

Dear Picnic Point Homeowners,

Happy summer, finally! We are glad to begin this newsletter with the announcement that two of the vacant positions on our Association's Board have recently been filled. Deryck Wager, a former banker who has lived in the neighborhood just over a year now, has officially stepped in as Treasurer. Brian Bookey, who is an original owner here in Park Place, agreed to be a Member at Large. We are grateful to both these residents for volunteering their time and confident their knowledge, perspectives and presence make us a more well-rounded Board. We are still looking for one more Member at Large, and a President. Please contact any Board member or pphoa@msn.com to inquire.

So far this year, we have several new homeowners to welcome: Charles and Ledene Johnson in Park Place, Jeff and Lisa Johnson and Quan Thai just doors apart on 68th, and just recently, Bruce and Julia Guthrie in the Estates. We hope you can take some time to get acquainted with them. That leaves 5 homes currently listed for sale within Picnic Point.

As announced at our annual meeting in March, the Board has determined it's time to adopt an annual dues payment schedule. Rather than paying \$300 in January and July, \$600 will be due in January. This change reflects the structure of other local homeowners' associations, and has many benefits for us, including a significant savings in office supplies, administration costs and postage. These funds will be redirected to areas of the budget with greater perceived value, such as grounds maintenance and repairs. Please make the necessary financial adjustments to be ready for this change in January '09.

As you consider outdoor projects, remember that any change of roof type, exterior paint, addition or change to the outside of your house, or significant change to your landscape requires the upfront approval of the Design Committee. You can contact them through pphoa@msn.com or directly at jwgmmca@comcast.net. Read about this in the CCRs under section 9 - Improvements of Properties.

First the rainy spring weather tested our patience, and then Tetra Tech arrived in our peaceful neighborhood and began to dig. It has been invasive, noisy and annoying – yet we're told it increases all of our property values to have this fiber optic service available here. Verizon will soon arrive to complete the installation. Their work will be quick and quiet in comparison. As a result of this project, are your plants or sod dying? Was your bark replaced? Irrigation broken? Your questions or concerns about your landscape should be directed to Tetra Tech's supervisor, Rick Jenkins, at (425) 471-2315. Judy Rupp, our Property Manager, will ensure the common areas are properly restored. We are told the locators' paint marks take about 3 months to wear away.

In April, a new landscape company began a two year contract for us. You've likely seen their white trucks around the neighborhood or down in the park. They are Select Landscape, out of Snohomish. They have a 3 man crew here every Wednesday, with additional work occurring on Thursdays. They are scheduled 47 out of 52 weeks to provide our common area beds and lawns with year-round attention. If you have questions about maintenance or feedback regarding the landscapers, contact Judy at pphoa@msn.com.

The annual cleaning of our pond has just completed and occurred earlier than usual this year for many reasons, including lower water rates, labor availability, and a profusion of algae. An unexpected but pleasing benefit was that the geese flew right on by, leaving our clean grass in tact. Next year, it is our goal that this maintenance begin after Mother's day and be complete before Memorial day, so we may enjoy a sparkling pond all summer long. The landscapers have been researching natural (bacterial) methods for eliminating algae, and may demo some pumps/fountains to improve water movement and decrease maintenance costs.

The Board is currently reviewing bids for much needed scraping and repainting for all 20 of our mailbox units. We hope to complete this project during sunny and dry July or August.

We have completed the pressure washing project of the main road and park walkways. It has really brightened us up. We plan to continue with areas in the park, the bridge on 68th, and eventually the side streets. Do you wish your own driveway was cleaner? For a mere \$20 "rental fee" (to offset winterization costs and/or repairs) you can use the Association's Troy Bilt pressure washer and take advantage of convenient pick-up and drop-off right here in the neighborhood. (Thank you, Jim Corbett for also cleaning the sidewalks near your house!) If you'd like a turn, email pphoa@msn.com. It is easy to use, affordable, and the results are so satisfying!

As many of you are already aware, a fatal motorcycle accident occurred at our entry wall on the evening of May 12th. The rider was a 28 year old Everett man. According to the Sheriff, he had no direct connection to Picnic Point. This very sad incident has necessitated repair work to both the brick wall and our neighborhood sign, which will be scheduled for later this summer.

In August, the County will deliver the digital speed trailer to our neighborhood. This is meant as a reminder to everyone - new and experienced drivers, residents and non-residents, to SLOW DOWN and respect our 25 mph speed limit for the safety of our kids, our pets, our property...all of us!

In September, a section of 65th Ave. West, from 138th Place to 136th Street, will receive a thin coat of asphalt. (Snohomish County originally scheduled this work for June/July, but spring rains caused delays.) Please watch for road work signs and expect some detours while this work is performed.

Our fall Jazz in the Park Picnic is scheduled for Sunday, September 7th. This is a fun, casual event and a great chance to get to know your fellow residents. Last year this event did not occur due to lack of volunteers. Let's not let that happen again! Jim Corbett offered months ago to provide kids' entertainment, and may have a jazz band connection. Do we have any grill volunteers? Who's willing to make a Costco run? If you are able to help even a little, please contact pphoa@msn.com.

We would like to thank Lavonne Bissell for many (7?) years service to the Association planning, preparing, and executing the Easter egg hunt in the park. It has been a well-attended event and great fun for children and adults alike. We are glad to report this tradition will continue next spring with Meg Nguyen stepping in to volunteer.

The Board also owes thanks to John Hofto for swiftly handling graffiti removal on the bridge, and to Marjorie Norum for the time she spent gathering entry fence options and preferences. She solicited feedback from the 14 homes that back up to the fence, and this information was recently presented to the property manager. This fence is an important first impression in our neighborhood, and the Board wants to research replacements thoroughly.

And no newsletter is complete without a few reminders:

The park closes at 10 pm. If you hear any after hour noise, suspect trespassing, drinking and/or vandalism, please call 911 immediately. Activities of this sort have already begun at the play structure. Multiple reports of every occurrence will generate a faster response from the Sheriff.

Dogs must be kept on leash in our park. Of course they love to run free, but there are numerous reasons this is not allowed. **Scoop after your dogs, please!!** The Landscapers report evidence of multiple offenders every week, and imagine what it does to the mower blades.

Please park in your vehicles in your garages or driveway whenever possible. **Street parking must be limited to 36 hours**, as stated in the CCRs. **Boats, trailers or other RVs**, not in current use, are not allowed in driveways or on the streets, they **must be stored in a garage**. Read about it in the CCRs under section 4 – Land Use Restrictions.

To save time and money, **we will be communicating more via email**. If no email is listed for you in the directory, or it has changed, **please submit your email on your billing stub or to pphoa@msn.com**.

Wishing you a safe and enjoyable summer,
J.D. Angiuli, Vice-President