

**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 #:

14120

Date Submitted:

7/23/18

**1. Applicant Information:**

Applicant Name: JEFF & ANGIE KROELLER Phone #: 206 450 3523

Applicant Address: 1824 163rd PL.

**2. Site Information:**

Lot #: 74 Division: Amberleigh

Site Address: 1824 163rd PL.

**3. Color: (please attach all color samples):**

House: Dorian Gray Trim: Simply White Doors: Tri-Corn Black

*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 [Signature] Date: 07/23/18  
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

( ☒ ) Approve ( ) Reject [Signature] Date: 7/24/18  
MCCA Administration

( ☒ ) Approve ( ) Reject Michael Baerentzen Date: 7-23-2018

( ) Approve ( ) Reject \_\_\_\_\_ Date: \_\_\_\_\_

( ) Approve ( ) Reject \_\_\_\_\_ Date: \_\_\_\_\_





Architectural Control Committee  
Plan and Specification Review Determination  
**Additions 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 # :	1. Applicant Information: Applicant Name: <u>Jeff &amp; Angie Kroeller</u> Phone #: <u>206 4503523</u> Applicant Address: <u>1824 163rd PL. SE</u>
Date Submitted :	2. Site Information: Lot # : <u>74</u> Division: <u>Amberleigh</u> Site Address : <u>1824 163rd PL. SE</u>
ATTACH PAINT SAMPLES HERE	3. Type of Structure: Deck: _____ Patio: _____ Hot Tub: _____ Addition: _____ Separate Building: _____ Other (specify): <u>Landscape</u>
	4. Description of Structure: (Include exact location, type of materials, style color, etc.) <u>Remove grass along pathway &amp; install Rocks &amp; plants to deter Dogs From urinating &amp; Defecating</u>
ACC Insp. Month	5. Proposed Construction Drawings: <u>on our lawn.</u>
ACC Insp.	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:
Inspection Notes:	Rejected for the following reasons:
	( <input checked="" type="checkbox"/> ) Approve ( ) Reject <u>Jon Erickson</u> Date: <u>7-20-18</u> SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes
	( ) Approve ( ) Reject Date: _____
	( ) Approve ( ) Reject Date: _____
	( ) Approve ( ) Reject Date: _____
	( ) Approve ( ) Reject Date: _____





COMMUNITY ASSOCIATION

ESTABLISHED 1973

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

Proposed Construction Drawing  
(Property Sketch):



ADD NEW  
POT at end of  
TREES

- 1.) REMOVE GRASS
- 2.) ADD COBBLE ROCK  
& SMALL PLANTS



Architectural Control Committee  
*Basic Policy for Additional Construction*

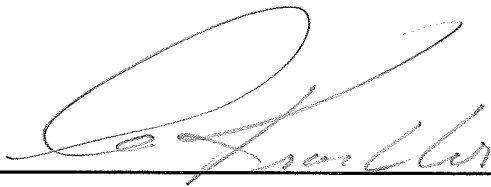
*Additions Page 3*

\*\*ALSO SEE THE ACC GUIDELINES\*\*

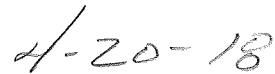
Any additional construction upon a building site must be submitted to and approved by the Architectural Control Committee prior to commencement. In the event approval has not been received, a "Stop Work Order" will be issued until such time when the property paperwork has been received and processed 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.*)





COMMUNITY ASSOCIATION  
ESTABLISHED 1973

Architectural Control Committee  
Plan and Specification Review Determination  
Additions 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 # :

1. Applicant Information:

Applicant Name: JEFF & ANGIE KROEHLER Phone #: (206) 570 0825 (ANGIE)

Applicant Address: 1824 143rd PL SE

Date Submitted :

4-10-17

2. Site Information:

Lot # : 74

Division: AMBER LEIGH

Site Address : SHARED DRIVEWAY OF 1824 & 1828

3. Type of Structure:

Deck: \_\_\_\_\_ Patio: \_\_\_\_\_ Hot Tub: \_\_\_\_\_

Addition: \_\_\_\_\_ Separate Building: \_\_\_\_\_ Other (specify): LANDSCAPE

4. Description of Structure:

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

REMOVE SHRUBS BETWEEN DRIVEWAYS REPLACE W/ ARBOVITEA HEDGE. REMOVE SHRUBS & STUMP IN

5. Proposed Construction Drawings: PLANTING (RAISED CONCRETE PLANTING REPLACE W/ SMALLER SHRUBS & SEASONAL PLANTINGS AREA)

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").

ACC Insp. Month

ACC Insp.

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:

Inspection Notes:

Rejected for the following reasons:

( ☒ ) Approve ( ) Reject

Jeff Erickson Date: 4-11-17  
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

( ) Approve ( ) Reject

Date:

( ) Approve ( ) Reject

Date:

( ) Approve ( ) Reject

Date:

( ) Approve ( ) Reject

Date:





COMMUNITY ASSOCIATION

ESTABLISHED 1973

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

Proposed Construction Drawing  
(Property Sketch):

MATT &  
LUCY'S  
DRIVEWAY

ARBOVITA HEDGE  
LAMP  
planter

JEFF &  
ANGIE'S  
DRIVEWAY

RAISED CONCRETE  
PLANTER.

SMALL  
SHRUBS





COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee  
Plan and Specification Review Determination  
Additions 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 # :	1. Applicant Information: Applicant Name: <u>JEFF &amp; ANGIE KROELLER</u> Phone #: <u>206 510 0825</u> Applicant Address: <u>1824 163rd PL. SE.</u>
Date Submitted : <u>4-10-17</u>	2. Site Information: Lot #: <u>74</u> Division: <u>AMBERLEIGH</u> Site Address : <u>same as 150, Driveway Entrance to lots 70-73</u>
ATTACH PAINT SAMPLES HERE	3. Type of Structure: Deck: _____ Patio: _____ Hot Tub: _____ Addition: _____ Separate Building: _____ Other (specify): <u>LANDSCAPE</u>
	4. Description of Structure: (Include exact location, type of materials, style color, etc.) <u>Replace ARBOVITEA (CORNER OF WALKWAY &amp; DRIVEWAY) install ROCK to stop cars from driving over SPRINKLER head</u>
ACC Insp. Month	5. Proposed Construction Drawings: <u>* SIDEWALK. REMOVE DYING PLANTS FROM FRONT &amp; REPLACE w/ SHRUBS &amp; NEW SOIL.</u> 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".)
ACC Insp.	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:
Inspection Notes:	Rejected for the following reasons:  <div><div>( <input checked="" type="checkbox"/> ) Approve ( ) Reject</div><div>( ) Approve ( ) Reject</div><div>( ) Approve ( ) Reject</div><div>( ) Approve ( ) Reject</div><div>( ) Approve ( ) Reject</div></div> <div><u>Jon Erickson</u> Date: <u>4-11-17</u> SUB-ASSOCIATION (IF APPLICABLE) Condominiums &amp; Townhomes _____ _____ _____ _____ _____</div>



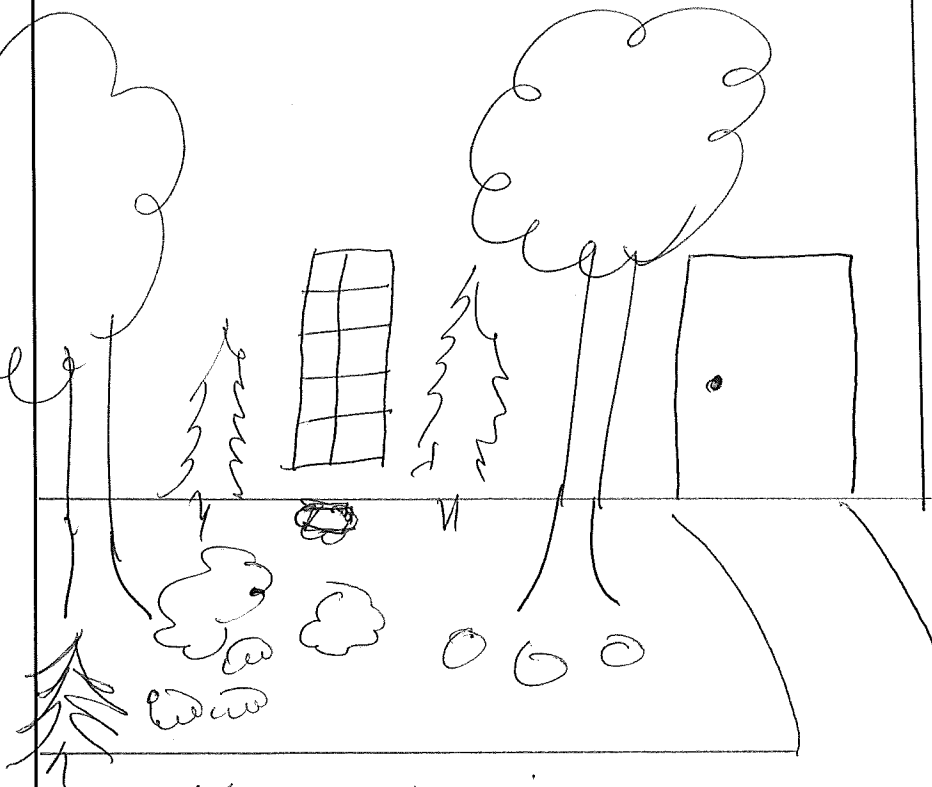


COMMUNITY ASSOCIATION

ESTABLISHED 1973

Proposed Construction Drawing  
(Property Sketch):

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



New plantings

- low maintenance shrubs
- NO Ground Cover
- plant lace maple currently in pot
- Add weeping spruce
- Add soil

WALKWAY

ARBORVITAE  
ROCK  
(ROCKS)

DRIVEWAY  
to  
LOTS  
70-  
73





ESTABLISHED 1973

Architectural Control Committee  
Plan and Specification Review Determination  
*Fence Application* (Page 1 of 3)

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.

For MCCA Use
Submittal Number
Date Submitted 5/17/16

Attach color samples here.

ACC Insp. Month
ACC Insp.
Inspection Notes

<b>1. Applicant Information</b>	
Name: Jeff Kroeller	Phone: 206-450-3523
Address: 1824 163 <sup>rd</sup> Pl SE	
<b>2. Site Information</b>	
Division: Amberleigh	Lot Number: 74
Site Address: same	
<b>3. Fence Description</b>	
Style of Fence: Full panel	
Type of Material: Wood	
Color & Dimensions: 38.5ft X 6ft and 20.5ft x 4ft. Natural Cedar and then stained medium brown to blend with natural surroundings.	
<b>4. Proposed Construction Drawings - see Page 2.</b>	
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:	
( <input checked="" type="checkbox"/> ) Approve	( <input type="checkbox"/> ) Reject
( <input type="checkbox"/> ) Approve	( <input type="checkbox"/> ) Reject
( <input type="checkbox"/> ) Approve	( <input type="checkbox"/> ) Reject
( <input type="checkbox"/> ) Approve	( <input type="checkbox"/> ) Reject
( <input type="checkbox"/> ) Approve	( <input type="checkbox"/> ) Reject
( <input type="checkbox"/> ) Approve	( <input type="checkbox"/> ) Reject
( <input type="checkbox"/> ) Approve	( <input type="checkbox"/> ) Reject

Condominiums & Townhomes ACC or Board Approval  
  
MCCA Administration

Date: 5/17/16  
Date: 5/17/16  
Date:  
Date:  
Date:  
Date:

Chairman, Architectural Control Committee

Date:

Application may be mailed to or dropped off at the MCCA Office in the bottom floor of the John L. Scott Building at 15714 Country Club Drive.



Architectural Control Committee  
Plan and Specification Review Determination  
*Fence Application* (Page 2 of 3)

IMPORTANT: Include a sketch of the proposed fencing describing location on the property, dimensions and style (see item #1 of "Basic Policy for Fence Construction" on page 3). Attach additional sheets if needed.

Proposed Construction Drawing  
(Property sketch):

Please see attached drawing





Architectural Control Committee  
Plan and Specification Review Determination  
*Fence Application* (Page 3 of 3)

---

***Basic Policy for Fence Construction***

---

Fences are acceptable structures in Mill Creek, **but must be constructed so as to maintain the integral character of the community** and, pursuant to this concept, the following guidelines are hereby established by the Architectural Control Committee:

1. Prior to commencement and erection of any fence, a drawing of the design and specifications describing the type, shape, materials, height and color must be submitted, in duplicate, and approved in writing by the Committee. The detailed information must include the exact location of the fence in relation to the property boundaries and existing structures. It is the applicant's responsibility to locate and identify the property markers, both on the site and as submitted on the accompanying sketch.
2. **Fences will not be permitted in the following areas:**
  - 2.1. Front yard of any lot
  - 2.2. Rear yard of any Fairway lot except where enclosing a swimming pool.
  - 2.3. Cutting preserve area along Village Green Drive and Trillium Boulevard, except when enclosing a swimming pool.
  - 2.4. Any common property, or any portion thereof.
3. **General conditions for fencing:**
  - 3.1. Natural evergreen screening is encouraged. If natural screening is installed, temporary fencing may be approved if erected simultaneously with natural permanent planting.
  - 3.2. All fences shall harmonize with the existing or new landscaping. The Committee will consider, in addition, the harmony of external design and location in relation to topography and surrounding structures.
    - 3.2.1. Fencing is to be no higher than six feet as measured from average grade surrounding the fence.
    - 3.2.2. The finish shall be consistent with the material and color of the adjoining residence, except natural transparent stain may be used on cedar or redwood fencing.
    - 3.2.3. The finished side must face adjacent properties and streets.
    - 3.2.4. Chainlink and other similar products are strictly prohibited. (Article IX, Paragraph 9.1.10)
    - 3.2.5. All fences shall be maintained in a proper condition.

**Please Note:** Approved plans are subject to final inspection, if deemed necessary by the Committee. In case of changes, the plans must be resubmitted to the Committee. Any variance from presented plans may be subject to change or removal at the committee's discretion. Any construction without approval will result in a "Stop Work Order" being issued until such time as the property approval process has been complete.

**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

5/12/16  
Date

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



# FENCING ESTIMATE AND CONTRACT

P.O Box 1017, Lake Stevens, WA 98258  
(425) 335-1117 • Fax: (425) 335-4182

BID DATE: 8/5/16  
JOB NO: \_\_\_\_\_  
SALESMAN: NRA

CUSTOMER: <u>Jeff Kroeller</u>	JOB SITE: <u>1824-163<sup>rd</sup> PL SE</u> <u>Millenack</u>
PHONE: (     ) (     )	EMAIL: _____

LOCATE NO: \_\_\_\_\_ COMPLETION DATE: \_\_\_\_\_ PAGE: \_\_\_\_\_ GRID: \_\_\_\_\_  
(1-800-424-5555)

## WOOD / CHAIN LINK / OTHER

LENGTH	HT	STYLE
<u>58</u>	<u>6</u>	<u>Full</u>
	<u>3</u>	<u>Rail</u>

LINE POST 4 1/2 PT

TERMINALS

GATE POSTS 4 1/2 PT.

RAILS 2x4 cedar

BOARD SIZE 1x4 #2

FABRIC GAUGE

FABRIC COLOR

TENSION WIRE

BARB WIRE

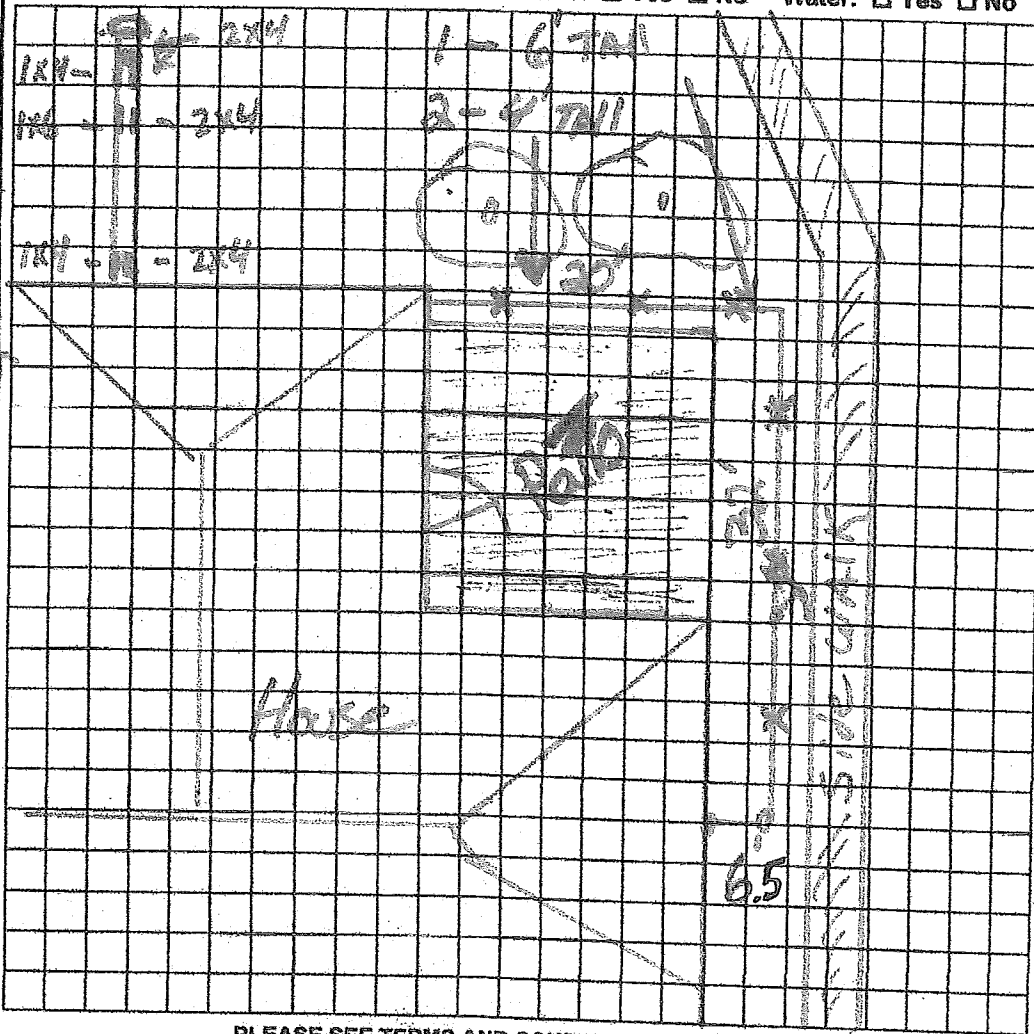
FACING INIT.

### GATES

1-3 FT Full panel

\* ADD 1x6 Mid  
Faishe + 2x4  
cedar Rail

Underground Utilities: ☐ Yes ☐ No Power: ☐ Yes ☐ No Water: ☐ Yes ☐ No



PLEASE SEE TERMS AND CONDITIONS ON REVERSE

SUBTOTAL: \_\_\_\_\_

SALES TAX: \_\_\_\_\_

TOTAL: \_\_\_\_\_

50% DEPOSIT: \_\_\_\_\_

BALANCE DUE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

30  
May 28, 2014

Dr. and Mrs. John V. Robinson  
1824 163<sup>rd</sup> Pl. S.E.  
Mill Creek, WA 98012

Re: Request for reimbursement from AHA for costs of repair of damage to home

Dear Dr. and Mrs. Robinson:


The Board of the Amberleigh Homeowners' Association (the "Association") has taken into consideration your request for reimbursement for repairs to your home set forth in your May 13, 2014 letter.


Your letter states your assumption that dry rot damage to your home was caused categorically by long-term neglect and failure of the Board to maintain the Amberleigh irrigation system, without taking into account the myriad other contributory factors, not the least of which would be our well-documented and noticeably damp rainy climate for eight or nine months out of the year when the irrigation system is not in use.


It is incumbent upon each homeowner to inspect, maintain, and care for their own home, as stipulated in our Amberleigh CCR's, Article 10, page 10, which states: "Exterior Maintenance by Owner. Each residence shall be maintained by the Owner in accord with the standards imposed by the MCCA." It is not the duty or obligation of the Board to provide home inspection and maintenance services to residents to check siding, fascia boards, roofs, gutters, foundations, electrical, or plumbing.

While we are sympathetic to your situation and appreciate your thoughtful attention to the matter, we do not agree with your contention that the dry rot has been caused by the irrigation system. The Amberleigh Board, therefore, cannot grant your request for reimbursement.

Very Truly Yours,

  
\_\_\_\_\_  
Bill Ross, President

  
\_\_\_\_\_  
Diana Beaumont, Treasurer

  
\_\_\_\_\_  
Marjorie Rhodes, Secretary

cc: Michael Beaumont  
John Erickson



May \_\_\_, 2014

Dr. and Mrs. John V. Robinson  
1824 163<sup>rd</sup> Pl. S.E.  
Mill Creek WA 98012

Re: Request for reimbursement from AHA for costs of repair of damage to home

Dear Dr. and Mrs. Robinson:

The Board of the Amberleigh Homeowners' Association (the "Association") has taken into consideration your request for reimbursement for repairs to your home set forth in your May 13, 2014 letter.

While we are sympathetic to your situation, we do not agree with your contention that the dry rot has been caused by the irrigation system. The irrigation system is checked every year when it is turned on. Each and every sprinkler head is individually checked for proper alignment. Furthermore, the system is normally set to run 3 to 4 times a week for a period of 5 to 10 minutes when the temperature is under 80 degrees, and increased to 5 to 6 days per week if the temperature exceeds 80 degrees for an extended time. The short period of time in which the system is operating would not give rise to the damage you are experiencing. Circumstances that could have initially caused or further exacerbated the dry rot problem at your home are (1) the location of your home at the bottom of a hill where runoff from higher ground collects, or (2) failure to have your gutters and roof cleaned on a regular basis, causing the gutters to overflow. Added to that, we are all aware that we live in a very wet climate. Due to the aging of our homes, many people in the subdivision are experiencing or have experienced dry rot and have either had the affected areas on their homes repaired or intend to repair the damage at their own expense.

Section 10.1 of the Amberleigh CC&Rs states that exterior maintenance of each residence shall be maintained by the owner of the residence. The Association is not responsible for an individual's home repairs and maintenance. The Association's duties are limited to landscaping and architectural control, subject to the larger Mill Creek Homeowners' Association CC&rRs.



We appreciate your thoughtful discussion of the issue, but we cannot agree to reimbursement as you requested.

Very truly yours,

---

Bill Ross, President

---

Diana Beaumont, Treasurer

---

Marjorie Rhodes, Secretary

cc: Michael Beaumont  
Jon Erickson



The board has taken into consideration your request of paying for repairs need on your home. We are not in agreement with your reading of the ccrs that there is any liability on behalf of the HOA.

The board does not Agree with Your contention that the dry rot has been caused by irrigation, the system is check every year when it is turned on each and every sprinkler head is individually check for proper alignment.

Further the irrigation is normally set to run 3-4 times a week for a period of 5-10 minutes when the temperature is under 80 degrees, and is creased to 5-6 days if the temperature exceeds 80 degrees for an extended time.

Some of your issues in the opinion of the board are due to

Your home is situated at the bottom of a hill and is in a low spot where run off from higher ground collects. Possible not having your gutters and roof cleaned on a regular bases, which causes the gutters to overflow.



To: Members of the Board of Directors (the Board) of the Amberleigh Homeowners' Association (AHA):

Mr. Bill Ross, Mrs. Diana Beaumont and Mrs. Marjorie Rhodes

Re: Request for reimbursement from AHA of the costs to repair damage to the front of our home (Plot No. 74) caused by the AHA sprinkler system.

Date: May 13, 2014

References:

1. Bylaws of Amberleigh Homeowners Association, 12/17/98
2. Declaration of Covenants, Conditions and Restrictions of Amberleigh Homeowners' Association 13 August, 2011 version
3. Rules and Regulations of Amberleigh Homeowners' Association, 26 August 2011 edition
4. Chapter 64.38 RCW HOMEOWNERS' ASSOCIATIONS
5. Amberleigh Homeowners Association Profit and Loss Budget vs. Actual July 2013 through March 2014

Recently, Mr. Mike Beaumont and Mr. Jon Erickson brought to my attention rotted wood on portions of the front of my home adjacent to various sprinkler heads. See attached pictures of some of the damaged portions. Neither my wife, Janet, nor I had previously noticed this damage. These two gentlemen made this discovery while planning to have planted a bush for one next to and to the right of my home which the AHA had recently removed. Each of them said or implied that it was my responsibility to have the damage repaired and recommended I get an estimate from Dave Wickline, General Contractor, to repair the damage. I did that. A copy of that estimate ( \$1929.50) is attached. Another estimate from Holland Construction Co. for \$1463.16 is also attached. The Holland Co. estimate states there may be a need for further charges if hidden dry rot is discovered.

I plan to hire one of these firms to repair the damage to our home. When the work has been completed I will submit evidence of the total costs to the Board for reimbursement. I respectfully suggest that AHA funding for these repairs could be derived from budget item entitled " irrigation repair and maintenance" (see attached Ref. 5) or from reserves set aside for unanticipated repairs or replacements.

I have been advised by Mr. Beaumont, a member of the AACC, that the repairs are not considered a significant project and therefore do not require written AACC pre-approval.

A few days after being made aware of the damage, I phoned Mr. Bill Ross, President of AHA and a member of the Board, and invited him to my home to discuss which party is responsible for paying to repair the damage. He refused my invitation. Mr. Ross said it was my responsibility, as the home owner, to have noticed the damage being done to my home by the sprinkler system and then to have asked the AHA to rectify the situation. He said that in the past the Board had received similar requests from owners complaining about the same kind of problem with the sprinkler system and in each



instance the Board had ruled that it was, as he alleged, the responsibility of the home owner to notice the damage and to pay for repairs. He further offered: "Your insurance will pay for it anyway."

I asked Mr. Ross for copies of the minutes of the Board meetings in which the Board had ruled as he asserted. He refused to assist me in obtaining such minutes. I subsequently met Mrs. Rhodes, Secretary of the AHA, who, at my request, reviewed the minutes she had and found minutes of only one Board meeting (held on 26 February, 2013) that dealt with anything remotely similar to the present situation. Those minutes mention a request from a home owner for payment relating to a rotted private fence. The request was denied on the basis of Amberleigh CCR's Section 6.5c (Ref. 2), which deals solely with private fences. I therefore, herein and officially, request Mr. Ross to provide me with copies of the minutes of the several Board meetings that substantiate his claim that the Board has ruled as he has alleged.

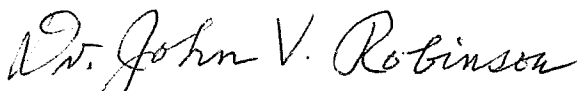
Since talking to Mr. Ross, I reviewed References 1 through 4 (which I believe constitute all the governing AHA documents) and found no statement that, as a homeowner, it was my responsibility to notice damage to my home being done by the AHA sprinkler system. I therefore, herein and officially, request Mr. Ross to provide me with a bonafide AHA document that substantiates his claim.

In reviewing Reference 2, I found the following statements that relate to responsibilities in this matter:

- a. CCR 1.4: "Common Maintenance Areas to be maintained by the association are described as follows: 7. Lawn areas, plants and landscaping between the street and edge of the building."  
My Comment: "Landscaping" includes the sprinkler system. "Maintained" includes ensuring that the sprinklers are not causing damage to the wood façade of the home.
- b. CCR 7.2: "The need for maintenance or repair of the Common Maintenance Areas shall be determined by the Board of Directors."  
My Comments: In order for the Board to discharge this responsibility, the Board should have maintained timely surveillance of the operation of the sprinklers surrounding the front of my home to ensure no damage was being done to my home. This the Board neglected to do for a long period of time; perhaps years based upon the extent of the rotting.  
Moreover, the Board recognizes this responsibility in that the AHA Budget (see Ref. 5) contains a line item entitled "irrigation repair and maintenance".

We assume our request for reimbursement will necessitate a meeting of the Board to determine a response. If so, my wife and I request that we be informed in a timely manner of the place, date and time of that meeting since my wife and I intend to attend that meeting.

Very truly yours,

  
Dr. John V. Robinson

Attachments

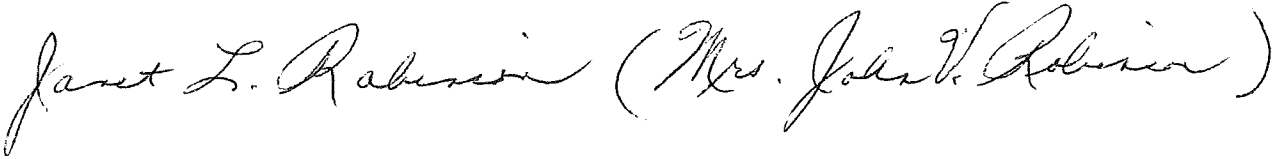


Cc: Mr. Mike Beaumont

Mr. Jon Erickson

By affixing my signature below, I declare I am in accord with the statements made by my husband in this letter and join him in his request for reimbursement by the AHA of the costs to repair our home.

Respectfully ,

A handwritten signature in cursive script that reads "Janet L. Robinson (Mrs. John V. Robinson)". The signature is written in dark ink and is positioned above the printed name.

Mrs. John V. Robinson





~~se damage~~

+John



[Click to Reply or Forward](#)

SPRINKLER  
HEAD

Fi  
G

C  
D











# Wickline Construction

1232 121st Ave SE  
Lake Stevens, WA 98258

# Estimate

Date	Estimate #
4/1/2014	685

Name / Address
Dr John Robinson 1824 163rd PL SE Millcreek, Wa 98012-8051

Ship To

Description	Qty	Cost	Total
Remove rotten siding apron around base of decorative wall to right of front door. Supply and install new 2x10 TK cedar apron to base of decorative wall.  Remove rotten base to front entry columns. Remove post wraps on 4 of 5 columns. Supply and install new cedar post wraps and column boots. Post wraps to be made from TK cedar Match existing trim details as close as possible.  Caulk, prime and paint all repairs. Homeowner to provide paint color and Manufacture or paint.  <i>What about board next to driveway?</i>	1	1,760.49	1,760.49T

		<b>Subtotal</b>	\$1,760.49
Signature _____		<b>Sales Tax (9.6%)</b>	\$169.01
		<b>Total</b>	\$1,929.50

Phone #	Fax #	E-mail
425-397-8480	425-377-0922	wicklineconstruction@gmail.com



## HOLLAND CONSTRUCTION COMPANY

Steve Holland, General Contractor  
9724 146<sup>th</sup> Pl SE, Snohomish, WA 98296  
Cell 206-949-4332, Home office 425-481-7450 or Fax 360-668-5072  
License # HOLLACC062LL

## JAMES BRISCHKE BUILDERS

James Brischke, General Contractor  
806 S. Davies Rd., Lake Stevens, WA 98258  
License # JAMESBB077QR

April 12, 2014

Dr. Jack Robinson  
1824 163<sup>rd</sup> Pl SE  
Mill Creek, WA 98012

### Dry Rot Repair:

1. Remove dry rot areas on four front main roof support posts. Inspect structural post inside and replace damaged exterior if post support is not damaged.
2. Replace dry rot 1x10 fascia on front right of home, inspect for additional dry rot on structure.
3. Replace dry rot on front left of home, inspect for additional dry rot on structure.
4. Prime and paint all new cedar and paint.

\$1,335.00 plus sales tax

128.16 TAX

1,463.16 TOTAL

Note:  
There is no charge for any dry rot found underneath the cedar trim. We will inspect for hidden dry rot and give an additional bid for repair when these areas are uncovered.



## HOLLAND CONSTRUCTION CO.

GENERAL CONTRACTOR

9724 146TH PL. SE • SNOHOMISH, WA 98296  
www.millcreekremodel.com | www.hollandconstructionco.com

STEVE HOLLAND  
LIC # HOLLACC062LL  
sholland\_construction@yahoo.com

OFFICE: 425-481-7450  
CELL: 206-949-4332  
FAX: 360-668-5072



03/25/14

Amberleigh Homeowners' Association  
Profit and Loss Budget vs. Actual  
July 2013 through March 2014

REF. 5

	Jul '13 - Mar '14	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Key Bank interest	10.85			
Homeowner dues received	15.00			
Late fees	88,440.00	117,920.00	-29,480.00	75.0%
Homeowner dues received - Other				
Total Homeowner dues received	88,455.00	117,920.00	-29,465.00	75.0%
Total Income	88,465.85	117,920.00	-29,454.15	75.0%
Expense				
General and Administrative				
Postage Expense	120.80	175.00	-54.20	69.0%
Office Supplies	0.00	397.00	-397.00	0.0%
Miscellaneous	371.68	616.00	-244.32	60.3%
Insurance Expense	1,819.00	1,870.00	-51.00	97.3%
MCCA Dues	26,070.00	26,070.00	0.00	100.0%
Total General and Administrative	28,381.48	29,128.00	-746.52	97.4%
Landscaping and Groundskeeping				
Electrical repair & maintenance	334.60	1,870.00	-1,535.40	17.9%
Irrigation repair & maint	2,137.14	2,222.00	-84.86	96.2%
Landscape Contract	39,567.04	53,284.00	-13,716.96	74.3%
Landscape repair & maint	8,687.33	21,648.00	-12,960.67	40.1%
Total Landscaping and Groundskeep...	50,726.11	79,024.00	-28,297.89	64.2%
Utilities				
Snohomish Co PUD	1,515.74	2,200.00	-684.26	68.9%
Alderwood Water District	7,330.73	7,568.00	-237.27	96.9%
Total Utilities	8,846.47	9,768.00	-921.53	90.6%
Computer and Internet Expenses	24.75			
Total Expense	87,978.81	117,920.00	-29,941.19	74.6%
Net Ordinary Income	487.04	0.00	487.04	100.0%
Net Income	487.04	0.00	487.04	100.0%



r. John Robinson  
24 163rd Pl SE  
Mill Creek, WA 98012



7013 2250 0001 8588 3092



1000



98012

MILL CREEK, WA  
0812  
MAY 13-14  
PMOUNT

\$4.70


00089407-10

MRS. MARJORIE RHODES

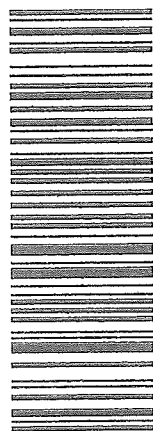
1907 163<sup>RD</sup> ST. S.E.

MILL CREEK, WA 98012



  
Mr. John Robinson  
1824 163rd Pl SE  
Mill Creek, WA 98012

CERTIFIED MAIL



7013 2250 0001 8588 3092



1000




98012

MRS. MARGARIE RHODES

1907 163<sup>RD</sup> ST. S.E.

MILL CREEK, WA 98012



From: **Diana Beaumont** [mdbeaumont@me.com](mailto:mdbeaumont@me.com)   
Subject: CCR's Table of Contents & Rules & Reg's  
Date: March 27, 2014 at 4:58 PM  
To: Robinson Jack & Janet [jvrobinson15@gmail.com](mailto:jvrobinson15@gmail.com)



1a CCR's 2011 Table of  
Contents.pdf



3a Rules & Reg's 2011  
Table of Contents.pdf



3b Rules & Reg's  
2011.pdf

Hi Janet and Jack,

I have been out for most of the day, but Michael tells me he sent you the pdf of our Amberleigh Covenants, which is on file with the County. As well, I keep a copy on my computer...and for ease in locating subject items I have compiled a Table of Contents, which I attach for you to this message.

Also attached is a copy of the R & R's (Rules & Regulations) and its corresponding Table of Contents. Please let me know if you have any questions. These are all pdf's so you just click on them and they should pop open for you to read or print, as you prefer.

Michael also gave you the Amberleigh website, <http://amberleighatmillcreek.com> which we also put on the bottom of your dues notice in case you need to look for it.

Kind regards,

Diana

*Diana Beaumont*

[mdbeaumont@me.com](mailto:mdbeaumont@me.com)

*Visit our Beaumont website*

[www.beaumontfamilyhistory.com](http://www.beaumontfamilyhistory.com)

From: **John Robinson** jvrobinson15@gmail.com  
Subject: Re: CCR's Table of Contents & Rules & Reg's  
Date: April 3, 2014 at 3:58 PM  
To: Diana Beaumont mdbeaumont@me.com

Diana: Thank you for all the help and information you provided. However I still have not been able to find the Covenants. Mike sent me a link to the County but I was unable to figure out the proper info needed to get to the Amberleigh CC&Rs. Can you help? Janet and I hope you and Mike are enjoying your stay on Maui. God bless.  
Jack

chiraxo

Amberleigh Homeowners' Association

c/o Bob Williamson, Secretary

16326 - 17<sup>th</sup> Ave. S.E.

Mill Creek, WA 98012

September 23, 2008

Jack Robinson, Lot 74  
1824 - 163<sup>rd</sup> Pl. S.E.  
Mill Creek, WA 98012

**Re: Follow up Re: Request for Tree Removal**


Dear Jack:

I think we have some good news for you. The Amberleigh Directors again discussed the question of Amberleigh's role with respect to cutting and/or preserving trees in the Cutting Reserve zones. As a result, we have concluded that the tree in question should be topped, and the HOA has obtained permission from the City of Mill Creek to top the tree, and the HOA will pay for the work. Here is a recap of our thinking.

The Amberleigh Board is charged with balancing two potentially inconsistent objectives with respect to trees in the Cutting Reserves. On one hand, we want to assure that the trees located there do not present an unreasonable degree of danger of causing any injury to any persons or property (we empathize with homeowners' concerns whether well founded or not). On the other hand, we are charged with the responsibility to preserve the natural environment in those zones, which includes preserving trees and plants (dead or alive), unless a circumstance is found that presents an unreasonable degree of danger of causing any injury to any persons or property. We believe that this balance is best obtained by requiring, in general, that no tree should be cut unless it is first shown to present an unreasonable degree of danger of causing any injury to any persons or property. That is, all trees present an inherent risk of causing damage (whether dead or alive), but only trees that pose a 'dangerous' level of risk reach the level of risk necessary for a decision to take action to mitigate the risk. We have not yet resolved what level of "dangerousness" must first be shown, because we have also resolved an exception to our own general policy. Namely, if and when the Board observes that a particular large tree is "obviously dead", then the Board will seek to have the tree 'topped' (rather than fully cut down) even if there is no showing that the situation has become 'dangerous'. We see this as an appropriate compromise that can both lessen injury concerns and preserve the tree.

We will be arranging for a tree contractor to top the tree in question. The work may occur within the next few weeks.

Amberleigh Homeowners' Association

By:   
Bob Williamson, Secretary



**Bob Williamson**

---

**From:** Beaumont Michael & Diana [mdbeaumont@comcast.net]  
**Sent:** Friday, September 12, 2008 11:23 AM  
**To:** tom@cityofmillcreek.com  
**Subject:** Dead tree in Amberleigh

Tom

Thank you for your time, if there are any questions please let me know



P1000097.JPG



16344 18th Dr SE





Amberleigh Homeowners' Association

c/o Bob Williamson, Secretary

16326 – 17<sup>th</sup> Ave. S.E.

Mill Creek, WA 98012

September 15, 2008

Jack Robinson  
1824 – 163<sup>rd</sup> Pl. S.E.  
Mill Creek, WA 98012

**Re: Request for Tree Removal**

Dear Jack:

The Amberleigh Directors met recently and they considered your written request for removal of a certain tree located near your home in the cutting preserve zone between Amberleigh and Winslow. We understand that you are referring to the dead (or dying) tall fir tree located approximately 30 feet south of lot 73. There are complications with any plan for removal of a tree from that area.

At our recent meeting the directors considered my informational report regarding trees in the cutting preserve buffer zone. We believe that before that tree could be removed that permissions from MCCA, Amberleigh and the City will be required. The Board is still considering its own position with respect to what threshold of need should be shown before overcoming the Board's duty to protect the trees (dead or alive) in that zone. So far, I think you could see for yourself that we are inclined to require that some showing of "danger" must be made before granting approval for cutting and removal. At this point in time, we are not satisfied that the tree presents a sufficient degree of risk to be considered dangerous. We are thinking more on this matter before setting some policy direction. We have not yet determined what sorts of dangerous situations (where one is shown), if any, should cause the HOA to undertake its own application with the city for removal. We will get back to you soon with a more definitive response. We encourage you to provide any further information you can as to the level of danger posed by this tree in particular.

In the meantime, we have encouraged you to personally make application with the City for its permission. If you are able to obtain permission from the City and MCCA, then Amberleigh would grant its permission. Any costs you incur in making or supporting your applications for approval will be your own responsibility. Your costs would include any application, arborist, contractor, disposal, restoration and tree replacement charges. If any tree replacement requirements are imposed, then our approval will also be needed with respect to the proposed placement locations for such replacement trees.



Sincerely,

Amberleigh Homeowners' Association

By: Bob Williamson

Bob Williamson, Secretary



LOT 74

**HuffmanDesign**

---

**From:** Jack Robinson [jvrobinson15@hotmail.com]  
**Sent:** Tuesday, September 16, 2008 2:45 PM  
**To:** BEAUMENT, mike  
**Cc:** kerickso@comcast.net; tymunko@comcast.net; huffmandesign@comcast.net  
**Subject:** sprinkler head

① Mike: A lady visitor to my home today came very close to falling having tripped over the sprinkler head that is located at the junction of my front walkway and the sidewalk. Fortunately, she caught her balance before she fell. Please do what you can to get the problem fixed.

I can only hope that board member Bob Williamson, Esq., does not advise that I "get my butt down to City Hall and fix it yourself". By the way my attorney tells me that any board member of a home owners association that ignores a notice of a bonafide hazard to people and property is personally liable to damages. Interesting, no?

I much appreciate your suggestion(although, as you stated, you are not a member of the board) to ask the city for permission to crop the tree about which I am so concerned. I hope that can be accomplished before the next windy season which is coming soon. Please let me know when you plan to approach the city.

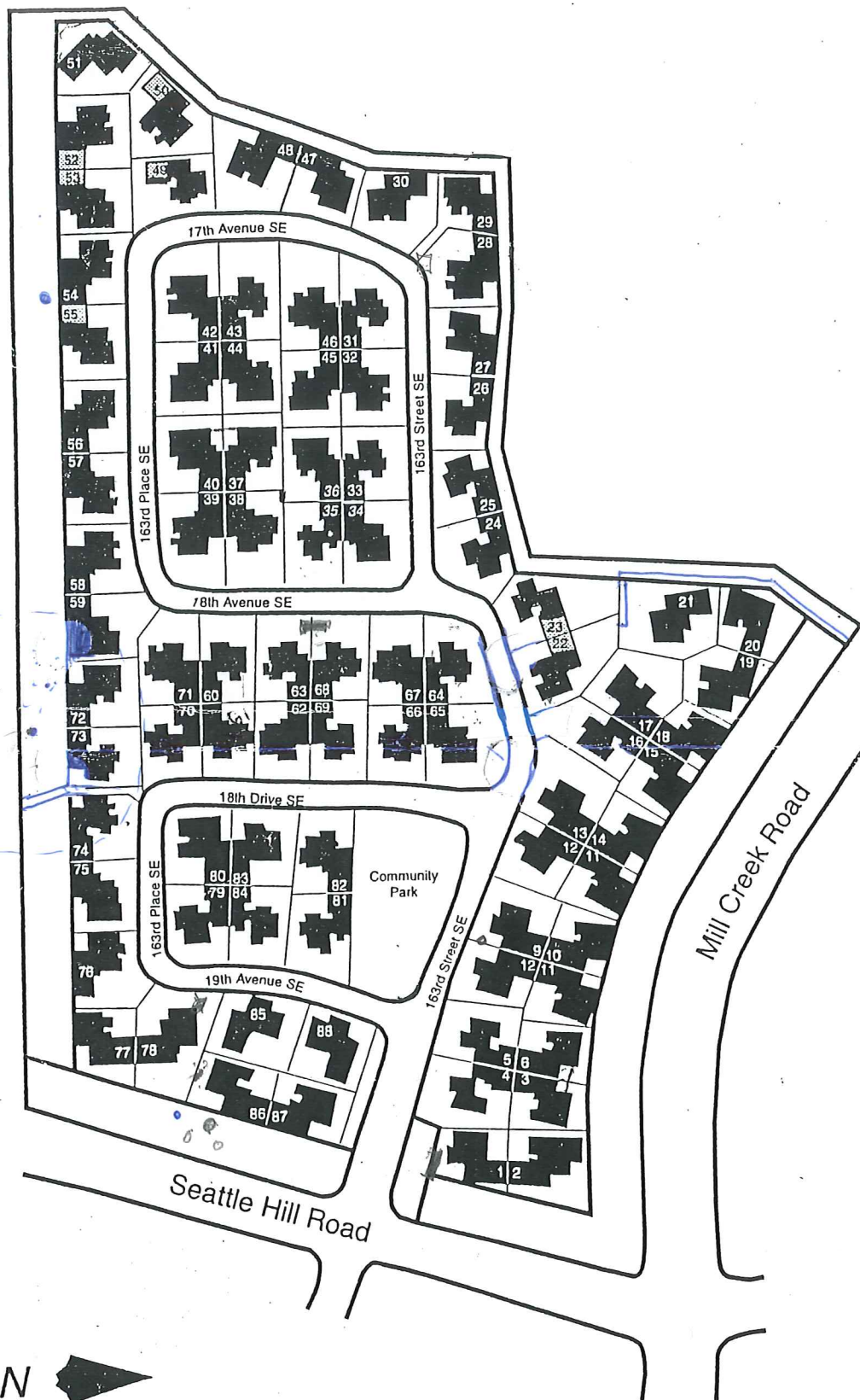
Again thanks for your having shown empathy regarding my safety concern as opposed to worrying about how much it would cost to alleviate the danger. Best to Diana. God bless. Jack

---

Want to do more with Windows Live? Learn "10 hidden secrets" from Jamie. [Learn Now](#)



LOT 74





Bob Williamson

---

LOT 74

**From:** Beaumont Michael & Diana [mdbeaumont@comcast.net]  
**Sent:** Wednesday, September 17, 2008 3:52 PM  
**To:** Bob Williamson  
**Cc:** Erickson Jon; Munko Tony  
**Subject:** Re: Landscape Letters

Bob

I just finished with the city and they have given us written permission to remove this tree. I told him we of the opinion to remove about half or 2/4 of the tree leaving a snag of 25-30' this is very acceptable to the city

In your letter to Jack in the 2nd paragraph, first line, I think it should read "the directors considered your informational report not "MY"

The third paragraph at this point I dont think needs to be included, as we have the approval to remove the tree if the board so desires.

Michael  
mdbeaumont@comcast.net  
latest Beaumont web page at  
<http://home.comcast.net/~mdbeaumont/>

On Sep 17, 2008, at 3:19 PM, Bob Williamson wrote:

Guys: See the attached letters sent to specific homeowners. FYI

Robert P. Williamson  
*Attorney at Law*  
16300 Mill Creek Blvd. #205  
Mill Creek, WA 98012  
Tel: 425-743-0728  
Fax: 425-742-9283  
[bob@millcreeklawyer.com](mailto:bob@millcreeklawyer.com)

CAUTION: This email is covered by the Electronic Communications Privacy Act, 18 USC 2510-2521, and is legally privileged. The contents of this message and any attachments may be protected by attorney-client privilege, work product doctrine or other applicable protection. The information contained in this email message is intended only for the use of the recipient named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or use of the contents of this transmission is prohibited. If you have received this email transmission in error, please notify me and delete the original message. Thank you.

<20080917135536974.pdf>



## HuffmanDesign

---

**From:** Beaumont Michael & Diana [mdbeaumont@comcast.net]  
**Sent:** Saturday, September 20, 2008 8:16 PM  
**To:** HuffmanDesign  
**Subject:** Re: Robinson Tree

LOT 274

your working overtime but looks good to me

Michael t  
[mdbeaumont@comcast.net](mailto:mdbeaumont@comcast.net)  
latest Beaumont web page at  
<http://home.comcast.net/~mdbeaumont/>

On Sep 20, 2008, at 4:57 PM, HuffmanDesign wrote:

Guys: See the attached letter to Robinson, to follow up with our earlier correspondence. Your comments please.  
<RobinsonLtr.doc>

9/21/2008



## HuffmanDesign

---

**From:** Jon Erickson [kerickso@comcast.net]  
**Sent:** Monday, September 22, 2008 7:17 AM  
**To:** 'HuffmanDesign'  
**Subject:** RE: Robinson Tree

LOT 74

Bob:  
The letter looks good.  
Jon

---

**From:** HuffmanDesign [mailto:HuffmanDesign@comcast.net]  
**Sent:** Saturday, September 20, 2008 4:58 PM  
**To:** 'Tony Munko'; 'Jon Erickson'  
**Cc:** mdbeaumont@comcast.net  
**Subject:** Robinson Tree

Guys: See the attached letter to Robinson, to follow up with our earlier correspondence. Your comments please.

9/22/2008



Lot 74

Amberleigh Homeowners' Association

c/o Bob Williamson, Secretary

16326 - 17<sup>th</sup> Ave. S.E.

Mill Creek, WA 98012

September 23, 2008

Jack Robinson, Lot 74  
1824 - 163<sup>rd</sup> Pl. S.E.  
Mill Creek, WA 98012

**Re: Follow up Re: Request for Tree Removal**

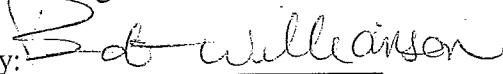
Dear Jack:

I think we have some good news for you. The Amberleigh Directors again discussed the question of Amberleigh's role with respect to cutting and/or preserving trees in the Cutting Reserve zones. As a result, we have concluded that the tree in question should be topped, and the HOA has obtained permission from the City of Mill Creek to top the tree, and the HOA will pay for the work. Here is a recap of our thinking.

The Amberleigh Board is charged with balancing two potentially inconsistent objectives with respect to trees in the Cutting Reserves. On one hand, we want to assure that the trees located there do not present an unreasonable degree of danger of causing any injury to any persons or property (we empathize with homeowners' concerns whether well founded or not). On the other hand, we are charged with the responsibility to preserve the natural environment in those zones, which includes preserving trees and plants (dead or alive), unless a circumstance is found that presents an unreasonable degree of danger of causing any injury to any persons or property. We believe that this balance is best obtained by requiring, in general, that no tree should be cut unless it is first shown to present an unreasonable degree of danger of causing any injury to any persons or property. That is, all trees present an inherent risk of causing damage (whether dead or alive), but only trees that pose a 'dangerous' level of risk reach the level of risk necessary for a decision to take action to mitigate the risk. We have not yet resolved what level of "dangerousness" must first be shown, because we have also resolved an exception to our own general policy. Namely, if and when the Board observes that a particular large tree is "obviously dead", then the Board will seek to have the tree 'topped' (rather than fully cut down) even if there is no showing that the situation has become 'dangerous'. We see this as an appropriate compromise that can both lessen injury concerns and preserve the tree.

We will be arranging for a tree contractor to top the tree in question. The work may occur within the next few weeks.

Amberleigh Homeowners' Association

By:   
Bob Williamson, Secretary

