



Meadows-Ferndale Homeowners' Association Quarterly Newsletter

October 2022 (Q4/Fall)



WELCOME to the October 2022 (Fall) 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 addressed 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

Committee Activation

The Board is delighted to announce the activation of the Neighborhood Project Support Committee (NPSC) and welcome its first volunteer members: David Hall, Kathy Healey and Kim Lourenco. These volunteers will assist the Board by doing various tasks such as:

- Reviewing the current CC&Rs, Bylaws, and Rules;
- Identifying issues such as those related to landscaping, streets and sidewalks, and our walking trail;
- Monitoring pet waste stations; and
- Storing and placing the new A-Board sign that will announce HOA meetings.

This committee met for the first time in September and the Board is looking forward to hearing their ideas about how we can make our neighborhood even better. Thank you, volunteers!

PROJECT UPDATES

Planting Strips

Have you noticed when you are out for a stroll around the neighborhood that some planting strips are looking awfully nice? Green, no weeds and the base of the tree has fresh mulch and a small bend-a-board border? This is a small experiment to see what a little TLC (and water!) might do to improve the looks of our planting strips. The Board and our newly formed NPSC will continue to research cost-effective ways to bring consistency to the planter strips. As you may recall, we had high hopes for one project to improve them, but when we went to move ahead and had the COF weigh in, we found it would at least double the estimated cost. So, although we do think our approach (as indicated in the photos and with additional weeding, watering, and feeding) is looking very promising, we continue to identify and assess ways to make it even better.



Irrigation System

Many of you have probably noticed the common area along Thornton has brown patches of grass and patches of lush green. This is due to a faulty and failing irrigation system. It took a while, but we found a company that is highly recommended

and willing to take on this small job* -- and they are already on it. A thorough inspection of the entire system was undertaken, and a plan was submitted. The repairs started the week of October 17th. When the repairs are complete, the system will be winterized and ready to go in the spring.

[*Note: Thornton Road and a short section of Rossie Lane are the only places the developer installed an irrigation system.]

OTHER TOPICS

Annual General Meeting

The AGM is currently scheduled for December 20, 2022. The agenda will include the following key topics: reports from Board members, the election of officers for Board vacancies, the ratification of the operating budget for the coming year (in this case 2023), and a general discussion of both old and new business.

Leading up to the AGM, the Board will develop and approve the 2023 Operating Budget for ratification by the HOA, which occurs unless a majority of all HOA (not just attending) members reject it.

The Board-approved budget, AGM agenda, ballots and other information will be distributed by the property manager (Windermere) in November.

RESIDENT CONTACT WITH WORKERS

The contractors that perform maintenance and mitigation services in our neighborhood have requested that we minimize contact between our residents and their workers. It's clearly OK and even encouraged for you to greet them or acknowledge them in some way ("Hi, nice job", etc.) but please do not engage in a conversation about the what, why, or when of their activities. Such discussions can be confusing, distracting, and even time consuming for the worker, potentially interfering with our ability to get the service we need for the price we pay. Those conversations must be with their employer via

the Board to ensure that the work remains in consistent with the contracts and understandings that emanate from your Board of Directors.

It is also OK to make contact that is related to potential health or safety issues. If you have questions or comments related to the maintenance services, contact a member of the Board. We'll take it from there.

MEADOWS BUILDOUT STATUS

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

NEIGHBORHOOD SECTION

Church Hill Ranch Update

The developer is making significant progress thanks to the good weather. They have completed the concrete work for the bridge that is needed for the connection to Chloe Lane. Utilities will be laid out in that area over the next month. Most of the curb work within the plat will be done soon, and then the contractor intends to put down the first lift of asphalt on all the roads. The concrete crews are moving over to the pond area and will be working on that this month. The small looped trail that runs along the southwest property line, behind some of the homes in the Meadows, has been roughed in and will be improved before year end. They will also be working on conduit for the power, cable, and other dry utilities throughout the plat this next month. There have been a few delays in the schedule due to labor constraints with some sub-

contractors, which has pushed their completion out from the end of this year to early next year. They anticipate completing the project and getting final sign-off in late February/early March of 2023.

Fall Cleanup

The Meadows will hold their Fall Clean up on Sunday November 6th at 1:00. With the dense brush, we will not be entering the wetlands this time, but will stick to the streets, sidewalks, and trail system. Safety vests, rubber gloves, trash bags, and pickers will be provided. Rain or shine let's, have a neighborhood sweep. If you have any questions, please contact Kathy at organizerkathy@yahoo.com

Animal Licensing

Did you know that both Whatcom County AND the City of Ferndale have a requirement that dogs be licensed? Once an application is processed, dogs will receive a metal license tag to be affixed to their collar. Ferndale also has a unique requirement that cats be licensed as well, although a tag is not necessary if the cat is microchipped.



The cities of Ferndale, Bellingham, and Blaine have contracted with the Whatcom Humane Society to oversee the licensing program on their behalf. The license fee is \$11 per year for neutered/spayed dogs over seven months of age as well as for cats over 4 months of age (\$41 if unaltered).

For additional details, including an online application form, please visit the following URL: <https://www.whatcomhumane.org/services/#licensing>.

When filling out the form, you will need to provide the microchip number and current rabies vaccination details, often available from your veterinarian. Details about Ferndale's animal and licensing regulations can be found at:

<https://www.codepublishing.com/WA/Ferndale/#!/Ferndale06/Ferndale0602.html>.

Admittedly, these requirements may not be well enforced by authorities. However, your Board of Directors, as well as Windermere Property Management, encourages pet owners to comply with these regulations for your own protection as well as for the safety and well-being of your pets, your neighbors and their pets, and our wildlife.

Feeding Wildlife

Did you know that you should NOT feed our wildlife? And why? Here are some reasons provided by the Wild Animal Health Fund (<https://wildanimalhealthfund.org/2022/05/why-should-you-not-feed-wildlife/>).

- Human food is not healthy for wildlife. Their diets are highly specialized according to their surroundings. Human food does not contain the nutrients that animals need, and some animals cannot tell the difference between food and wrappers/foil.
- It puts them in harm's way. Animals seeking human food increase their risk of encountering humans, vehicles, or domestic animals and as they lose their fear of humans, they become more aggressive.
- They can become dependent on human food. When wildlife become dependent on handouts from humans, it changes their natural behaviors like foraging. If the human food stops, the animals can starve. Also, migratory animals like birds may not migrate during their normal time of year due to the reliance on local human food.
- It can increase the likelihood of spreading disease. Normally wildlife will disperse across large areas of land. Introducing human food will cause wildlife to congregate in small areas and this increases the risk of disease transmission or hostile encounter. While it's dangerous for wildlife, humans are at risk too. The CDC recognizes over 200 zoonotic diseases, which can be transmitted from animals to humans and vice versa.

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.

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

Until next quarter ... stay healthy and safe.

Board of Directors

Meadows-Ferndale

Homeowners' Association

CONTACT INFORMATION

HOA Website:

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

HOA Email:

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