



Meadows-Ferndale Homeowners' Association Quarterly Newsletter

JULY 2022 (Q3/Summer)



WELCOME to the July 2022 (Summer) HOA newsletter. In our quarterly newsletters we try to 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 in the Contact Information section near the end of this newsletter.

BUSINESS SECTION

Contractor Change

Starting in 2022, as previously reported in newsletters and emails, the Board consolidated its maintenance and landscaping tasks from three contractors to a single contractor (ATSI). That didn't work out very well for a variety of reasons, so are backpedaling a bit and are currently in the process of restructuring the landscaping and common area maintenance tasks into two contracts. One contract will remain with ATSI since they are the certified agents of the Department of Ecology and Corps of Engineers for the mandatory monitoring and reporting the status of our Native Growth areas. The other contract will go to The Yard Man, with whom recent dealings have had satisfying results. This means, among other things, that there will be a brief "hiccup" in the status of our landscaping and maintenance efforts – as you can easily see by looking at the growth along our split rail fence lines. However, rest assured that we will catch up and the Board will keep you informed of our progress.

PROJECT UPDATES

Deferred Projects

After careful consideration, the Board has decided to defer action on two long-running projects: (1) Mailbox lighting and (2) Footbridge handrails. The reasons for the cancellations are pretty much the same in both cases: conflict with cost and time needed for higher priority projects (discussed later in this newsletter) and lack of widespread neighborhood support. These projects can be re-energized if and when circumstances warrant.

Tree Infestation

The ornamental trees in the planting strips along our roadways are suffering a significant aphid infestation. While aphids are unlikely to actually kill the trees, there are many reasons why they are bad news. Among them are: (1) the infested leaves shrivel and die, (2) the aphid residue (variously called honeydew or nectar) creates a sticky and discolored area below the affected leaves, and (3) the nectar attracts other pests such as ants and bees.



The Board is in the process of hiring a pest control service that is licensed and certified by the State of Washington to be qualified to provide environmentally safe services. An email message will be sent to ALL-HOA when the service is scheduled. *[Note: subsequent to the USPS distribution of this Newsletter, the Pest Control service was scheduled for Thursday, July 28th.]*

Planting Strips

The Board has revised its approach to restoring the planting strips – based on information obtained from the City of Ferndale Public Works Department. According to COF, the planting strips would need to be “dug out” to a considerable depth to remove the construction debris that is believed to be buried there. Then it would need to be refilled with fresh nutritious topsoil. This would be very costly (one estimate was \$30K added to the overall cost) so the Board has decided to try an alternative. Our (new) contractor will help us conduct a “test” using only a few planting strips. We will install pavers around the trees in the test strips and will subject these test strips to an aggressive regimen of weed, feed, seed, and water. We will then monitor the test strips through the summer’s hot and dry months to see how they fare. If they do well, we will apply the test procedures to all the planting strips in our development. In parallel with the test, we will maintain the remaining (non-test) strips at a minimum level to prevent them from getting any worse. If the test fails to provide the desired result, the Board will seek other options but is committed to making these strips an attractive part of our community.



Note: If you would like to learn more about these projects or other projects not discussed here, please refer to the meeting minutes of prior Board meetings. They may be found in the MEETINGS section of the HOA Website.

LOCAL DEVELOPMENTS

Church Hill Ranch Development

The developer and construction company (RAM) are making progress on infrastructure construction. All of the main road sub-grades are in, and most of the water and storm water lines are in. In the coming months they will be

working on sewer lines, final road grading, and sidewalks. They expect to connect with our segment of Chloe Lane in August. In fact, the trees where Chloe Lane will connect to Church Hill Ranch have been cleared. We will see some activity closer to us after that connection is made. The schedule is to be completely done by the end of the year, with the potential for an early completion, depending on the weather and on how work goes through the summer.



OTHER TOPICS

Salespersons

Question: What should you do when a salesperson comes to your door. Answer: In Whatcom County and most Whatcom cities, the first thing you should do is ask for their locally issued soliciting license. In Whatcom County jurisdictions, peddlers and solicitors MUST be granted a specific license before they can legally knock on your door. These licenses are often in addition to a standard business license. In some cases, solicitor licenses are issued to the individual (not the company) once a background check has been completed.

While municipalities often include specific approaches to handling door-to-door peddlers or solicitors within their municipal code, there are also Washington State laws in place making soliciting without an appropriate license a misdemeanor with potential fines and imprisonment. Political, religious and charitable organizations are often exempt from the above requirements, but the individual canvassers and fundraisers must clearly identify themselves and their organizations.

If an unlicensed peddler or solicitor is in your neighborhood, law enforcement agencies recommend calling 911. Information specific to Ferndale may be found at this [LINK](#).

MEADOWS BUILDOUT STATUS

STATUS OF HOME/LOT	NUMBER
Occupancy permits issued	151
Homes under construction	4
Vacant Lots	2
TOTAL UNITS	157

NEIGHBORHOOD SECTION

This section of the newsletter is new as of this issue. It is intended to promote a sense of community among our residents by covering more people-oriented and socially relevant topics. Although unofficial and non-business in nature, it is nevertheless as accurate, appropriate, and reliable as we can make it. If you have topics you would like covered or articles you would like included, please contact us through the HOA email listed in the CONTACT section below.

Eagleridge School Field Trip

The Meadows recently hosted a field trip from the Eagleridge Elementary School. Students were provided with an opportunity to see a bit more of "nature" than they otherwise might be able to see while living in a suburban environment. It was also a learning experience as they were treated to an informative discussion led by an ecology expert from ATSI.



Spring Cleanup

Despite being postponed due to the rain in May, a team of committed neighbors, led by Calvin McCall, scoured the development on June 11th and were pleased to find very little trash accumulation. We feel this was a result of fewer new homes under construction, a willingness of the contractors to respect our requests to

provide trash receptacles, and more neighbors securing their trash and recycle bins on garbage days. We thank all our neighbors for helping keep The Meadows clean and litter-free.

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

Just a reminder (from the COF web site):

Mandatory

Water Conservation Schedule (June 1st—September 15th)

SUN	MON	TUES	WED	THUR	FRI	SAT
✓	✗	✓	✓	✓	✓	✓
ODD	NO WATERING	EVEN	ODD	EVEN	ODD	EVEN

Outdoor watering and irrigation shall be limited to every other day, with even-numbered addresses irrigating only on Tuesday, Thursday, and Saturday and odd-numbered addresses irrigating only on Wednesday, Friday, and Sunday. No outdoor watering or irrigation is authorized on Monday.

Outdoor watering and irrigation is further restricted to the hours between 5:00 p.m. and 10:00 a.m. and for a period of no longer than 30 minutes.

Recognized outdoor water use exceptions are:

- Watering outdoor potted plant and hanging baskets
- Watering newly planted lawns (installed within 6 months of the effective date of this resolution)
- Watering of flower or vegetable gardens
- Drip irrigation systems or handheld watering

Outdoor watering schedule shall be in effect until Sept. 15th unless extended by City Council action.

Enforcement

The City is going to lead by example, we have stopped watering Griffintown and VanderYacht parks and are utilizing non-potable water for the Phillip 66 ballfields. The City is also working with our commercial customers to curtail their water use during this time.

A majority of the enforcement will be complaint-based. The fees for violations, as approved by the City Council on August 6th, 2018 are as follows:

1st Offense: Written Warning

2nd Offense: \$50

3rd Offense: \$125