



COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee
Plan and Specification Review Determination
Exterior Painting Application

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal #:

10649

Date Submitted:

4/3/12

AF-155

weimeraner
weimeraner

AF-20

mascarpone
mascarpone

1. Applicant Information:

Applicant Name: INGER WONG Phone #: 425-385-2666

Applicant Address: 1728 - 163rd Place, SE, Mill Creek

2. Site Information:

Lot #: 58 Division: AMBER LEIGH

Site Address: 1728 - 163rd Place, SE Mill Creek

3. Color: (please attach all color samples): BENJAMIN MOORE

House: WEIMERANER Trim: MASCARPONE Doors: BLACK
AF-155 AF-20

NOTE: Neutral colors and the use of either semi-transparent or solid color stains are strongly encouraged.

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

(☒) Approve

() Reject

Jon Erickson Date: 4-3-2012
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

(☒) Approve

() Reject

Joan Heath Date: 4/3/12
MCCA Administration or George Vernon, ACC Chair

() Approve

() Reject

Date:

() Approve

() Reject

Date:

() Approve

() Reject

Date:



Architectural Control Committee Plan and Specification Review Determination Fence Application

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure. Please note: You may need the City of Mill Creek's approval. (425)745-1891.

Submittal # :

9724

Date Submitted :

12/2/09

ATTACH PAINT
SAMPLES HERE

ACC Insp. Month

ACC Insp.

Inspection Notes:

1. Applicant Information:

Applicant Name: TYRONE WONG Phone #: 425-385-2666

Applicant Address: 1728-163RD PLACE, SE, Mill Creek, WA 9802

2. Site Information:

Lot #: 58 Division: AMBER LEIGH

Site Address: 1728-163RD Plce SE, Mill Creek WA 9802

3. Description of Fence:

Style of Fence: WOOD CEDAR

Type of Material: WOOD

Color & Dimensions: CEDAR

4. Proposed Fence Construction Drawings:

construction on the next page of this form. A drawing of the proposed construction describing style and dimensions must also be attached to this form (per item #1 of "Basic Policy for Fence Construction" attached.)

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

() Approve () Reject

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

George Vernon, ACC Chairman Date: 12-2-09

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhome:

Joan N. Heath Date: 12/2/09

Date:

Date:

Date:



COMMUNITY ASSOCIATION

ESTABLISHED 1973

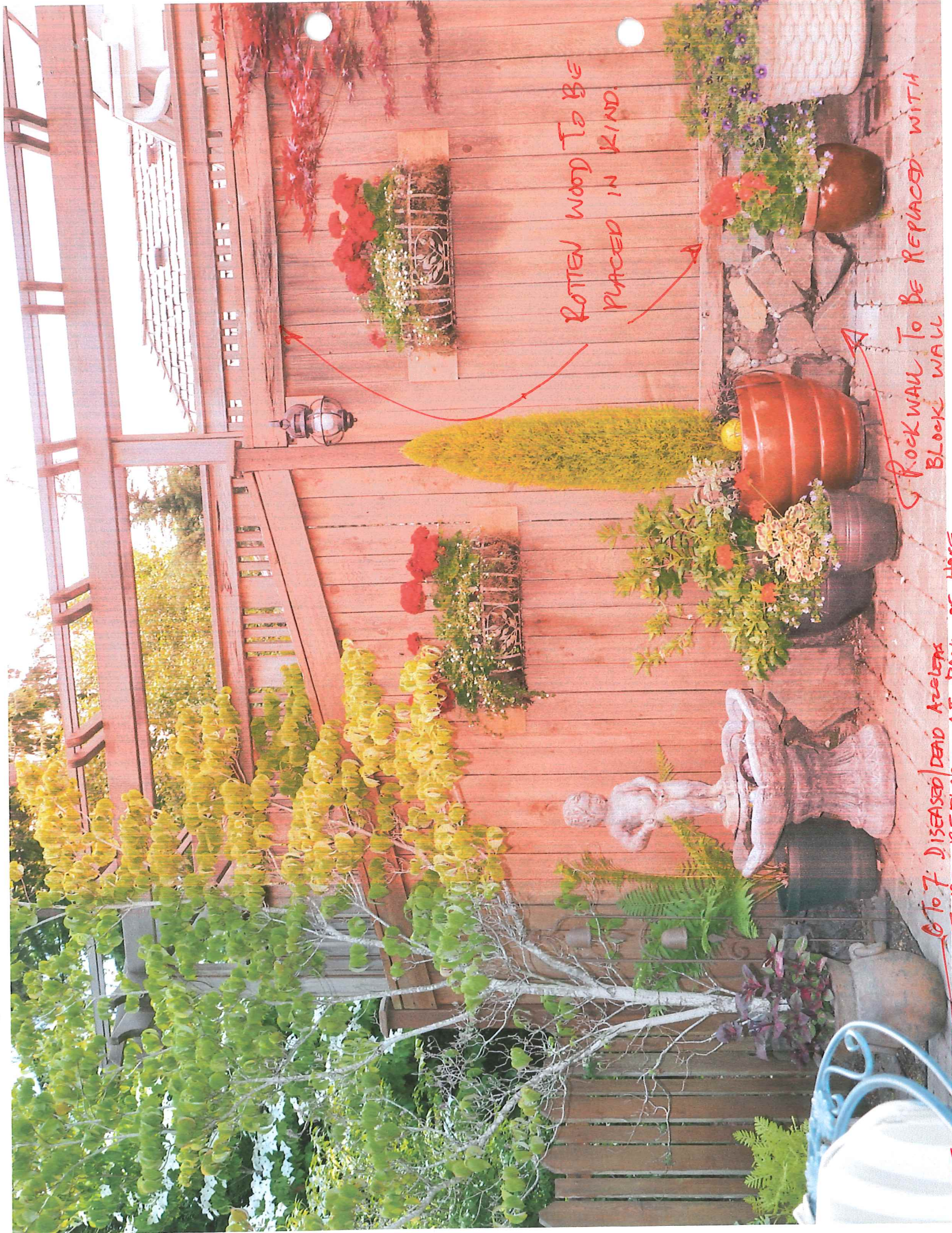
Architectural Control Committee
Plan and Specification Review Determination
Fence Application Page 2

Proposed Construction Drawing

(Property Sketch):

- 1) REPLACED ROCK RETAINING WALL WITH STACKED BLOCK WALL - ONLY IN BACK YARD
- 2) REPLACE ROTTEN WOODEN FENCE HEADERS IN KIND
- 3) REPLACE 6 TO 7 DISEASED/DEAD AZALEA PLANTS AT BACK OF HOUSE WITH HEALTHY AZALEA PLANTS.

SEE ATTACHED PHOTO.



ROTTEN WOOD TO BE
PLACED IN KIND.

ROCK WALL TO BE REPLACED WITH
BLOCK WALL

TO 7' DISEASED DEAD AREAS
TO BE REPLACED AT BACK OF HOUSE



Architectural Control Committee Plan and Specification Review Determination Additons Application

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal #: 8665

Date Submitted:

JUNE 26, 2007

ATTACH PAINT
SAMPLES HERE

ACC Insp. Month

ACC Insp.

Inspection Notes:

1. Applicant Information:

Applicant Name: INGER & TYRONE WONG Phone #: 425-385-2666

Applicant Address: 1728-163RD PLACE, SE Mill Creek, WA. 98012

2. Site Information:

Lot #: 58 Division: AMBER LEIGH

Site Address: 1728-163RD PLACE, SE, MILL CREEK, WA. 98012

3. Type of Structure:

Deck: _____ Patio: _____ Hot Tub: _____

Addition: _____ Separate Building: _____ Other (specify): AIR CONDITIONER

4. Description of Structure:

(Include exact location, type of materials, style color, etc.)

INSTALL 3TON CARRIER AIRCONDITIONER UNIT, INSIDE
FENCED REAR PATIO, SEE SKETCH

5. Proposed Construction Drawings:

IMPORTANT: Please include a sketch of the property on the next page of this form (per item #3 of "Basic Policy for Additional Construction" attached.) An elevation drawing or a perspective drawing of the proposed construction must also be attached to this form (per item #2 of "Basic Policy for Additional Construction").

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural control Committee is hereby granted:
Approval subject to the following changes:

Rejected for the following reasons:

(☒) Approve () Reject

() Approve () Reject

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

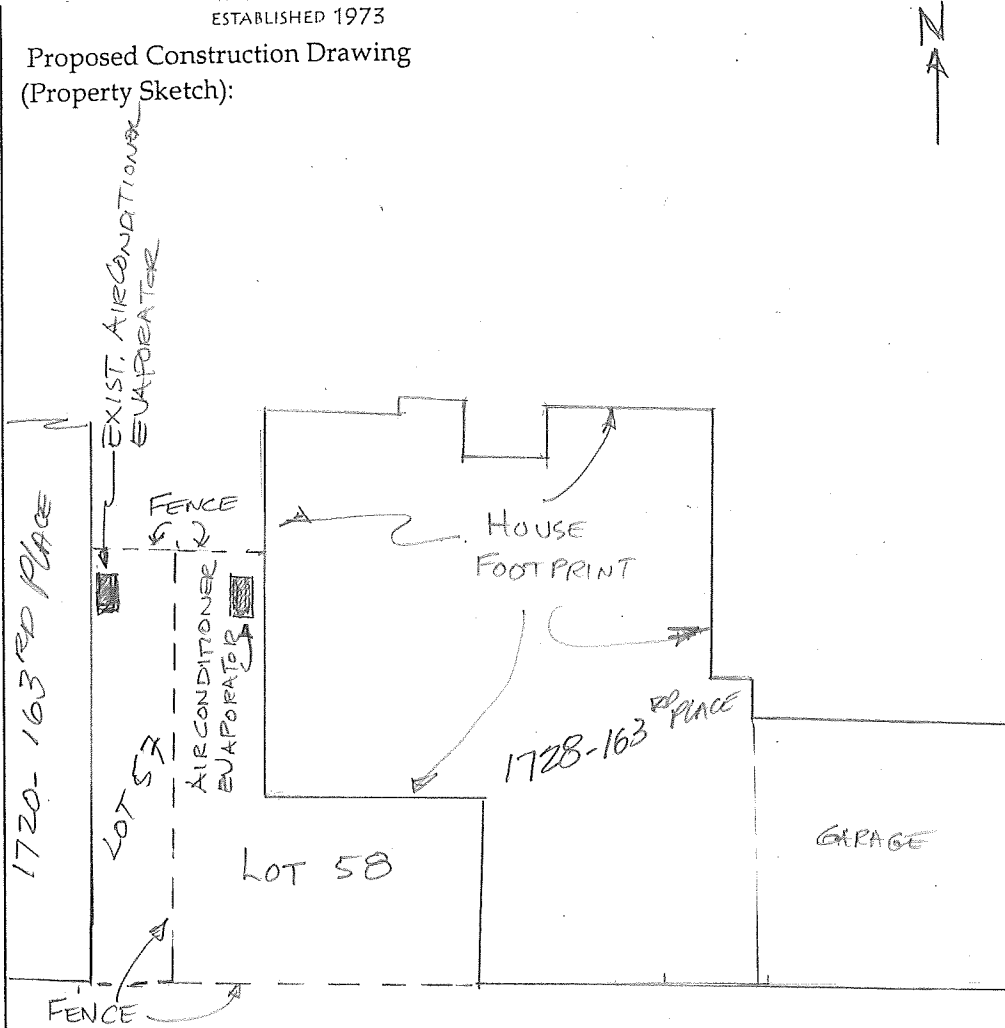
Jon Erickson Date: 6/28/07
SUB-ASSOCIATION (IF APPLICABLE) Condominums & Townhomes
George Vernon, ACC Chairman
Bob Gibson Date: 6-28-09
Bob Gibson Date: 7/2/07
Date: _____



COMMUNITY ASSOCIATION

ESTABLISHED 1973

Proposed Construction Drawing
(Property Sketch):



Architectural Control Committee
Basic Policy for Additional Construction

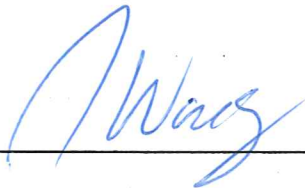
Additions Page 3

ALSO SEE THE ACC GUIDELINES

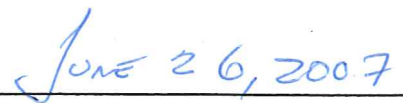
Any additional construction upon a building site must be submitted to and approved by the Architectural Control Committee prior to commencement. In the event approval has not been received, a "Stop Work Order" will be issued until such time when the property paperwork has been received and processed by the MCCA office. As part of the submittal procedure, the following information must be furnished to the ACC before the submittal is acted on:

1. Detailed information, written or printed, on type of addition that is planned for the site. This information should include exact location, finished dimensions, color, style, materials, etc.
2. An elevation drawing or a perspective drawing of the proposed additional construction sufficiently detailed so as to show the appearance of the addition and its relationship to the existing structure.
3. A sketch of the property showing the relationship between the proposed addition and all other adjacent structures. It is the homeowner's responsibility to locate and identify all property markers, both at the site and on the sketch included with the submittal.
4. As a matter of record, a projected completion date is requested by the owner. The self-addressed postcard included with written approval must be returned to the Association Office upon completion of the project so final inspection may occur and the submittal file closed. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified.
5. Approved plans are subject to final inspection if deemed necessary by the Committee. All plans become the property of the Association and will be filed in the lot file. In case of changes, plans should be resubmitted to the Committee prior to construction. Variance from approved plans may be subject to the change at the homeowner's expense or removal at the discretion of the Committee.

This signature verifies that the applicant has reviewed the above policy, and agrees to abide by all guidelines and terms of approval set forth on the application attached. Signature also implies "Right of Entry" for members of the ACC for the purpose of plan review.



Applicant Signature



Date



Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.*)



Architectural Control Committee
Plan and Specification Review Determination
Exterior Painting Permit

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal # :

6544

Date Submitted :

8/22/07

1. Applicant Information:

Applicant Name: Tyrene Wong

Phone #: 385-2666

Applicant Address: 1728 163rd Place S.E.

2. Site Information:

Lot #: 58

Division: Amberleigh

Site Address :

3. Color: (please attach all color samples):
Benjamin Moore

House: Elephant gray Trim: Platinum Doors: Elephant gray
white & gray

NOTE: Neutral colors and the use of either semi-transparent or solid color stains are strongly encouraged.
Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

() Approve	() Reject
() Approve	() Reject
(✓) Approve	() Reject
(✓) Approve	() Reject
(✗) Approve	() Reject
(✓) Approve	() Reject

Sub-Association (if applicable) Condominiums & Townhomes

George Vernon, ACC Chairman

<u>R. Vernon</u>	Date: <u>8/1/07</u>
<u>M. Coakley</u>	Date: <u>7-26-</u>
<u>Lee Noreen</u>	Date: <u>7-16-</u>
<u>Angie Wong</u>	Date: <u>7-16-</u>

elephant gray

2109-50

*White 01



Architectural Control Committee Plan and Specification Review Determination

Architectural Control Committee approval includes esthetic features only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal # :

5076

Date Submitted :

8-25-97

ATTACH PAINT
SAMPLES HERE

*work done
before committee
went.*

1. Applicant Information:

Applicant:

Gary Running

Applicant Phone #: 379-0944

Applicant Address:

1728 163rd Pl. S.E. (Amberleigh)

2. Site Information:

Lot #:

58

Mill Creek Subdivision #:

Amberleigh

Site Address:

1728 163rd Pl. S.E.

3. Type of Structure:

Deck:

Patio:

Hot Tub:

Addition:

Separate Building:

Other (specify):

X

4. Description of Structure:

(Include exact location, type of materials, style, color, etc.)

5. Proposed Construction Drawings:

IMPORTANT: Please include a sketch of the property on the next page of this form (per item #3 of "Basic Policy for Additional Construction" attached.) An elevation drawing or a perspective drawing of the proposed construction must also be attached to this form (per item #2 of "Basic Policy for Additional Construction").

Pursuant to the provisions of Article VIII, Paragraphs 8.1, 8.2, and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2 and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural Control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

Completion Date

(As agreed upon by the representative of the Architectural Control Committee and the applicant):

() Approve

() Reject

Date

() Approve

() Reject

Date

(X) Approve

() Reject

Elizabeth A. Mueller

Date 9-27-97

The decision of the majority of the members of the Committee shall be the decision of the Committee (Article VIII, Paragraph 8.3.2).



Architectural Control Committee
Plan and Specification Review Determination
Additions Page 2

Proposed Construction Drawing
(Property Sketch):

We cleaned up the green belt area behind our house, spread some bark to keep the weeds down + planted some azaleas for aesthetics



ARCHITECTURAL CONTROL COMMITTEE

Basic Policy for Additional Construction

Any additional construction upon a building site must be submitted to and approved by the Architectural Control Committee prior to commencement. In the event approval has not been received, a "Stop Work Order" will be issued until such time when the proper paperwork has been received and processed by the Association Office. As part of the submittal procedure, the following information must be furnished to the ACC, before the submittal is acted on:

1. Detailed information, written or printed, on type of addition that is planned for the site. This information should include exact location, finished dimensions, color, style, materials, etc.
2. An elevation drawing or a perspective drawing of the proposed additional construction, sufficiently detailed so as to show the appearance of the addition and its relationship to the existing structure.
3. A sketch of the property showing the relationship between the proposed addition and all other adjacent structures. It is the homeowner's responsibility to locate and identify all property markers, both at the site and on the sketch included with the submittal.
4. As a matter of record, a projected completion date is requested by the owner. The self-addressed postcard included with written approval must be returned to the Association Office upon completion of the project so final inspection may occur and the submittal file closed. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified at 743-9544, or by using the postcard.
5. Approved plans are subject to final inspection, if deemed necessary by the Committee, and all plans become the property of the Association to be filed with the lot file. In case of changes, plans should be resubmitted to the Committee prior to construction. Variance from approved plans may be subject to the change at the homeowner's expense or removal at the discretion of the Committee.

This signature verifies that the applicant has reviewed the above stated policy, and agrees to abide by all Guidelines and terms of approval as directed by this form and the Architectural Control Committee. Further, the signature serves as "Right of Entry" for members of the Committee for the purpose of plan review.

L.C. Running
Applicant Signature

8-22-97
Date

☐ Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.*)

* SATELLITE AERIALS, ANTENNAS AND DISHES WILL NOT BE APPROVED IN AREAS VISIBLE FROM THE STREETS. ACC will work closely with members to ensure location for installation is the best possible for reception, while minimizing impact to common areas and/or neighboring properties.



January 20, 2016

Tyrone and Ingar Wong
1728 163rd Place S.E.
Mill Creek, WA 98012

Re: Covenant Complaint #2153
Amberleigh/Lot #58

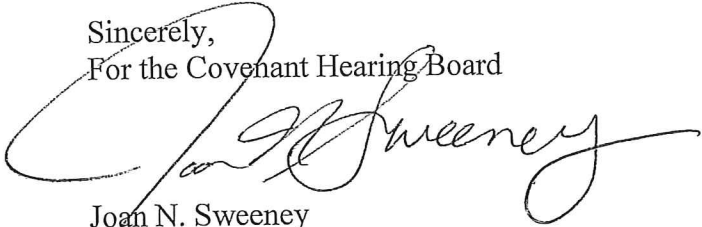
Dear Mr. and Mrs. Wong,

The Covenant Chair did a re-inspect of the property for the re-planting of trees as they had required in the letter to you on March 25, 2015.

Planting is required of 3 three Vine Maples and 2 two Western Red Cedar as stated in the letter written to you on July 15, 2015 following the arborist visit. Your deadline for replanting is March 1, 2016.

You may contact the office if you should have any further questions.

Sincerely,
For the Covenant Hearing Board


Joan N. Sweeney
Administrative Assistant

Cc: Lot File

*mailed 1/20/16
along w/ letters from
3/25/15 & 7/15/15*

15524 Country Club Drive • Mill Creek, Washington 98012

PHONE 425.316.3344

FAX 425.357-9737

E-MAIL joan@mcca.info

WEBSITE www.mcca.info













Joan Sweeney

From: Joan Sweeney [joan@mcca.info]
Sent: Monday, January 18, 2016 1:09 PM
To: 'Hilary Bublitz'
Subject: A Covenant & ACC issue
Attachments: PICS OF AM 58 WONG 1.pdf; PICS OF AM 58 WONG 2.pdf; AM 58 CHB DECISION LETTER.pdf; AM 58 LETTER OF TREES TO PLANT PER ARBORIST.pdf

SENT TO Jay-CC Chair
~~Hi Hilary,~~
Hoping you're enjoying your day with the children ;)

I have an issue I was hoping you could take a look at to see if it was completed?

Back around 3/7/15 we received a complaint that a Amberleigh member was cutting/trimming in the Amberleigh preserve between them and Winslow. It was verified and it was processed as a covenant complaint and the owner was later called into a Covenant Hearing Board. The CHB decided to fine Mr. and Mrs. Wong \$300 and required replacement of 5 trees in the area (to be decided by the arborist what should be planted in that area when he came in the summer). The owner paid his fine and then the arborist came on 6/26/15. The arborist determined that the trees should be 3 Vine Maples and 2 Western Red Cedars as a replacements.

On 7/15/15 Mary Ann wrote a letter to Mr. and Mrs. Wong telling them what the arborist wanted planted and that they should be planted in October. I was wondering if you would so kindly inspect the property to see if the trees have been planted.

Attached is a picture of green limbs that were trimmed and the area in question. Also the letter of the CHB's decision and Mary Ann's letter from July (both of which have the address in question)

Please let me know what you think and if you can do it, if not I can pass to someone else.

Sincerely,

Joan N. Sweeney

Joan N. Sweeney
Administrative Assistant
Mill Creek Community Association
15524 Country Club Drive
Mill Creek, WA 98012
(425)316-3344
Website: www.mcca.info
Email: joan@mcca.info

CONFIDENTIALITY NOTICE: Unless otherwise indicated or obvious from the nature of the transmittal, the information contained in this e-mail message is confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, immediately notify the sender by telephone at (425) 316-3344, return the original message to sender, and delete the material from all computers.

*1/18/16 Jamie-ACC Chair went to go Look ~
1/18/16 Sent to Jay-CC-Chair to ask if he'd recheck.*



Amberleigh
58

July 15, 2015
Mr. & Mrs. Tyrone Wong
1728 163rd Place SE
Mill, Creek, WA

Dear Mr. Wong,

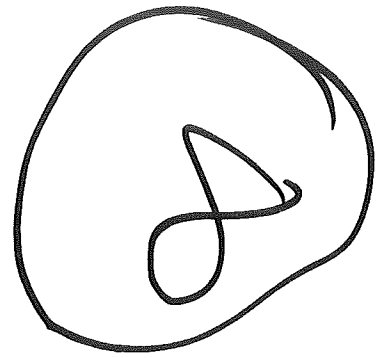
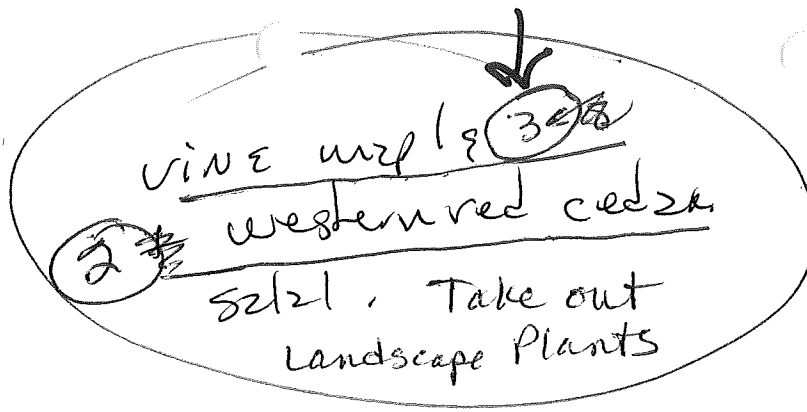
The Arborist visited your property recently to determine what trees should be planted there are replacement. He, Dan Douglas, determined that you should plant 3 (three) Vine Maples and 2 (two) Western Red Cedars. He also determined that the landscape plants planted in the common are should be removed.

Planting should occur in the fall before the first freeze; generally October is a good month for planting. The trees will need to be watered occasionally the first spring and summer depending on the rain fall we receive.

You may contact me, if you have any questions. Your property will be inspected to see that the trees have been planted.

Sincerely,

Mary Ann Heine



AMBERLEIGH/#58-1728 163RD PLACE S.E.

DAN,

THE AREA BETWEEN WINSLOW AND AMBERLEIGH IS AMBERLEIGH'S PRESERVE. THE UNIT ABOVE HAS CLEARLY CUT AND WE HAD A COMPLAINT EARLIER THIS YEAR REGARDING HIM CUTTING.

WHEN COMMITTEE MEMBERS WENT OUT PICTURES WERE TAKEN AND THE COVENANT HEARING BOARD CALLED HIM IN. HE WAS FINED AND WAS TOLD HE MUST REPLACE FIVE TREES INTO THIS AREA IN THE FALL BEHIND HIS UNIT.

WE HAD TOLD MR. WONG THAT MCCA WOULD HAVE THE ARBORIST OUT AND GET HIS RECOMMENDATIONS~

THANK YOU~

Tyrone Wong
1728 163rd Place, SE
Mill Creek, WA. 98012

April 12, 2015

The Covenant Hearing Board and
Joan N. Heath, Administrative Assistant
15524 Country Club Drive
Mill Creek, WA. 98012

Reference: MCCC letter to the undersigned, dated March 25, 2015

The MCCC document dated March 20, 2015 charged the following:

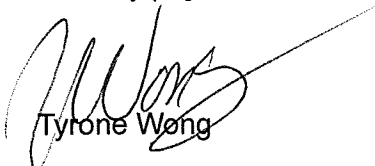
- 1 Partial quote from 3/8/15: "the Wong's had limbed **all** the trees up".
- 2 Quote from 3/13/15: " First complainant brought in pictures she'd taken after the Wong's trimmed **all** the trees behind their house".

Be advised that the Wong's did not limb **all** the trees behind their house. Seven small diameter trunk trees were limbed to remove mostly dead branches. Some branches had small portions of greenery at their tips. One larger diameter tree had long low hanging branches, which extended towards my house. These branches had a combination of dead and green leaves.

I repeat what I stated in the meeting, that last year I requested the MCCC office to schedule the arborist to inspect the trees behind my house to render his opinion and approval to remove dead trees and branches, so as to mitigate fire hazards fueled by dead wood. That request was not accepted because Tract D, the green belt behind my house is under the ownership/maintenance of the Amberleigh HOA. I subsequently discussed this situation with the HOA, but it responded that the MCCC would not approve removal of dead trees/branches and fallen trees.

HOA position on removing dead trees/branches and fallen/diseased trees from Tract D was misunderstood. The City's clarification email dated March 10, 2015 states that such dead growth may be removed with the City approval. I believe the HOA would have requested City's approval based on my request in 2014, had they known that such removal is permitted.

I request corrections to the records, which state that **all** trees were limbed.
I hereby pay the \$ 300.00 fine under protest, since the fine schedule is arbitrary and capricious.



Tyrone Wong

cc Amberleigh HOA



March 25, 2015

Tyrone and Ingar Wong
1728 163rd Place S.E.
Mill Creek, WA 98012

3/25/15
Mailed: 3/25/15
USPS First Class

Re: Covenant Complaint #2153
Amberleigh/Lot #58

Dear Mr. and Mrs. Wong,

Thank you for coming in on Friday, March 20, to meet with the MCCA Covenant Hearing Board concerning your non-compliance of trimming in Amberleigh Cutting Preserve without permission of either Amberleigh HOA or Mill Creek Community Association. The hearing board appreciates your appearance and respect to the matter at hand.

The Covenant Hearing Board decision in this matter is to fine you \$300 and require you to replant five trees in the area behind your residence. MCCA will have a certified arborist this summer go out to the area and give his recommendations of what can be planted and MCCA will contact you with those recommendations. The trees are to be planted in the fall, preferably September 2015, as we are expecting a dryer than normal summer and for that reason it is to late this year to plant.

Again, thank you for your cooperation. This has not been a pleasant experience for either MCCA or you, and we look forward to a permanent resolution of this issue. Please call me if you have any questions.

Sincerely,
For The Covenant Hearing Board

Joan N. Heath
Administrative Assistant

CC: Lot File

Unpaid fines are subject to 18% annual interest and a lien will be placed against the property after thirty (30) days, together with related legal and recording costs. All liens are subject to collection and/or foreclosure action at the discretion of the Board of Directors, as outlined in the Governing Documents.

Remittance should be made to:

Mill Creek Community Association

15524 Country Club Drive • Mill Creek, Washington 98012

PHONE 425.316.3344 | FAX 425.357-9737 | E-MAIL joan@mcca.info | WEBSITE www.mcca.info

CHB

3/22/15

Jay

D.

BART

9 Wong

— Call to order @ 1 pm

He understands & agrees he received
& told not to cut.

— Believes what he trimmed was fire
hazard. Says ~~women~~^{woman} complained
after a tree fell last yr.
& almost hit neighbor (it was laying
down & after fall & was cut up),
she complained about that ~

— Says trimmed dead (agreed to
cutting some green)

— Bart asked if tree that fell was
it dead or alive - believe's it
was a live because branches were
green.

— Board ? why cut the limbs
he did & that he did so w/out
permission.

- * City may say ok But even City States HOA Rules
- * says neighbor had rat

* Says this is the first time he's been told "NO"

Says he never (Does NOT RECALL RECEIVING LETTER FROM AMB.)

Bart & Joan is there a history of this home owner in Winslow complaining on others per say ~

→ JOAN: NO

DI ASKED ABOUT THE PLANT IN POT IS HIS & AGREED IS IN CUTTING PRESERVE. HE DID NOT PUT ROCKS.

WONG OWNER SAID STARRIS @ City SAID HE COULD PUT ~~SOME~~ ^{W/} SOME TREES, NATIVE. REPLACE

Jay → ~~ASKED~~ ASKED WHY DID YOU TRIM THESE TREES THAT ARE SO FAR BACK OWNER → REFUSED TO ~~ANSWER~~ ANSWER

OFFERED TO REPLACE, PAY FOR
TREES, & PAY TO^{RE}PLACE.

ASKED 4 COPY OF FINE SYSTEM

JAY - THINKS HE SHOULD REPLACE
BUT WE CAN FINE HIM
TO

Tim

WANTS TO ADDRESS AMBERKING
& RECOMMEND THAT THEY^{TO GO}
IN & TAKE LOOK @ THE AREA &

Di - Fine

~~10~~ ~~ALL~~ ALL AGREE TO A FINE

& ☒ REPLANTING
REQUIRED

\$300 FINE

→ (AMB. MONITOR HIM)^{REQ.}

~~\$1000 FINE 3 THREE YR MIN (5)~~

TREES

\$300 (5) TREES (or)
WHAT AN ARBORIST WILL RECOMMEND
* TO BE PUT BACK in - & PUT
~~REMOVAL OF ROCKERS~~
in in OUT of 2015

MARY ANN DO LETTER:

→ RECOMMENDATION LETTER TO BOARD
COMMUNICATE - MARY ANN WOULD
UNDERSTAND (TIM SAID)

2nd comp.

Approved Fines & Lien!



3/20/2015

Covenant Hearing Board:

Jay Hiester
Didrik Voss
Tim Masterson

Covenant Hearing Board Schedule of this meeting

1st

Appointment time: 1:00pm

Wong - #2153

Property:

1728 163rd Place S.E.

Amberleigh/Lot #58

This complaint is for cutting and/or trimming of trees in Amberleigh Cutting reserve zone.

3/4/15 -A complaint call came in from a Winslow resident that is straight through the preserve across from the Wong's and understand from previous contact from Amberleigh that this is a cutting preserve and is not supposed to be touched.

3/4/15 -Mary Ann Heine, Executive Administrator, contacted an Amberleigh board member, Jon Erickson, regarding this issue and he verified that homeowners are not to cut in that area, and stated he would inspect.

3/8/15 -Mr. Erickson inspected said area and filled out a complaint form verifying that yes the Wong's had limbed all the trees up, and further suggesting that the covenant committee fine the Wong's. In his inspection report he states that this is not the first time they have cut or trimmed into the common area/cutting preserve, and they did not have permission of the Amberleigh Board to do this. They (the Amberleigh Board) have spoken to the Wong's in the past about this.

3/9/15 -**Pictures** are included from our Covenant Committee Chair whom says it clearly looks to him as someone has cleared the area after his inspection.

3/13/15 -First complainant brought in pictures she'd taken after the Wong's trimmed all the trees behind their house.

According to MCCA Declaration of Restrictive Covenants, Article XII, Paragraph 7.1.7, clearly states no "removal or cutting of natural vegetation" without prior approval from MCCA ACC first. Furthermore, on file is a copy of a letter from Amberleigh and it clearly states that homeowners are not to encroach on this area, known as Tract D (cutting preserve). Jon Erickson suggests that MCCA Covenant Committee fine the Wong's.

Items Attached:

Pictures

Copy of MCCA's Article VII

Copy of previous letter sent to all Winslow and Amberleigh residents

15524 Country Club Drive • Mill Creek, Washington 98012

PHONE 425.316.3344

FAX 425.357-9737

E-MAIL joan@mcca.info

WEBSITE www.mcca.info



Suggesting fine and require some type of re-planting of or in the area. Homeowner's clearly had knew and had been told by written and verbal communication by Amberleigh Association/Board Member not to cut in this area.

*****Note** made by Joan Heath/MCCA, Administrative Assistant:

I have an Arborist list for members of MCCA, for those whom want to participate in "Arborist Day". In September or October of last year, Mr. Wong called me to be placed on the Arborist List for the arborist to look at a tree in the Amberleigh Common Area. I had sent him a notice letting him know that my Arborist Day is mostly for private property/single family home, that I was filled up on my arborist day, and that if he wanted a tree looked at in the Amberleigh Common area that he needed to contact his association. I also told Mr. Wong that he would need to have Amberleigh HOA contact me if they want to participate in Arborist Day for the common area.

2nd

Appointment time: 1:30pm

Smith - #2130

Property:

1800 142nd Street S.E.

Vine Maple/Lot #86

8/13/14 – Received, verified, and processed complaint for yard maintenance. MCCA had asked the owner to do the following; mowing, edged, treat for weeds, remove weeds and errant grass, trim shrubs, and remove dead plants.

12/4/14- Daughter of owner called to inform MCCA the owner is deceased (passed 3/10/14) and the bank will be taking back the home. She stated that she had spoken to HUD and they said they will start process on foreclosure but never gave her a date.

No one has contacted MCCA from HUD or any other entity and/or real-estate agency and the home remains untouched as far as the landscaping goes.

Suggest that the home be fined and liened and recoup from the lender when the home sales or forecloses. The bank knows the home owner is deceased and should have already stepped forward.

15524 Country Club Drive • Mill Creek, Washington 98012

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PICTURES TAKEN ON OR ABOUT MARCH 5,
2015 BY COMPLAINTANT:

PILES OF WHAT WAS CUT (A LOT OF GREEN)



Taken week of 3/2/15

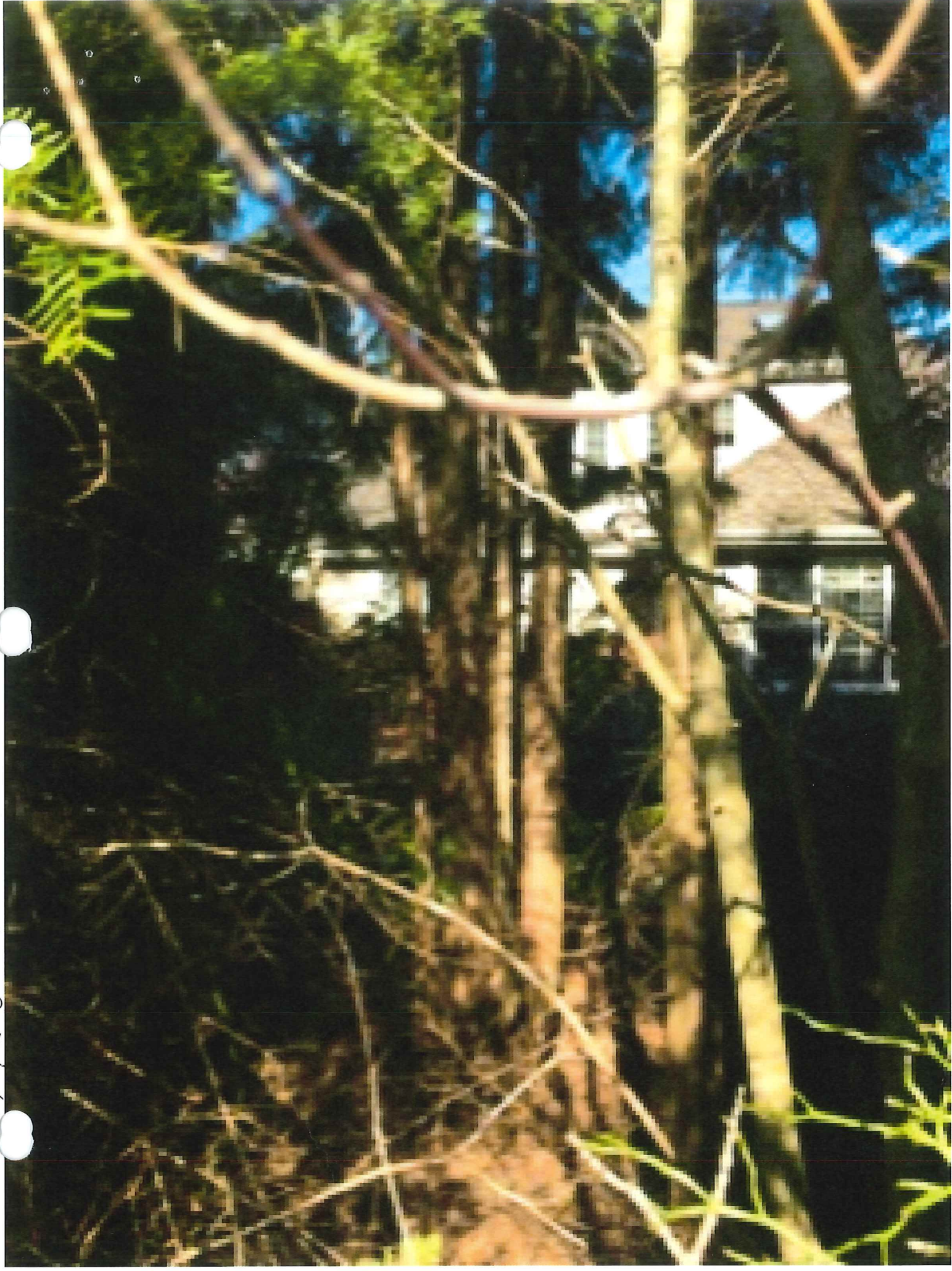


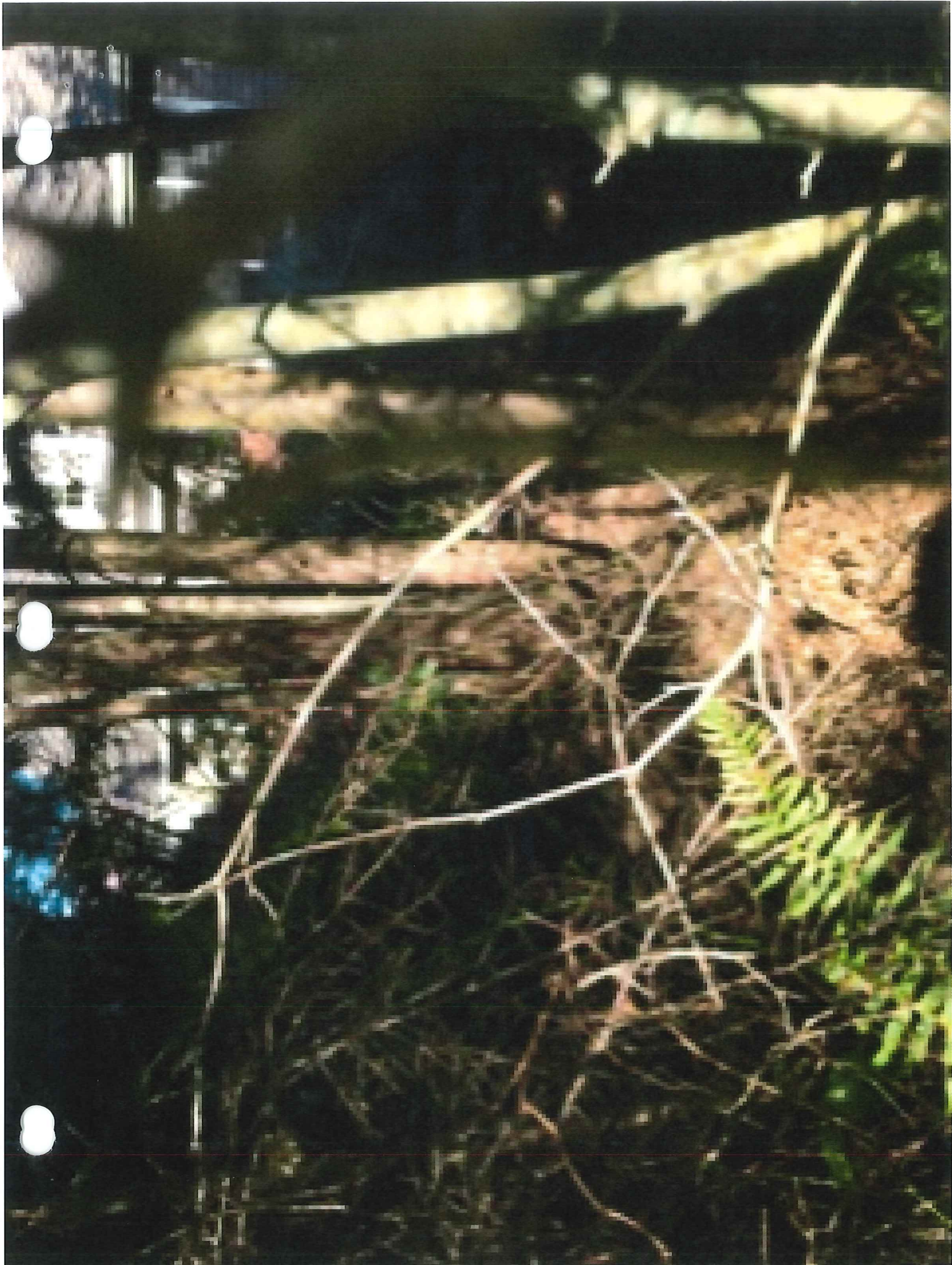
Taken week of 3/2/15



TAKEN WEEK OF 3/21/15

Taken week of 3/2/15





TAKEN WEEK OF 3/2/15



TAKEN WEEK OF 3/2/15



TAKEN WEEK OF 3/2/15

PICTURES TAKEN ON 3/9/15

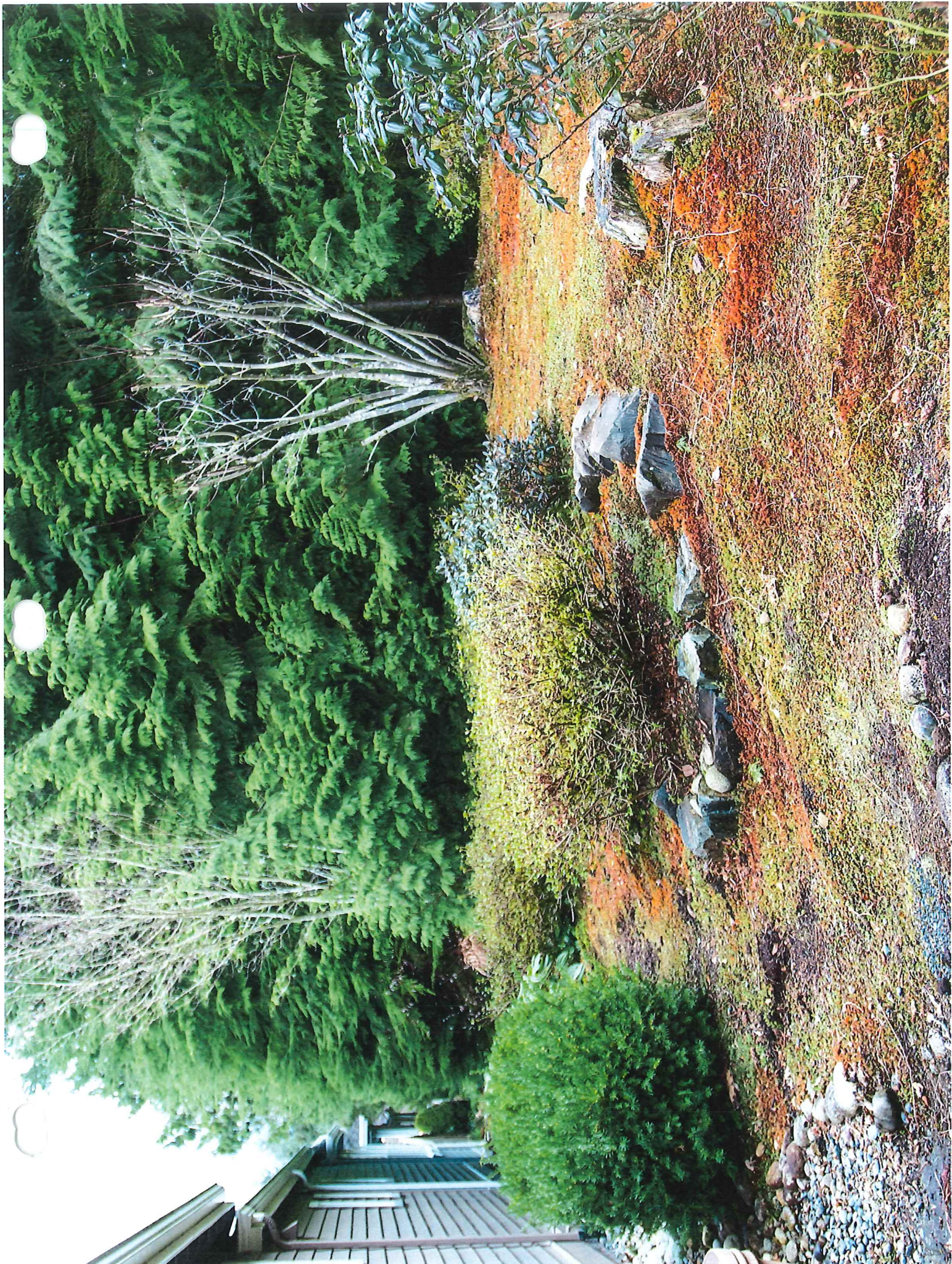
TAKEN BY COVENANT COMMITTEE CHAIR



TAKEN WEEK OF 3/9/15



TAKEN WEEK OF 3/9/15



TAKEN WEEK OF 3/9/15



TAKEN WEEK OF 3/9/15



TAKEN WEEK OF 3/9/15

Taken West of 3/9/15





TAKEN WEEK OF 3/9/15



TAKEN WEEK OF 3/9/15



March 12, 2015

Tyrone and Ingar Wong
1728 163rd Place S.E.
Mill Creek, WA 98012

Re: Covenant Complaint #2153
Amberleigh/Lot #58

Dear Mr. and Mrs. Wong,

We have received a covenant complaint and have verified that you have been trimming in the Nature Preserve next to your home.

The Covenant Hearing Board is requesting your presence for a hearing on the matter on, Friday, March 20th, 2015 at 1:00pm.

There will be a Covenant Hearing Board meeting on Friday, March 20th, 2015 to review the existing violation as well as approve fines. You are invited to attend this meeting. The meeting will be held in the MCCA Office, at 1:00 PM.

Thank you,

SENT: 3/12/15
By MCCA SECURITY

Joan N. Heath
Administrative Assistant

Cc: Lot File

15524 Country Club Drive • Mill Creek, Washington 98012

PHONE 425.316.3344

FAX 425.357-9737

E-MAIL joan@mcca.info

WEBSITE www.mcca.info

COPY OF LETTER SENT 5/22/2010 BY
AMBERLEIGH BOARD MEMBER TO ALL,
WINSLOW AND AMBERLEIGH RESIDENTS
THAT RESIDE ALONG SAID CUTTING
PRESERVE.



RECEIPT OF MAIL

3/12/15

TO: TYRONE AND INGAR WONG
1728 163RD PLACE S.E.
MILL CREEK, WA 98012
AMBERLEIGH/LOT#58

FROM: Joan N. Heath
Mill Creek Community Association
15524 Country Club Drive
Mill Creek, WA 98012

RECEIVED BY SIGNATURE: 
PRINTED NAME: Tyrone Wong

DATE: 3-12-15 4:50 pm
DELIVERY PERSON SIGNATURE: 
PRINTED NAME: Lois Parkinson

15524 Country Club Drive • Mill Creek, WA • 98012
Phone: (425) 316-3344 • Fax: (425) 357-9737
Email: joan@mcca.info

AMBERLEIGH HOMEOWNERS' ASSOCIATION
c/o 16326 - 17th Ave. SE
Mill Creek, WA 98012
(425) 743-0728



May 22, 2010

Re: Cutting Reserve Requirements – Request for Cooperation

Dear Homeowner:

This letter is being sent to all of those homeowners in the Amberleigh and Winslow neighborhoods who live next to the Amberleigh Cutting Reserve, the 50 foot wide natural vegetation corridor that lies between the Amberleigh and Winslow neighborhoods.

The Amberleigh Board of Directors has noticed that some Cutting Reserve neighbors have been tempted to enter into the Cutting Reserve zone to make landscaping improvements. For example, some have cleared nearby vegetation, graded the surface, added manmade materials like bark or paving stones, added landscape plants, and added fences or other improvements. The Board considers these sorts of activities to constitute intentional trespasses into and placement of unauthorized encroachments into the Cutting Reserve.

These observations, of trespasses and encroachments, make the Directors feel disappointed and provoked, because the Amberleigh CCRs and Plat restrictions oblige the Amberleigh Directors to protect and maintain the natural native growth and ecosystem of the 'woods' within the Cutting Reserve. This means that when necessary, the Board should prevent future encroachments, undo current encroachments, and recover damages from offenders who interfere in the Cutting Reserve zone.

We hope that you have not and will not enter the Cutting Reserve to make any changes to the natural state. If you are one of the homeowners who have trespassed and encroached, we ask you to take steps to undo and remove any improvements placed in the zone, to stop entering the zone, and to allow the area to return to a more natural state.

We will continue to monitor activities in the Cutting Reserve, and we will engage directly any homeowner who we feel has failed to restore the areas beside their home. Thank you in advance for your understanding and cooperation.

Sincerely,

Amberleigh Homeowners' Association

By: *Bob Williamson*
Bob Williamson, Director-Secretary

Amberleigh Homeowners' Association

Policy with respect to the maintenance of the Cutting Reserves

The Board is charged to periodically monitor activities and conditions within the Cutting Reserve zones for the purpose of assuring that the natural native growth plants and related ecosystem are preserved in as natural a state as possible. The Board is supposed to be the protector of the natural status quo. This means that the Board's actions should be directed to preventing and undoing any activities taken by any humans within the zone that detract from the most raw natural state of the "woods".

1. Cutting of Trees. With respect to trees in the Cutting Reserves, the Board recognizes that all trees will eventually die, become diseased and fall down, and this natural pattern is not to be disturbed by cutting or preventing growth of trees, except under the most stringent conditions. Dead trees are not to be cut simply because they are dead and ugly. Diseased trees are not to be cut simply because they are diseased and might die sooner than if not diseased. **The standard for granting permission for the removal or topping or pruning of a tree in the Cutting Reserve is that the Board must believe that the condition of the tree presents a current hazard to either (i) other nearby trees, or (ii) persons or property on adjacent properties.** The hazardous condition should be evidenced by a clear and convincing showing that the current likelihood of the tree's falling or causing harmful effects is imminent; more than just a significant chance that it might fall or injure other plants within the next year or so. The Board recognizes that homeowners have purchased and will maintain private property insurance, for the purpose of defraying any damage costs that might be incurred as a result of falling trees or limbs. Homeowners' insurance covers such damages as "acts of nature", because that is what they are. If and when the Board determines that a tree presents a current hazard, then the Board should petition the City of Mill Creek for its permission to cut (or otherwise modify) the tree, and the removal costs incurred will be paid from Amberleigh's general maintenance funds.

2. Encroachments. The Cutting Reserves are not zones where homeowners or members of the public are allowed to enter, wander about, recreate or experience nature. The Board recognizes that various Amberleigh and Winslow homeowners will be tempted to landscape and modify the Cutting Reserve beside their own home. For example, they might trespass into the zone to do some clearing, in order to expand the appearance of their own backyard or to create a patio or garden space. For example, they might level the grounds, or make paths within the zone, using manmade materials like bark or pavers or stones. They might install fencing or irrigation lines. All of these activities within the Cutting Reserve are considered to be the result of intentional trespasses into the zone, and any human caused modifications or improvements made in the zone are considered to be unauthorized encroachments in the zone. Trespasses and encroachments of these kinds should not be tolerated. The Board may grant express written permission for some proposed encroachment, if a clear showing of need is made. The Board takes note of the existence of a cleared 'walkway' about ten feet wide that runs behind the adjacent Amberleigh homes, and this walkway serves a useful and necessary purpose; namely, to enable access to monitor the condition of the Cutting Reserve and to enable repairs or improvements to the adjacent homes and structures. The Board will take and authorize actions that maintain the walkway, keeping in mind the principal objective of disturbing the natural grounds only as necessary.

Amberleigh Homeowners' Association

Cutting Reserves

The 50 foot wide corridor that runs east to west between Amberleigh and Winslow is a "Cutting Reserve" identified on the Amberleigh Plat Map as Tract D.

Cutting Reserves are referenced at various places in the Declaration of Covenants, Conditions and Restrictions for Amberleigh (the CCRs) and Plat Maps:

1. CCR §1.11 provides that the Cutting Reserves have been created and set aside **"for the protection and preservation of native growth"** located within the zone.
2. CCR §5.2 provides that **"no clearing, grading or filling** of any kind, building construction or placement ... **shall occur** [in the cutting reserve zone] without the written permission of the City of Mill Creek".
3. CCR §5.2 provides that removal of trees by "the adjacent property owner shall be limited to those which are **dead, diseased or hazardous** and only with the written permission of the City of Mill Creek."
4. The Amberleigh Plat Map, Restriction #7, on the front page, provides that "adjacent owners are prohibited from cutting or clearing trees in the Cutting Reserves [unless the tree] is deemed a **danger and/or diseased**".

The Amberleigh Board of Directors is charged with the responsibility for maintaining all common areas within the Amberleigh Plat, and this includes the Cutting Reserve zones. In light of the prescriptions and restrictions set forth in Amberleigh's charter documents, the Board has resolved a policy statement addressing the proper means of "maintaining" the Cutting Reserves.

COVENANT FINE CAPPING

Minor Violations – up to \$1000

- Minor property maintenance
- Visible cordwood
- Inappropriate parking of vehicles, boats, RV's

Chronic Violations – up to \$5000

- Major yard, driveway, house paint, roof maintenance deficiencies
- Dumping of waste in common areas
- Conducting noxious or offensive activity so as to create a neighborhood nuisance

Major Violations – up to \$25,000

- Re-roofing with unapproved materials
- Re-painting with unapproved set of house colors
- Construction or house alteration without prior approval

Other violations not here to for mentioned above may be fined under any of the 3 categories by the Board of Directors or its assignee.

*A \$50 fine may be assessed for exterior changes without prior ACC application.

COVENANT HEARING BOARD

The Covenant Hearing Board will consist of three (3) members, by category and two (2) alternates.

- 1 Covenant Committee member
- 1 Board member
- 1 member at large with MCCA experience

The CHB will meet as needed on dates agreeable to both parties no later than thirty (30) days after the appeal is filed.

The decision of the CHB will go to the complainant in writing delivered certified mail within five (5) days on the hearing.

The complainant will be advised to come to the hearing prepared with any material he/she might deem necessary.

MCCA COVENANT COMMITTEE ENFORCEMENT "FINE SYSTEM" PROCEDURES

Mill Creek Community Association (MCCA), through its Board of Directors and Covenant Committee ensures that the requirements of the Governing Documents are carried out uniformly for the purpose of enhancing and protecting the value, desirability and attractiveness of the property subject to those documents, as well as enhancing the quality of life within MCCA.

The MCCA "fine system" has been developed to penalize those members who consistently and/or blatantly fail to comply with the covenants. Fines will be imposed only after all attempts for resolution have been exhausted in the matter, including legal notice. For example: A homeowner fails to resolve a reported violation until receipt of letter from MCCA legal counsel, then resolves the issue only to let the offending condition reoccur almost immediately.

To that end, the Board of Directors hereby enact and impose the following "fine schedule" for infractions of said Governing Documents and related, enforced guidelines:

The Covenant Hearing Board will meet as needed but no more than once a month to review Board of Director/Covenant Committee recommendations, determine fines, schedule and conduct hearings. This committee will consist of three (3) members, appointed by the Board of Directors, of which three shall be a quorum.

- A letter will be sent notifying owner of violation, proposed fine and right to a hearing on the matter.
- Owner is given ten (10) days from date of notice, unless lengthened or shortened by the committee to correct the infraction and pay the proposed fine or respond to hearing request in writing.
- If owner desires a hearing, a hearing date will be set and the owner notified by mail.
- The owner has the right to be represented, speak in his own behalf, to present witnesses and written statements at the hearing.
- Hearing date will be scheduled at least 30 days but not more than 60 days from original owner notification of violation.
- The Covenant Hearing Board will conduct a hearing on the violation (using Roberts Rules of Order). The committee will be empowered to levy a fine (within the set ranges), reduce the fine, dismiss the fine and/or continue the matter to the next monthly meeting.
- **All fines will be determined by the Covenant Hearing Board based on severity and frequency of the infraction. The fine begins accruing at \$10 per day for the first 30 days, \$20 per day for the next 30 days, \$40 per day for the next 30 days and so on.**

Please Note: All fines are on a cumulative escalating basis with each infraction or repeated infraction and contain all necessary administrative and legal fees pertaining to the violation will be included.

In accordance with the Governing Documents, in addition to the imposed fine, the Association has the right to enjoin any unapproved construction and to order removal/replacement of any unapproved improvement to the property, at the owner's expense.

Unpaid fines are subject to 18% annual interest and a lien will be placed against the property after thirty (30) days, together with related legal and recording costs. All liens are subject to collection and/or foreclosure action at the discretion of the Board of Directors, as outlined in the Governing Documents.

ARTICLE VII
RESTRICTIONS ON CONSTRUCTION, MAINTENANCE AND IMPROVEMENTS

7.1 Use Restrictions: The following restrictions shall be applicable to the use of any property subject to this Declaration:

7.1.1 No animal or fowls shall be raised, kept or permitted upon the properties or any part thereof, excepting only domestic dogs or cats, not to exceed a total of three (3), and excepting caged pet birds kept within the dwelling house, provided said dogs, cats and pet birds are not permitted to run at large and are not kept, bred or raised for commercial purposes.

7.1.2 No part of the properties shall be used for the purpose of exploring for, taking therefrom or producing therefrom gas, oil or other hydrocarbon substances.

7.1.3 No noxious or offensive activity shall be carried on upon the properties or any part thereof, nor shall anything be done or maintained thereon, which may be or become an annoyance or nuisance to the neighborhood or detract from its value as a high-class residential district. Prohibited activity shall include, without limitation:

YARD MAINTENANCE:

- improperly maintained yards, including mowing, fertilizing, watering, edging, and weeding (to include all areas within the property line)
- failure to maintain trees and shrubs, including trimming and watering to retain a landscaped appearance.
- failure to remove weeds, errant grass, dead vegetation, etc. from landscaping
- failure to remove dead trees.
- tree stumps, left intact, to be aesthetically incorporated into landscaping plans.

FENCES AND PAINTED SURFACES

- failure to replace rotted posts and/or defective boards
- failure to replace or reattach loose boards
- failure to clean and/or replace discolored, aged or raw wood
- failure to maintain painted surfaces that have become water stained, peeled or blistered, faded, uneven, blotched or weathered.

SPORTS EQUIPMENT, SURFACES

- failure to maintain equipment, sports court surfaces, swimming pools, basketball hoops, etc. in proper working order and acceptable in appearance.

CORDWOOD AND STORED ITEMS

- storage of cordwood in any area visible from street view.
- storage of debris, lawnmowers and mechanical equipment, discarded items directly in view from street and neighboring properties (i.e. in view from front/side windows).

PAVED SURFACES, DRIVEWAYS, ETC.

- failure to keep driveways, patios, sidewalks, etc. clean of debris and/or moss and mildew growth
- failure to keep roofs and gutters cleaned and/or treated for moss and plant growth.

7.1.4 It shall be the duty of the owner or occupant of any building site to improve and maintain in proper condition the area between the property line of said building site and the nearest curb or improvement street, including installing and maintaining parking bays within said area. The following restrictions apply to vehicles and recreational vehicles:

VEHICLES

- vehicles, commercially licensed or not, bearing visible work related equipment and/or apparatus for attachment of work related equipment shall not be parked or stored in the driveway or on the properties
- vehicles with logos, advertising, or wording other than those of the car manufacturer shall not be parked or stored in the driveway or on the properties
- vehicles cannot remain in/on driveways or streets loaded with trees, trash, or debris
- vehicles cannot be stored permanently, or parked as a stored item

- unmaintained, damaged, neglected, rusted, or aesthetically unappealing vehicles are not permitted to be parked or stored in the driveways or on the properties.

RECREATIONAL VEHICLES

- Permitted 24 hours before and 24 hours after a trip, for loading and unloading purposes on an occasional basis. "Occasional" has been defined as two times per month. Security is to be notified.

BOATS, CAMPER TOPS, TRAILERS, ETC.

- parking and/or storage of boats, trailers, camper tops, etc. in any area of the property visible from streets, neighboring properties, recreational areas or common areas is prohibited.

7.1.5 No owner or occupant shall remove or significantly alter any tree in any street, right-of-way, park or recreational area or other part of the common properties or properties unless permission in writing is first granted by the Association.

7.1.6 No garbage, refuse or rubbish shall be deposited or kept on any lot or building unit except in a suitable container. Loose garden trash that is required to be placed at a designated point in order to be collected may be placed and kept at such designated point for periods not to exceed twenty-four (24) hours. All areas and equipment for storage and disposal of such materials shall be kept in a clean and sanitary condition. The following rules apply to the collection and storage of garbage, yardwaste and recycling materials:

- containers for storage of trash, yardwaste, recycling, etc. are to be stored in an area not directly in view from street and neighboring properties
- containers are to be returned to the storage site within 24 hours of pickup and stored properly between pickup days.
- containers are to be emptied on a routine basis to avoid health and safety concerns.

7.1.7 Grading, clearing, removal or cutting of natural vegetation and/or stumps shall not be permitted without prior written approval of the Architectural Control Committee.

7.1.8 At the time the certificate of occupancy is issued, it shall be the duty of the owner or occupant of any building on private property to connect all roof drains and area storm drains on this property to the public or primary storm sewer system unless the Architectural Committee deems such connections to be unnecessary. Exposed curb connections should be screened from public view.

7.1.9 It shall be the duty of the owner of any building site to landscape his property within one year from the date of final building inspection or within six months of first occupancy of the structure, whichever occurs first. This includes the entire property (front, back, and side yards) and may include grass, plantings, shrubs, trees, rocks, ivy, bark, chips, etc. Exposed dirt is not acceptable.

ARTICLE VIII COMMITTEE

8.2 **Covenant Committee:** The Board of Directors may appoint such other committees as it, in its discretion, deems necessary to assist in the operation of the affairs of the Association including and without limitation...

ARTICLE IX RESTRICTIONS ON CONSTRUCTION, MAINTENANCE AND IMPROVEMENTS

9.1 Restrictions: The following restrictions are applicable to construction, maintenance and improvements on all the residential properties;

9.1.1 No fence, hedge, wall or other structures shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Committee.

Joan Heath

From: Sherrie Ringstad [sherrie@cityofmillcreek.com]
Sent: Thursday, March 19, 2015 4:21 PM
To: mdbeaumont@me.com; MaryAnn Heine at MCCA; Joan Heath; Mark Beales (mtb97@frontier.com)
Cc: wongt1@me.com; Camille Christ; Christi Amrine; Tom Rogers; Scott Smith
Subject: Regulations Related to Cutting Preserves

The purpose of this email is to answer several questions that have come up recently regarding the cutting preserve between Amberleigh and Winslow. The following is the City's position. Please keep in mind that HOA rules may be more restrictive than City rules.

When the Amberleigh subdivision was approved, 50-foot cutting preserves were proposed in Tracts B and D along the southern property boundary, in part to meet the open space requirement and to ensure consistency with the Comprehensive Plan policy requiring peripheral buffers around residential developments. These Tracts were dedicated to the Amberleigh Homeowners Association, which, as the property owner, is exclusively responsible for maintenance in these areas.

Applicable Mill Creek Municipal Code sections:

MCMC Section 14.01.030 Definitions

'Property buffer' (also referred to on plats as a 'cutting preserve') means a greenbelt of varying width located on private property intended to serve as a tree preservation area and/or to separate contiguous developments. The property buffer may be a separate tract or an easement across property and shall be clearly depicted on the face of a plat or binding site plan.

MCMC Section 16.02.175 Property buffers.

Property buffers shall be required as determined necessary by the director to achieve tree preservation, wildlife habitat, and/or to adequately separate contiguous developments, and/or as regulated by the development code and comprehensive plan.

The plat restrictions also state:

7. The owners of all lots adjacent to a cutting preserve as shown on this plat are prohibited from cutting or clearing trees in said buffer areas except as the same may be deemed a danger and/or as the same may become diseased, or as cutting or clearing may be required for the installation or maintenance of utilities upon approval by the City of Mill Creek.

As stated above, property buffers are primarily to preserve significant trees (if identified on a tree preservation plan or a minimum of 6 inches in diameter measured at 4.5'). Dead or hazardous trees, or invasive species may be cleared from a cutting preserve by the HOA with the approval of the City of Mill Creek, usually subject to a tree removal permit.

Requests for removing trees in the City, including within property buffers must be made by the property owner or authorized agent. Since the Amberleigh HOA is the owner of Tracts B and D, any request to remove trees in the cutting preserve must be made by the HOA. As stated above in Plat restriction 7, adjacent individual property owners are prohibited from cutting or clearing in the cutting preserve.

One more point I wanted to clarify is that these tracts are cutting preserves, which have different restrictions than a Native Growth Protection Area. Dead trees can be removed, they do not have to be left on the site for habitat, and this would be at the HOA's discretion. To reiterate, HOA rules may be more restrictive.

Please feel free to contact me if you need further clarification.

Sherrie

Sherrie Ringstad
Planning Specialist
City of Mill Creek
15728 Main Street
Mill Creek, WA 98012
(425) 921-5717 (direct line)
(425) 745-9650 (fax)
sherrie@cityofmillcreek.com



Please don't print this e-mail unless you really need to. Reduce, Reuse, Recycle.



March 7, 2015 12:10 PM

1728 - 163rd Pl. SE. - Amburleigh
Greenbelt