, and

forested. The off-leash area is just past the famous bridge.

- **Whatcom Falls Park.** Very large and popular park in Bellingham with spectacular waterfalls and many easy trails. Parking is available on all four sides of the park, but the main entrance is at 1401 Electric Ave. The off-leash areas are indicated on signs as you enter.

Snails and Slugs

Snails and slugs are a common problem, especially in areas of generally high humidity. They can be destructive to both wild and decorative plants as well as to agricultural crops because they consume species friendly and helpful to the agricultural industry. A variety of snail that is common locally is the so-called vineyard snail (*Cerionella virgata*), pictured here. There are many control measures, but none seem to be particularly effective. More information about species, damage, and control may be found [HERE](#) and [HERE](#).



Snakes

Snakes are among the most misunderstood of all animals. As a result, many harmless and beneficial snakes have met untimely deaths at the hands of shovel-wielding humans. Of the dozen or so species of snakes found in Washington, only the Western Rattlesnake can inflict a venomous bite, which it seldom does. It is native to eastern Washington (the "western" in the name refers to the western U.S.) and is seldom seen west of the Cascades. The most common species of snake in our area is the Western Garter Snake shown in the photo with two other native but less common snakes. Remember:



- Most snakes in our area are harmless and don't want to encounter you.

- Venomous snakes exist but are very uncommon in our vicinity.
- Snakes eat rats and mice and are a valuable part of the Washington ecosystem.
- Never kill a snake - if you leave a snake alone, it will leave you alone.

More information may be found on these websites: Washington Department of Fish and Wildlife ([WDFW](#)) or [Bellingham Snakes](#).

LIFE IN OUR WETLANDS

This section of our bi-monthly newsletter features information about our Native Growth Protection Area (aka Wetlands). It includes photographs and information about resident flora and fauna – as well as tips about how to ensure that the area can be enjoyed by all.

Trail Etiquette

With the arrival of spring, the use of our trail by humans and dogs has increased significantly. Unfortunately, not all the pet waste is being disposed of properly. Please use the pet stations (with bags and trash cans) that are provided in four places so they are always nearby. If the stations run out of bags, please send a notification via the HOA email.

You are also reminded that the trail is for foot traffic only and users (both people and pets) should stay on the trail, which is clearly marked at all authorized entry points. Please note that those "other" wide paths composed of large rocks are defined in the PLAT of our development as access easements for maintenance or emergency vehicles only and are not intended for foot traffic. If the rocks under your feet are larger than a grape, you are most likely in the wrong place. It is also worth noting that our trail is a segment of the Ferndale municipal trail system and is open to the public.

Beavers

An update on the beavers in our native growth protected areas:

We believe there is currently one beaver residing in our pond system. While it did appear that it

had vacated our neighborhood for a while, it has clearly returned and is doing more damage than ever to our intentionally planted trees and shrubs in that area. The affected location is not easily seen from the trail system, which is why many residents are not even aware this is taking place.

Recent attempts by wildlife control experts to remove the beaver have been unsuccessful. As of this writing, our next steps are unclear, but we will continue to work with qualified wildlife control experts and will keep you informed of further developments.

Workers/Officials in the Wetlands

While foot traffic in the Natural Growth Protection Areas (aka Wetlands) is restricted to foot traffic on the trail system, you may from time to time see workers or officials involved with off-trail activities such as site evaluation, survey, maintenance, cleanup, or other authorized activities (including split-rail fence repair). This is, of course, by permission of the government agencies that prescribe our interface with these areas. These folks can be recognized by their colorful (bright yellow or orange) safety vests. If you notice any split-rail fence sections that are failing or if you see anyone who is not wearing a safety vest in any of these areas, please send a notice via the HOA email so we can investigate.

Spring Cleanup

And speaking of the Wetlands: our spring cleanup will be held on Saturday 14 May at 1:00 PM. This is a volunteer activity by residents of The Meadows. If you would like to volunteer, please call Kathy at (541) 517-0943 to help us recover from the recent winds that have blown trash and debris into our protected areas. The rendezvous point is the mailbox cluster just north (toward Thornton) of Josie Lane.

MEADOWS BUILDOUT STATUS

House/Lot Status	Number
Occupancy permits issued*	144
Homes under construction	7
Vacant lots	6
TOTAL UNITS	157

*Includes 3 rentals

CONTACT INFORMATION

HOA Website:

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

HOA Email:

▶ meadowsferndalehoa@gmail.com

Windermere Property Management

- ▶ Phone: (360) 733-7944
 - Virginia Norden: X-1410
 - Angela Cook: X-1316

IN CONCLUSION

This Newsletter is being distributed by both email and USPS. If you get one but not both versions, please contact Windermere Property Management to update your contact information.

If you have a topic that you would like covered in a future newsletter, please let us know through the HOA Email identified above.

And finally: a reminder to periodically check the HOA website for news and other information related to our neighborhood.

Until next quarter ... stay safe.

Board of Directors
 Meadows-Ferndale
 Homeowners' Association