

MANORWOOD HOA



QUARTERLY NEWSLETTER

SUMMER

2017

CURRENT BOARD MEMBERS

- Keith Fabling, President
- Josh Beloit, Vice President
- Stacia Marshall, Secretary/Treasurer
- Janet Fabling, Co- Director
- Bob Anderson, Director
- Tre' Johnson, Director
- Daniel Robbs, Director
- Mark Thurber, Director
- Scott Overby, Co- Director
- Jami Overby, Co- Director

Manorwood Website:
www.manorwood.org

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PRESIDENT'S MESSAGE

-Keith Fabling



This Spring and early Summer has been busy with a number of tasks in addition to everyday management. The pool is open, but more coping is showing its age and I hope our repair work will help it last through the summer. A leaking valve was repaired and the sprinkler system is running. Bob Anderson and I removed two large bushes from the ditch in front of the Clubhouse to improve visibility from Manorwood Dr. The roof and gutters have been cleaned. Outdated outside pole lights are being replaced with new brighter models. The tennis courts were cleaned. One net is up. Ask the attendant to borrow balls & rackets. The second court has been reconfigured for pickle-ball. Time permitting, we still hope to replace the North fence. In the RV lot, fencing needs to be repaired and security slats placed to reduce visibility from Shaw rd. I am currently digging a trench to re-install the lights for our entrance trees on the South side of Manorwood Dr. Kudos to the Hawley family for organizing our annual 4th of July parade and BBQ. Many said it was the best one in 40 years.! Much work goes into running our community and I am thankful to all of you who do you part to help.

Best Regards,
 Keith

CLUBHOUSE NEWS

POOL NEWS

The pool is up and running with attendance present everyday during the Summer from 11:00am- 9:00 pm.

It will close Labor Day, September 4, 2017, unless the weather warrants extending the season.

Be sure to thank Jami Overby, our volunteer manager and attendants Brandon, David, Emily, Emma, John and Ryan who welcomed residents, checked chemicals three times a day, and keep the Clubhouse clean.

Remember, our pool is only available to Manorwood 1 residents and their guests. Please have I.D. with you at sign-in.

MOA INFORMATION

Board membership isn't required to join a committee, so if you'd like to help with activities, the Welcome Wagon or the ACC, let someone know at the next Board Meeting.

Are you ready for the ACC walkthrough in September? Are your trash and recycle bins out of sight except on pickup days? Are branches and limbs cleared from your roof and yard? How about the sidewalk? The new Architectural Control Guidelines were approved by the Board and went into effect on March 1st. Copies have been hand delivered to each home and they will be uploaded on our website. Thank you to everyone who took the time to comment. All suggestions were factored into the revision.

SPRING HAS SPRUNG SUMMER IS HERE!



Produce Spotlight: Blackberries

Blackberries boast many nutrition benefits. A cup has a mere 62 calories, a whopping 5 grams of fiber, is packed with vitamins A & C, and many phytonutrients. They are rich in antioxidants which can help to improve/maintain good health. Interestingly enough, this nutritional powerhouse is a member of the rose family just like peaches, pears, and apples. Blackberries are so common in Washington that one might think they are an indigenous species. Actually, they were brought from Asia and are considered an invasive species in Washington. Not all yard waste dump sites will accept blackberry trimmings.

Garden News

With a warmer than usual summer expected, here are some proven ways to conserve water from the Arbor Day Foundation:

- 1) Reduce lawn area by expanding patio space, mulch around trees, plant ground cover, or plant more shade trees.
- 2) Work with your soil to increase its ability to absorb and store water, aerate regularly, use organic mulch, and limit chemicals.
- 3) Use mulches like wood chips or pine needles to reduce lawn space, retain moisture, discourage weeds, and build soil structure.
- 4) Provide regular maintenance like aeration, limited watering between midnight & 10 a.m., avoiding over-fertilizing, controlling weeds, setting your mower high, checking your irrigation system frequently.
- 5) Use rain barrels or direct rainwater from downspouts to trees & shrubs

Plants have different water needs. Those with large leaves (hydrangea, rhododendron) or with shallow root systems (azalea, dogwood) are usually the first to suffer during drought periods. Shrubs under large trees are especially susceptible because of the large volume of water taken up by tree roots. Plants are more prone to suffer from drought during their first two years especially if planted in late spring or summer due to a shorter time to establish roots. Fertilization also affects plant tolerance in dry weather. Recently or heavily fertilized plants can easily suffer root damage. Severe pruning results in vigorous tender growth that is more dependent on uniform moisture. Weeds rob plants of needed moisture. Low humidity, wind, or bright, sunny days call for watering.

Pet Corner

There is no Poop Fairy ...



Scoop your Poop
• Grab it • Bag it • Toss it

Did you know?

Dog waste doesn't bio-degrade like wild animal waste. It sticks around for a long time. Meanwhile, it carries harmful bacteria, pollutes groundwater and smells disgusting on the bottom of a shoe. Please help keep our park, trails, and our neighborhood free of poop piles by picking up your dog's waste.

TREE SAFETY CONCERNS

I have been asked to respond to concerns voiced by a few residents about the trees in Manorwood. Hopefully some of these can be cleared up by addressing a few comments that have been expressed.

Older trees are past their primes and are dying from the inside out. Some trees such as western red cedars shed interior needles in late summer. This is a natural occurrence and is no cause for alarm. In the rare instance where the outer foliage is turning brown in a tall evergreen tree, then some other problem may be occurring and a hazard inspection would be prudent.

A leaning tree needs to be removed before it falls. If a leaning tree has a bend in its lower trunk but has later straightened up, it has compensated for whatever condition caused the lean in its youth. Such trees are safe. If there is no bend, then the ground around its base should be observed during a strong wind to see if it is shifting or buckling. If so, then the root system may be beginning to fail and removal may have to be considered.

Root rot is prevalent. Not so. In my over 20 years of inspecting trees in lvanorwood, I have found only a few instances where laminated root rot, the most common disease, was detected. It requires a trained eye to verify its presence by observing very tiny fruiting structures with a hand lens.

If a tree has fallen, it can be important to attempt to determine the cause. If a root disease is discovered, nearby trees should be inspected since such fungi are spread by root-to-root contact and further action may be recommended.

Trees sway so much and are scary. Mother Nature has designed trees so that they will 'sway' during high winds and become wind hardy as they grow. All trees have reacted to such conditions for decades with very few failures. Branches and small limbs will always break out during storms, but rarely do they cause any damage.

The trees are messy and ruin roofs and gutters. Granted debris from the trees can create much yard cleanup and roof and gutter cleaning. However, such conditions do not justify tree removal unless some type of hazardous situation has been discovered. The forest ambiance of Manorwood is a valuable asset and is the reason many have chosen to reside the neighborhood.

Unfortunately, winter storms sometimes cause majestic evergreens to fall. However, through evaluation, maintenance and preparedness, homeowners can limit or prevent loss. Signs to look for include disease, shallow roots and abnormal leaning or branch damage. Before winter, consider contacting an ISA Certified Arborist who can identify hazardous trees.*

The HOA has a very challenging role in attempting to balance homeowner tree concerns and maintaining a moderate density forest environment in Manorwood.

I will be happy to answer any questions at 253 863-7469.

*Dennis Tompkins is an ISA Certified Arborist, an ISA Qualified Tree Risk Assessor and a WSU Master Gardener from the Bonney Lake-Sumner area. He provides small tree pruning, pest diagnosis, hazard tree evaluations, tree appraisals and other services for homeowners and businesses. Contact him at 253 863-7469 or email at dlt@blarg.net. Website: evergreen-arborist.com. * An ACC application is required to remove any tree that is 6" in diameter (five feet from the ground). If a tree is declared hazardous by an ISA Certified Arborist, his statement should be included.*

Community Buzz



SHAW ROAD PARTIAL LONG-TERM CLOSURE UPDATE

The planned start of the Shaw Road improvement project has been rescheduled to 2018.

This project will add a turn lane between 23rd Avenue SE and Manorwood Drive to ease traffic congestion and improve travel times, particularly during the morning and evening commute hours. The project will also add a sidewalk on the west side and a mixed-use trail on the east side.

Rescheduling this project until next year will avoid a potential wintertime work shut-down and lessen the impact of the closure on residents. It will also allow the City to seek bids in a less competitive bidding environment, which could help to avoid higher project costs. The delay will further accommodate the completion of necessary utility work in the right-of-way ahead of actual project construction.

ACC Information

Remember that any exterior alteration to property must be approved by the ACC before work begins.

Examples are: painting, roofing, tree removal, exterior structure/ home modification, fences and rockeries. See CCNR Article 5 and Page 5 of the ACC Guidelines.

The application can be printed from our website www.manorwood.org. The last newsletter asked homeowners to take a look at their property and make necessary repairs where needed. In walks around the neighborhood, it has become apparent that there still remains a great deal left to do. Items topping the list are sidewalks with debris and weeds, yard upkeep, covered vehicles/ utility trailers/ boats/ RV's stored in front of the house, and refuse containers not moved out of view after collection day.

Avoid getting a violation notice and take a few minutes to check your property and address issues before they become bigger problems. Please call Josh Beloit at (253)778-3117 if you need a space in the RV Lot.

Upcoming Events...

- **Thurs. August 3rd 7:00 PM Manorwood Owners Association Meeting in the Clubhouse.**
- **August 21st Total Solar Eclipse.**
- **September 4th Tentative closure of pool.**



Puyallup Farmers' Market begins in April and will run through mid-October every Saturday from 9:00 AM until 2:00 PM Pioneer Park and Pavilion

Get Ready for a Total Solar Eclipse on August 21

For the first time in 99 years, a total solar eclipse will pass across the entire U.S. Although Puyallup is not in the path of the total eclipse, 94% of the sun will be blocked at 10:20 a.m. The eclipse takes place between 9.08-11.38 a.m. Special equipment is necessary to avoid damaging your eyes while viewing. Pierce College's Science Dome at 9401 Farwest Dr. SW in Lakewood, would be an excellent place to view this rare event. Admission is free.

Next MOA quarterly dues payment should be received by Sept. 1st



Manorwood residents are encouraged to join our closed Facebook group, *Manorwood Homeowners*

Don't Forget...

Please be considerate of your neighbors. Keep your pets on a leash, clean up after your dog, and discourage your cat from using the neighbor's garden as a litter box



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