

## **Blackhawk Homeowners Association Meeting Minutes**

**June 18, 2015**

**Blackhawk Park Pavilion, 9 Families were present**

Meeting was called to order at 7:00 pm, by President Stacen Gross. Vice President Sheri Koski, Secretary Lynn Moser, was present as well as residents as shown on attached sign in sheet.

Everyone in attendance introduced themselves. All Blackhawk residents are invited to attend the meetings.

### **Treasurer's Report – June 2015**

#### **Beginning Balance:**

**\$21,634.15**

#### **Expenses:**

Trees, Shrubs & More\_\_\_\_\_ \$7,923.49

OPPD (May)\_\_\_\_\_ \$52.29

Jochim Concrete\_\_\_\_\_ \$925.00

1and1.com\_\_\_\_\_ \$14.97

OPPD (Jun)\_\_\_\_\_ \$55.12

Bill Betz\_\_\_\_\_ \$299.70

Subtotal:\_\_\_\_\_ (\$9,270.57)

#### **Credits:**

Dues\_\_\_\_\_ \$1,008.00

**145 homeowners paid in full for 2015**

**5 homes remain unpaid for 2015**

**2507, 2602, 2708 Blackhawk Dr**

**2911 Sheridan Rd**

**2904 Schuemann Dr**

**Ending Balance (June 18, 2015)\_\_\_\_\_ \$13,371.58**

### **Secretary's Report**

Meeting minutes from April 16, 2015 were approved, motion made by Shelli Dart and second was by Sheri Koski.

### **Welcoming Committee Report**

We are sure we have missed some new neighbors moving into the area, please be kind and welcome them or pass onto the board or Sheri Koski that someone new has moved in, we would like to welcome them to Blackhawk. We would also like to let residents know that if you would contact Stacy Gross he can send a postcard to the new neighbors via the website Nextdoor Blackhawk!! It is a great way to keep in touch with the happenings in our area!!!

## **Architectural Committee Report**

We would like to remind all residents that anytime improvements or changes are planned for the exterior of your property, you must consult with the Homeowners Association as required in our covenants. We have created an easy and fast online process for this at our website at <http://www.blackhawkhomeowners.org/construction-improvements-review/>. In addition, a building permit issued by the City of Bellevue may also be required. Information on City permits can be found here <http://www.bellevue.net/Departments/PermitsInspections.aspx>. The permitting and HOA approval process ensures that all the changes made to the home will stay within the guidelines of the covenants as well as city zoning. Thank you for helping our neighborhood stay beautiful!!

**Fencing Request (David & Michelle Nieves 2924 Blackhawk Circle)** – Mr. & Mrs. Nieves constructed a 4' lattice extension to the top of their 6' wood side yard fence which is in violation of the Blackhawk covenants as well as City of Bellevue zoning regulations. Sometime after the initial lattice fence was constructed, construction was started on an additional side yard fence in front of the old lattice top fence. The BHOA contacted the City of Bellevue to verify if a permit had been issued for either the old fence or the new fence and neither were permitted. The City then issued a stop work notice and the BHOA mailed a notice of violation on June 6<sup>th</sup>. David Nieves presented the Board with a request for a new side yard fence to be constructed at 2924 Blackhawk Circle. Mr. Nieves indicated that a permit had been issued by the City for the new fence and provided a copy of the permit along with a site plan and description of the proposed fence as required by the covenants. Mr. Nieves was asked what the plans were for the old 10' tall fence once the new fence section was completed and he indicated that he was working with some friends down at the Planning Department on a plan for that fence as he considered it to be an arbor for vines to grow on and not a fence and it really was about the definition of a fence. After some discussion with the Board members and the audience, it was generally agreed that the 10' tall structure attached to the top of the fence probably more closely meet the common definition of a "fence" than an "arbor" and that there is really no place in the covenants or the City zoning regulations that would allow a 10" tall fence in a residential area. The Board agreed to grant approval for the new 6' tall side yard fence as permitted by the City of Bellevue with the condition that the old 10' tall lattice top fence be completely removed upon completion of the permitted new replacement fence section. This condition was verbally accepted by Mr. Nieves.

**Tree Trimming**—It is that time of year again to make sure that the tree branches that overhang the public sidewalks on our property comply with the rules set forth by covenants as well as city zoning. The sidewalks must have 8' of clearance and trees must have 10' of clearance if they overhang a public street. We have lots of people that enjoy walking in our neighborhood and low hanging trees can be a hazard!

**Home Upkeep & Overall Appearance** - We have noticed a number of homes in the neighborhood that have visible rotting and damaged siding as well as overgrown landscapes. In order to try and maintain all of our property values, we would ask that residents try and keep their homes maintained a looking nice. We understand that in some cases, this can be a financial burden, but we would ask for all residents to do what they can to keep the neighborhood beautiful!!

## **SID Board Report**

**Park Update**—Galen's Tree Service will be doing some tree maintenance in the park again due to some strong winds and age of the trees. The question was also posed about trimming of the creek banks which had been done in the past, but seems to be lacking this season. Mrs. Henry who mows the park usually does this work as a part of her contract with the SID. We will check the status of this work with her and report back at the next meeting.

**Premier Waste Solutions No Longer Accepting Trash Not Placed In Carts** – The residents of Blackhawk enjoy free trash service paid for through your SID tax dollars. We also enjoy a relatively low rate per household (lower cost than residents pay under the City of Bellevue plan). In order to keep the rates low which translates to free service to our residents, all trash **MUST** be placed in the large wheeled carts provided by Premier. Premier uses mechanical arms on their trucks to pick up the carts and dump them all without the operator leaving the truck. Beginning July 1<sup>st</sup>, operators will no longer get out of their trucks to manually load trash in non-wheeled carts, grab yard waste bags piled next to the carts or tree branches. **ALL TRASH MUST BE IN A WHEELED CART.** If you need an extra cart for yard waste or if you just have lots of trash on a regular basis, residents can arrange for the use of an additional cart on their own at a rate of \$36 per year or \$3 per month. Some residents have reported that they can procure an additional cart for yard waste for less than the cost of purchasing the large paper yard waste bags at Menards or other retailers and have the use of the additional cart all year long. Again, keep in mind that Blackhawk is one of the only neighborhoods in the area that provides free trash service and if an additional cart is needed, \$36 per year is a low cost to pay to make sure all of your trash fits in a cart.

**Regional Trail Update** - At this time, the regional trail that proposes to connect to either end of our Blackhawk Park trail is on hold. The project was put out for bids with an estimated cost of \$450,000. Only one bid was received for \$900,000. The future is not certain for this project, it is likely that it will be re-bid in the Fall for construction next Spring.

**Creek Bank Erosion** - We have noticed some erosion along the creek through Blackhawk Park. A contractor has been retained to replace dirt and rock. Please let us know via the Facebook page or Nextdoor if you see any areas in need of attention.

**Cox Fiber Optic Lines**—Many of you may have noticed the black “Deep Fiber” trucks in the neighborhood recently. Black Fiber is a contractor working for Cox to clean old coax and fiber cables out and install new fiber strands in the old line casings. Right now they are working on the main lines, but eventually will likely be doing the same process to the pedestal boxes that many of us have in our back yards. This work will add capacity to Cox’s network in our neighborhood.

**Park Bridges**—You may have noticed that the two wooden bridges and even the concrete deck bridge close to m25th street are in need of some maintenance. The SID Board plans to look into this later in the year. A preliminary cost for the work is \$38,000.

## **Old Business**

**Fountain Conversion**—The fountain has officially been transformed! All work is complete and we are receiving some wonderful comments about it as well, glad to have the feedback! We are also realizing nearly a \$100 per month electricity savings by not running the fountain pump.

**Neighborhood Garage Sale Results** - We are looking for feedback on the sales, since this year we were separate from the other subdivisions around us, did we get a lot of foot traffic? It was brought up by Sheri Koski it could be a good thing to be apart from them as people have a limited amount of money to spend each week, and since they were on different weeks maybe we could get more business in the area for our residents, so let us know your thoughts!!! Thank you!!!

## **New Business**

**Pillar Leaning by Park Entrance** —One of the park entrance pillars at 26<sup>th</sup> and Blackhawk Dr is leaning forward a bit toward the street. We contacted Midwest Mudjacking to explore a solution. Unfortunately, the solution involves excavating on three sides of the pillar which means removal of the concrete slab on the back side that the trash can sits on along with the section of wrought iron fence and the trumpet vine as well. Next, metal piers would be driven down 30' or so followed by straightening the pillar and attaching the pillar foundation to the metal piers.

It is expected to cost around \$3,500. Another option is to remove both brick pillars and replace with smaller brick pillars using the old foundations or installing wrought iron columns. This project will likely be put off for some time and the pillar will be monitored to see if the problem gets worse. Please give us your thoughts on this problem and a solution!

**Caps For Smaller Brick Pillars** – The other brick pillars marking the entrance to the neighborhood on Blackhawk Drive, Courtney Drive and the park entrance off 25<sup>th</sup> street and 29<sup>th</sup> street are beginning to have some noticeable problems. The freeze thaw cycle is damaging the mortar joints toward the top due to the top being exposed and flat so water pools, then freezes, etc... The idea is to place or construct a concrete cap on these pillars that would keep water from pooling on the brick and mortar. Costs and options will be researched for the next meeting. Ideally, we would like to cap these pillars before Winter.

**Vandalism**—It is that time of year again that seems to bring out the vandalism, please be aware of the happenings around us or if our neighbors are gone on vacation or camping trips that we keep an eye open to their homes. We have had a couple reports of vandalism to vehicles recently in the neighborhood.

**Public Comments**—Concern was voiced from residents of 28<sup>th</sup> street over a platform that is being constructed in a front yard tree on 28<sup>th</sup> street. The covenants make no mention tree houses. We don't think that Bellevue has any regulations on tree houses either. The only real complaint is that it is in the front yard tree.

Concerns were also voiced about a large truck and trailer that seems to be parking in front of resident's homes on 28<sup>th</sup> street. The trailer seems to be too large to be parked in the owner's driveway, so he chooses to park it in front of everyone else's homes instead of his own. We have consulted with law enforcement, but as long as it is legally parked and has valid plates, there is really nothing we can do.

A question was asked about the costs for park maintenance and if the Oakhurst SID is paying for their half of the bills. They are paying and Blackhawk has stopped paying all bills and seeking reimbursement from Oakhurst, Oakhurst is now direct billed from all contractors.

**Meeting adjourned at 7:51 pm.**

**The next meeting will be 7 PM Thursday, August 20th, in the Blackhawk Park Pavilion!!!! Please come out it is a great way to interact with your fellow neighbors!**

## Meeting Attendees

Name	Address
Sheri Keshi	2805 Sheridan Road
Bruce & Lynn Moser	2107 Blackhawk Dr.
Jim Sronce	13404 S 28th St
David News	2924 Blackhawk Circle
Molly Gross	2920 Blackhawk Circle
Kent Hunt	2617 " Dr
Reagan Keith	2913 " Cir
Shelli Dent	2611 " Dr
Debbie Schroeder	2903 Sheridan Rd.
Steven Gross	2920 Blackhawk Cir

**Some information to share with our residents!!!**  
**BHOA ARCHITECTURAL CONTROL COMMITTEE GUIDELINES**

The Architectural control committee (ACC) will be touring the neighborhood every month. The ACC is committed to keeping Blackhawk Subdivision attractive while upholding the Covenants and architectural standards of the neighborhood in an impartial and fair manner. Lawn Care includes, regular mowing, weed control, maintenance of flower beds and maintenance of trees, trimming of trees and shrubs, edging and debris removal. Lawn debris must be disposed of through the trash services or taken to the dump. Clippings should be enclosed in paper or plastic bags. Limbs are not required to be bagged, but should meet the standards of your trash service. Trash bins must be screened from view, except for pickup purposes. Normal household trash and recycle bins may be placed at the curb the evening before scheduled pickup. Bins must be out of sight by the morning following pickup (e.g. For a Tuesday pickup trash bin goes out on Monday evening and removed by Wednesday morning). ALL trash, rubbish, debris, clutter and the like must be out of sight from the street at all other times. This includes any area that can be viewed from the street (e.g. front yards, porches and side yards). Snow should be removed from sidewalks within a day of snow event. Our covenants also preclude cars and the like from being habitually parked on the street or drive way. This ensures a clutter-free and safe viewing distance, but also more importantly, removes a hazard that could contribute to an accident to a child. (See covenants for specific guidelines)

If you are planning any exterior home improvement that involves a change to the residence or property such as, but not limited to: fencing, patios, patio enclosures, rock garden, tree house,, television antenna or dish, flag pole, sunrooms, swimming pool, sheds or other exterior improvement you must submit a change request in writing to the Blackhawk Homeowners Association or its assigns for approval. The approval or disapproval will be in writing and will be completed within fifteen (15) days after submission of said plan. If you would like to report a violation in the neighborhood please contact an ACC member for a form to be completed, also check the Blackhawk Subdivision page for forms needed as well. Your name will not be used, but is required. If you receive a notice in person or by post please remember it is not personal. As stated before we will enforce the rules impartially.

The ACC is composed of unpaid volunteers selected to be your watch dogs. You chose to reside in a neighborhood with covenants. More than likely because this is a desirable and attractive location please help us keep it that way. It is just as hard for us to cite our friends and neighbor as it is for you to receive a citation. We know that most of you will receive a reminder in the spirit in which it is given and rectify the situation quickly. However if compliance is not forthcoming the association has the right to rectify the problem at the homeowners expense and/ or place a lien against the property. We believe that each resident has the best intentions of keeping the neighborhood attractive and by doing so protect our individual investments. The ACC thanks you for your support.