

THE HILTON LAKER

"CATHY'S CORNER"

JANUARY, 1998

WORDS FROM THE PRESIDENT:

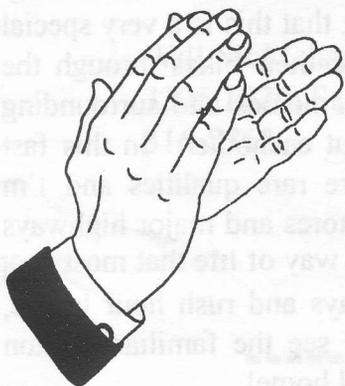
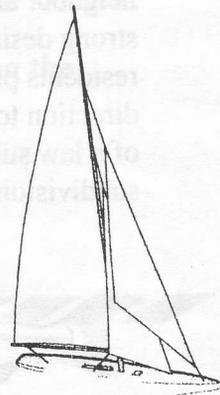
Ask not what the Board of Director's can do for you, but rather, how you can be involved in helping your Hilton Lake Homeowner's Association!

Over the next few years our community will face some of the most important issues we have ever had to deal with. These include an attempt at writing and organizing a vote on covenant revisions, negotiating with the County regarding the widening of 35th Avenue and how it will affect the community, and working to monitor and address the ever increasing water control issues and interacting with adjacent developers to insure a positive impact to Hilton Lake. The complexity of these issues will impact us for years to come, therefore, *your involvement* is essential in determining the future of your community.

In our busy society we are all pulled in a variety of directions and certainly none of us have an over abundance of time, but what is more important than maintaining the quality and integrity of our neighborhood? As a member of the Hilton Lake Homeowner's Association, many options and levels of involvement are available to you and you *can* make a difference. Four Board of Director's positions are open for 1998. The responsibilities for this opportunity include attending a monthly meeting and minor outside follow up. Your total time commitment is maybe 2 - 4 hours per month, which is a minimal commitment for such a maximum effect on your community. If Board responsibilities seem too much, we encourage any community member to become involved in a sub-committee relating to any of the issues that may be of particular interest to you. All Hilton Lake residents are also welcome and encouraged to attend monthly Board meetings to offer input, suggestions or concern. It's very easy to complain and criticize, but involvement is the key to success, and with neighbors helping neighbors, our little community will thrive and flourish for years to come. HAPPY NEW YEAR and I hope to hear from you soon!

Cathy Faung

President - Hilton Lake Homeowner's Association



PROJECT UPDATE:

A very special thanks to all Board members and residents who greatly contributed to the many improvements of 1997. Just a few of the highlights were....

Lake Path: Thanks to Will Wicken for a super job and thanks to John Nist for coordinating the effort! **Bridge and picnic tables:** Thanks to Dave and Mary Flaming for painting the bridge and their work on the four new picnic tables!

Stop Sign: Thanks to the tireless efforts of all involved for the new stop sign and cross walk on 104th Pl. **Fish:** The lakes were stocked with trout again....Fishing should be great in '98! Remember to catch and release! **Algae Treatment:** The lakes were treated for the unsightly algae. The Board is currently looking at a more effective solution for the future. **Work Parties:** Thanks so much for all the residents who pitched in to make our neighborhood a clean, wonderful place to live!

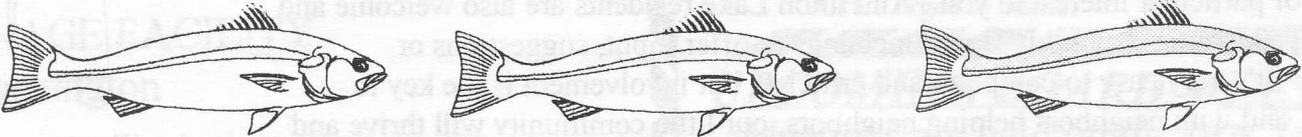
ROOF MEETING CAUSED QUITE A STIR!

The Hilton Lake Homeowners' Association Board of Directors has heard many concerns throughout the years. One of the main issues repeatedly brought to our attention is the need felt by some homeowners to amend the Declaration of Covenants, Conditions and Restrictions (CCRs) in regards to the article restricting roofing materials. Our CCRs plainly do not allow asphalt or composition type roofing, but do allow other less desirable roofing, such as torch-down roofing (CCRs Page 5, Article IV, ¶ 2).

The issue was brought to a head by a certain homeowner who replaced their shake roof with a laminate asphalt composition one. The board told the homeowner in person that we would not ignore the infraction at the May board meeting and that it would not be acceptable in writing. A letter sent to all lot owners in September outlined where we stand and called for a community meeting. We had the community meeting on October 21, 1997 at 7:00 PM at Eisenhower Middle School Cafeteria. The Board is faced with a very serious issue and does not want to jeopardize the enforceability of our CCRs. We also have a strong desire to maintain the aesthetic integrity of our neighborhood. The following options were discussed:

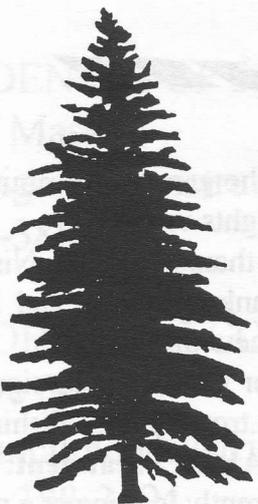
- 1) suing a homeowner requiring replacement of their roof.
- 2) amending the CCRs to redefine acceptable roofing materials.
- 3) adopting a roofing policy outside of the CCRs, administered by the Board.

There were a lot of opinions for and against shakes, and for and against taking action against the homeowners who violated the roofing covenant. No one liked the idea of suing a neighbor and a majority of the people who took the time to attend the meeting indicated clearly a strong desire to uphold the CCRs as written. We were open to any viable suggestions from the residents present. A vote from the homeowners represented gave the Board an idea of what direction to go. We are currently checking with legal counsel as to what path to follow in terms of a law suit. We also are looking into a possible amendment to the CCRs. We will keep the subdivision updated as things happen.



REFLECTIONS:

Having lived in a very busy section of Lynnwood for nine years, I vividly recall the first time I saw Hilton lake in August of 1993. The cleanliness, the greenery, the play areas and most of all, the beautiful lakes. My wife and I fell in love with it immediately and knew without a doubt, that it would take very little time before this would feel like home. After living here for almost five years, I can walk out on my deck, gaze at the lake and still get that flutter, that feeling that this is a very special place to live. A place where our children can still ride their bikes through the cul-de-sacs, a place where people still take pride in their homes and surrounding areas, and a community where people actually care about each other. In this fast paced, rough and tumble society of the '90's, these are rare qualities and I'm extremely proud to be a part of it. Despite malls, super stores and major highways sprouting up all around us, we've managed to preserve a way of life that most people can only dream of. After a long day of crowds, freeways and rush hour traffic, there is no better feeling than to round that corner and see the familiar "Hilton Lake" sign welcoming me. What a wonderful place to call home!



Steve Adam

FROM THE TREASURER:

After three years as a member of the HLHA Board of Directors, it has amazed me how much mileage the Board gets for the dues collected. For all of the escalating costs, the common area maintenance, the multitude of projects and the expenses needed to operate an organization of this size, I am pleased that we are able to stretch our dues dollars to the extent that we have.

Unfortunately, in the face of rising costs, not only is our past dues structure rapidly becoming inadequate, there is little room for substantive improvements. Therefore, effective January 1, 1998, our annual homeowner dues will increase to \$216.

This nominal increase will help us continue the common area and lake maintenance, capitol improvements and other projects that we need to assure ourselves of maintaining Hilton Lake's status as a desirable community to live.

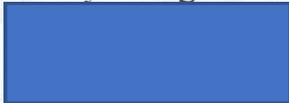
The dues increase is to accommodate normal anticipated expenses. This will not cover any unusual or large expenditure, which would need to be paid through special assessment.

Feel free to call me, before 9 P.M., at [REDACTED], if you have any questions regarding the finances of the Homeowners Association.

Will McMahan
Treasurer

**HILTON LAKE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS**

Cathy Faung-President



James Hodgson-Vice President



Brad Freden-Secretary



Will McMahan-Treasurer



Jack Fortune



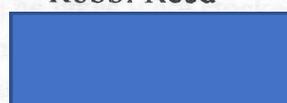
Steve Adams



John Nist



Robbi Reed





***PHONE NUMBERS FOR
SNOHOMISH CO. DEPT
OF PUBLIC WORKS:***

TRAFFIC OPERATIONS:

Dale Valiant
Traffic Safety Investigator
425-388-6494 Ext. 4526

SURFACE WATER MANAGEMENT

John Engel
Capitol Improvements Engineer
425-388-6494 Ext. 4560

DRAINAGE FACILITY

Nat Washington
Maintenance Technician
425-388-3464

WIDENING OF 35TH AVE.

Jeff Massie
Design & Construction
425-388-6694

SNOHOMISH COUNTY COUNCIL

Dave Somers
Councilman District 5
425-388-3494

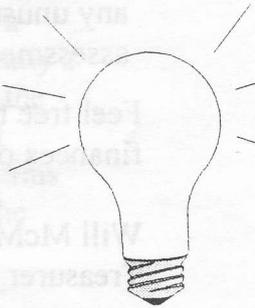
**NEIGHBORHOOD
SERVICES:**

Anyone in need of babysitting
can call [REDACTED]
She is 16 and has several years
experience and very good with child-
ren of all ages.

If any Hilton Lake resident has a
service to offer and would like to be
featured in the next issue of the
Hilton Laker, please contact Steve
Adams at [REDACTED]

ANNUAL MEETING

The HLHA Annual meeting will
be held in March at the cafeteria of
Eisenhower middle School. All
residents will receive a personal
invitation as well as a survey to
help determine your priorities
for 1998. Remember....This is *your*
Board, and we need your input!
All are urged to attend.



UPCOMING BOARD MEETINGS

Meetings are held on the first Tuesday
of every month beginning at 7 PM.
All Hilton Lake residents are
encouraged to attend!

February 3rd to be held at the home of
[REDACTED]

March 3rd to be held at the home of
[REDACTED]