

**Blackhawk Homeowners Association Meeting Minutes**  
**August 20, 2015**  
**Blackhawk Park Pavilion, 12 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.

Blackhawk HOA  
Treasurer's Report – August 2015

**Beginning Balance:** **\$13,371.58**

Expenses:

Millard Sprinkler _____	\$576.10
OPPD (Jul) _____	\$54.89
Checking Acct Detail & Images _____	\$3.00
Menards _____	\$55.79
OPPD (Aug) _____	\$60.27
Subtotal _____	(\$750.05

Credits:

Dues _____	\$168.00
Tree Grant (NRD) _____	\$2,500.00

**147 homeowners paid in full for 2015**  
**3 homes remain unpaid for 2015:**

**2507 & 2602 Blackhawk Dr**  
**2904 Schuemann Dr**

**UPDATE: 2602 Blackhawk Dr and 2904 Schuemann Dr. dues were paid at the meeting**

**Ending Balance (August 20, 2015) \_\_\_\_\_ \$15,289.53**

**Secretary's Report**

Meeting minutes from June 18, 2015 were approved, nomination made by Sheri Koski and second was by Bruce Moser.

**Committee Report Welcoming**

Wow we are truly excited to see all the new neighbors who are moving into our great subdivision!!! Sheri Koski has been greeting the neighbors and inviting them to the meetings and they came to our meeting, we love this the meetings are a great place to get to know who lives around us and find friends!!!! Shout out to Sheri for a great job!!! There is a new form that Stacen Gross has designed on our website, and it is some information to new residents and maybe older residents as well!! It is attached to the meeting minutes too!!

## Architectural Committee Report

There is not a lot going on right now except we would like to remind our neighbors to keep the garbage cans either in the garage or behind some sort of a fence type structure. Please submit a plan to the homeowners association to get approval before work is started!!! Also with our kids walking to and from school we would like to remind our neighbors to trim back trees and bushes to ensure that our kiddos are seen, would hate to see something happen to our children!!! Thanks for keeping your yards looking great!

## SID Board Report

**Park Update** - Everything seems to be under control and currently we do not see any trees that are down, if that changes please forward your concerns to the Board and they will be addressed in a timely fashion.

**Trash Hauler** - We have received a letter from Premier Sanitation and they are starting to refuse to take trash that does not fit inside the large wheeled carts, unfortunately they have no access to the truck except through the lift that holds the garbage cans, so they will not be able to get our trash if it doesn't fit inside the can, so let's work on this issue, they do a great job for us and give us a good rate!!! Also it was reported that there is not a consistent pick up for the trash can in the park off of 29<sup>th</sup> street, we will contact them to make sure this gets added!! Thanks

**Creek Bank Stabilization** – There has been some erosion problems along the creek from 25<sup>th</sup> Street to 29<sup>th</sup> Street. A contractor was retained to fill holes and place rock to prevent future erosion. It was One of the members of the audience also voiced concern about the erosion problem on the creek west of 29<sup>th</sup> Street which is the responsibility of Oakhurst SID 186. Some of our neighbors on the Oakhurst side are seeing a tremendous amount of erosion by their properties. Both the SID attorney and engineer have been contacted about the problem, but for some reason the Oakhurst SID Board has refused to take any corrective action. The contacts for the Oakhurst SID Board are listed below. We would encourage any property owners that have concerns about the creek bank west of 29<sup>th</sup> Street to please contact the members of the SID 186 Board directly as our attempts as SID 147 have not gotten any results.

**Sid #: 186 - Oakhurst/Oakridge East**

Position	Name	Phone #
Chair	Andrew Geeser	(402)682-0320
Clerk	Katherine Geeser	(402)682-0320
Trustee	Robert Lewis	(402)707-1082
Trustee	Phillip Tackett	(402)292-7829
Trustee	Casey Haflett	NONE LISTED
Attorney	Fullenkamp Doyle & Jobeun	(402)334-0700
Engineer	E & A Consulting Group	(402)895-4700
Accountant	Lengemann & Associates P C	(402)592-1236
Fiscal Agent	Kuehl Capital Corporation	NONE LISTED

**Park Bridges** – The condition and need for repairs to the 3 park bridges will be discussed at the SID Board meeting on Monday August 24, 2015. Additional details will be shared at next meeting.

**Park Lights** - Some residents have stated that there are some lights out in the park, we have marked them and are having them looked at to get them fixed!

## **Old Business**

**Concrete Caps For Neighborhood & Park Entrances** - Stacen Gross has gotten a proposal from Artisan Stone to construct concrete caps to be placed on top of the pillars in our neighborhood. It seems that over the years the weather is starting to affect the stability of the pillar so to hopefully stop this problem the caps will be put on top to allow a run off of water and snow. The estimated cost for 4 caps is \$1,495.00. The color of the caps was also discussed as they can be made in whatever color is desired. A motion was made by Missy McCool and second was made by Bruce Moser. A vote was conducted of the attendees all were in favor. After some discussion, it was agreed to make them black to accent the engraved letters on the pillar face plates. An Installation contractor will also be needed to set the caps in place and attached with mortar. The cost for this is expected to be similar to the cost for the caps themselves. We will move forward with the plans to have them made and placed!

**Stop Signs** – At previous meetings we had addressed replacing the temporary stop signs with the decorative stop signs that match the rest of the subdivisions. A motion was made by Bill Betz and second was Missy McCool, the motion passed with a vote of the attendees, all in favor. We will proceed with the purchase and installation of 2 new decorative stops signed for the intersection of 26<sup>th</sup> Street and Blackhawk Dr.

## **New Business**

**Replacement Dog Waste Bag Dispenser** – Bill Betz indicated that one of the dog waste bag dispensers in the Oakhurst part of the park is in need of replacement. It was brought up that Oakhurst has never paid their share for bags or for the dispensers, but that having them available likely is a benefit to both parts of the park. It was agreed to move forward with replacing the bag dispenser on the Oakhurst side after a motion was entertained and all were in favor. Bill Betz will coordinate this work and provide the costs to Dave Wiegand, Treasurer.

## **Public Comments**

**Bellevue Fall Clean Up** – The dates should be announced soon, we will post on website to let you know, it will help get rid of those large items without paying a fee for the removal.

**Annexation** - We might be safe through this budget cycle, but could be brought into the City of Bellevue within the next year or two. Further information will be provided as we learn more, thank you!

**Fly Control In Park** – Brian Hackney asked if anything could be done to control the flies that swarm around dog feces and can be harmful to people in the park. Brian indicated that there are products that will help control them and he would be willing to coordinate the purchase and installation of the bug bags next Spring and Summer. The cost will be roughly a \$100.00. Motion was made first by Robert Green and second was made by Bill Betz. Thanks Brian for pointing this problem out and agreeing to help us fix it!!!

**Blackhawk Family Cookout** - Bruce Moser inquired about having a neighborhood gathering this Fall to get to know all the neighbors as well, we are looking to plan it with the BHOA meeting, it was proposed to have a jumping castle or similar kid friendly activity as well as hot dogs and burgers, more information will be posted on the website, we would love to do this and have some feedback on other events we could sponsor in the area!!!! **Meeting adjourned at 7:54 pm.**

**The date of our next meeting is going to be around October 17-18<sup>th</sup>, 2015!!!!  
Further details will be posted!!!**

## Meeting Attendance

Name	Address
Stacy Gross	2920 Blackhawk Cir
Mussey McNeal	2807 Sheridan Rd
BILL BETZ	2813 COURTNEY CIRCLE
Bruce & Lynn Musak	2607 Blackhawk Dr
David Nieves	2924 Blackhawk Circle
Robert Green	2811 Courtney Circle
Sheri Koski	2805 Sheridan Rd
Cashewina Seseha	2507 Blackhawk Dr
Bruce & Mark Lynn	2708 Blackhawk Dr
BRIAN D HACKNEY	2904 SCHUEMANN DR
ROGER KEITH	2918 Blackhawk Cir
Justin Booker	2703 Blackhawk Dr

## **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.