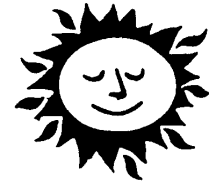


**SUNSET WEST MAINTENANCE ASSOC.**  
**ANNUAL MEETING**  
February 16<sup>th</sup>, 2010



**MEETING** was called to order on Tuesday, February 16<sup>rd</sup>, 2010 at 7:00 by Vice President Karla Griffin in the WVJH library. The directors who served in 2009 were: Pres. Mac McGonagle, V.P. Karla Griffin, Directors: Nestor Hernandez and Larry Gore. Mac McGonagle and family made a move this year and so Mac stepped down from his position. He has faithfully served on the board since 2000. We appreciated all his hard work, and knowledge and he will be missed.

**2009 EXPENDITURES & 2010 ESTIMATED EXPENSES**

**Arborvitae** were not topped this year, as we didn't have enough money to do so. We did have some that needed replanting and tied up. That work was done by Super Handyman. Pruning and shearing of the sides is planned in the Spring of 2010.

**Clean-Up/Spray Perimeter** cost of \$1,073.80 which covered the clean up of debris and a ground sterilizer along the perimeter and the 2 walkways. The city will no longer cover any cleanup of the perimeter. The area sprayed by DS Weed Control was: 72<sup>nd</sup>, Zier, and 75<sup>th</sup> from Mead to the beginning of the guard rail and the two walk-ways. The spraying will guarantee no weeds for the entire year. Same is planned for 2010.

**Insurance** coverage was \$250.00 for the Greenways or common areas in the association for liability coverage in an event of an accident. It will remain the same for 2010.

**Lawn care** at \$1,143.96 was done by Al's Lawn Mowing for the 2 Greenways, which were mowed 31 times. That includes one extra mowing to pick up the leaves before winter. Mowing season for 2010 will run end of March into October.

**Misc.** at \$97.67 included our Gas Card door prize, Block Sale ads, and the State Filing Fee.

**Office Supplies** ran \$56.62 which covered copies and a new address stamp.

**Postage** was \$69.20. Mailings include, the postcard notice of the annual meeting, your annual statement, association bills, and late reminders.

**Repairs/Maintenance** were \$559.85 which covered start-up and winterization of the 3 water systems, and repairs to the irrigation system which included 4 new sprinkler heads.

*Please contact Mona if you see any problems with the irrigation system.*

**Secretary** pay of \$500 a year went to Mona Purcell who completed her 19<sup>th</sup> year.

**Snow Removal** was at \$222.43 for the year. This covered some ice melt and snow removal in the 2 Greenways and one walkway leading to the Jr. High at a cost of \$30 a time. *Reminder- it is a city code that each homeowner remove the snow that is on the sidewalk in front of their own home.*

**Spraying** was handled by Green Baron at the cost of \$344.08 and included both of the Greenways being sprayed 2 times a year for weeds and fertilizer. Same is planned for 2010.

**Taxes** were \$51.56 for the 2 Greenways. Taxes went up for 2010.

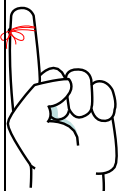
**Water** for the 3 irrigation lines ran \$1,824.09. All 3 systems are on automatic timers, which are checked and changed throughout the summer by Randy Purcell. *Please call Mona at 966-5051 if you see any breaks, leaks, or problems with the irrigation. It could save you money!*

**Dues were raised by \$10 this year to cover rising cost and expenses.**

**Late Fee of \$25.00**

**Your Association Maintenance fee is due 30 days after receiving your statement. Late payments add \$25.00.**

**A big Thank You to all of you who pay on time.**



**AUDIT** for 2009 was held 2-9-10 at the Purcell home and took about 1 hour. Thank you to Jim Moon, Lorraine Orwig, and Carol Smith for looking over the receipts for 2009. Thank you to the volunteers who signed up for next years audit: Jim Moon, Carol Smith and Don & Julie Schlaman.

**DIRECTOR** spots were open and we had two volunteers Rene' Lacoursier and Lindsay Irion agreed to join the board. Director positions were decided on by the directors: President Larry Gore, V.P. Nestor Hernandez, Directors: Karla Griffin, Rene Lacoursier and Lindsay Irion. Thank you for being willing to serve.

**BLOCKSALE Saturday May 15<sup>th</sup> 2010** from 8am to 2pm. Mona will take care of the signs and ads. Enclosed is an insert explaining more details about this fun event! Please return the insert and indicate if you plan on participating. I use the information when placing the ad.

**PROPERTY VALUES** are always a concern and the need for everyone to be aware of being a good neighbor. At any given time there are homes for sale in the area and we all need to keep our homes looking their best. Please keep your yards watered, mowed and weeds sprayed or pulled. Hide garbage cans when possible, pick up the kids toys and any yard clutter. Keep your trees and bushes trimmed back to the sidewalk, (which is a city code). Keep your house painted and your fences in good repair. Lets all try to do our best!

**OTHER BUSINESS** Vandalism and crime are always a problem and several incidences were mentioned. Some people are always looking for an opportunity to steal and destroy. It was decided to just encourage each homeowners to be proactive in their own homes. Please lock your cars, and put any thing valuable out of site. Motion Lights can also be a great investment. A well lighted area detours crime.

**The Association is encouraging every home to leave their porch lights on at night.**



**CODE VIOLATIONS** or questions can be called into the police at 575-6200.

**BUILDING REMINDER** In the Association By-Laws, all structural improvements such as fences or additions need to be approved by the Board of Directors. Before starting you need to make a drawing of the improvement you want to do and submit it to the Board through Mona.

**DOGS** need to be licensed yearly and a form can be obtained on the City of Yakima website, the Humane Society, or at Yakima City Hall. Please do not let your dog run and relieve itself on others peoples lawns. **CATS** have no ordinance in place. Please, spay and neuter your animals so they will want to stay home. Enclosed is a form to fill out regarding your outside cats.

**DOOR PRIZE** Congratulations to Rene' Lacoursier and Nestor Hernandez for each winning a \$20 Fred Meyer Gift card given as a door prize at the annual meeting.

**ADJOURNED** at 7:50. **THANK YOU** to the following 16 people who attended.

<i>Jerry &amp; Maryann Risenhoover</i>	<i>Randy &amp; Mona Purcell</i>	<i>Larry Gore</i>
<i>Lorraine Orwig</i>	<i>Brooke Turner</i>	<i>Deb Crawford</i>
<i>Rene LaCoursiere</i>	<i>Donna Mazie</i>	<i>Don &amp; Julie Schlaman</i>
<i>Greg McGuire</i>	<i>Lindsay Irion</i>	<i>Karla Griffin</i>
<i>Nestor Hernandez</i>		

If you have any questions please call Mona Purcell at 966-5051  
Thank you,