



## FALL 2022 NEIGHBORHOOD NEWSLETTER

# MANORWOOD



## See You at the Annual Meeting Nov. 13! Proposed 2023 Budget Will Be Voted On, and 6 Openings on Board Will Be Filled

The Manorwood Owners' Association Annual Meeting is set for 3 p.m. November 13 at the Clubhouse. You soon will receive packets in the mail that contain Annual Meeting information, including the proposed 2023 budget.

### Dues Increase of 10%

The new budget is based on a proposed annual dues/maintenance assessment increase of 10%—the first dues increase in three years. A 10% increase translates to \$74 more a year for each lot and will go toward the reserve fund for future maintenance of assets. A letter with key highlights and explanations of the budget will be part of the packet you receive in the mail. If you cannot attend the meeting, you can vote by proxy; a form will be in your packet.

### Make a Difference in Your Community

Six director positions will be up for election at the meeting. Usually, three positions are up for election every three years, but the sequence was thrown off by retirements, relocations and the change in our fiscal year in 2019. So, to get the terms back on a regular track, three of the open director roles will have a four-year commitment and three will have a three-year commitment. As of this writing, three current board directors plan to self-nominate to continue serving and fill the open four-year terms.

*We need at least three more member nominations to serve on the board.* At the meeting, you can self-nominate, or our nomination chairman, Craig Edmonds, can nominate you on your behalf. If you are interested in one of the director positions, please call Craig at 253-376-7480 or email [manorwoodhoa@gmail.com](mailto:manorwoodhoa@gmail.com).

**Time commitment:** At least two to three hours a month for monthly meetings and occasional emailing to conduct board business.

**Committees:** Board members often volunteer on a committee, so that may increase your time commitment, but that is your choice to help out. Our main committees are Architectural Control, Grounds, Newsletter, Sports Courts, Pool, and Activities. (You don't need to be on the board to serve on a committee. We need help on them all.)

**Participation:** For the MOA to thrive and succeed, individual homeowners must be active and participate in the affairs of our association. Participation is one way to help keep our dues down. (Even if you're not on the board, we need help with pressure washing, cleaning, carpentry, electrical matters, painting and more. The more we do ourselves, the more we save on outside labor.)

**Voice:** The board determines annual priorities and where dues are spent.

**Why?** If you haven't served, it is a great way to meet people in the neighborhood, get an inside look at MOA operations and contribute to the success of Manorwood.

**Board secretary:** Additionally, *we are in desperate need of a secretary* to manage meeting agendas and record minutes. No experience is necessary, but organizational and writing abilities are helpful.

If you have served before, we thank you!  
If you want to return to service, we welcome you!

### INSIDE THIS ISSUE

- **New roof and gutter system** – p. 2
- **Santa visit and food drive Dec. 10** – p. 3
- **Airbnb rental in MOA stirs concern** – p. 6



## New Clubhouse Roof Installed; Gutters Scheduled for Nov. 29

In the final week of September, P&C Roofing, 633 E. 82nd St, Tacoma, installed a new roof on the Clubhouse. As previously reported, the old roof was leaking and rotten wood was discovered. We determined the previous roof dated to 2005. It was time for a new one. The MOA Board obtained three estimates, and P&C Roofing's quote was the lowest, and also the best one, in our view. The final subtotal for the roof itself was \$17,300. The board selected 50-year Prestige shingles, Pabco Iko Landmark, in the color of Weatherwood.

One unknown at the time of the estimate was how much rotten wood would have to be replaced. Turns out it was 42 sheets' worth. At \$80 per sheet, the total for the wood and labor was \$3,360. That rate was comparable to the other estimates. Pedro of P&C Roofing went the extra mile for us and installed numerous additional vents to improve circulation and hopefully reduce moisture. They did not charge us for this extra work. They left our property clean and tidy after the job.

The grand total, including sales tax, was \$22,726. Because of the MOA's diligent saving, cautious use of funds, a lien payoff this summer and volunteer labor on various MOA projects throughout the year, no special assessment on owners was

necessary. A special thank-you to Chris Wilkie, Craig Edmonds and Greg Dement for putting in extra time in handling the situation, including obtaining estimates and talking to vendors.

### Gutter Talk

Few things are more exciting than new gutters on an older home in the Pacific Northwest. You can just hear the rain flowing through the downspouts. The same is true of the MOA's "home," aka the Clubhouse. In

conjunction with the new roof, the MOA Board determined it would be a good time to replace the original gutters. The MOA Board selected Lincoln Gutters's price of \$2,159.41, which includes sales tax. The work is scheduled to take place on Tuesday, November 29. If you have reserved use of the Clubhouse during the day on that date, please keep this noisy project in mind and reschedule if possible. The highly rated Lincoln Gutters is based at 2602 S. 38th St. #37, Tacoma.





## Santa's Coming to Clubhouse, Along with Annual Food Drive!

By Linda Dement

The Manorwood Owners' Association is pleased to announce that Santa and Mrs. Claus will be visiting the Clubhouse from 11 a.m. to 1 p.m. December 10. Please join us for hot cocoa and fun activities. Tell the kids to bring their wish lists and imaginations. We will have a big box for donations for the Puyallup Food Bank, a very important resource for our community. Share the holiday spirit to help those in need. Don't forget your camera so you can take some pictures with Santa! (In real life, Santa and Mrs. Claus are Stan and Pam Pauley. Uncle Stan is related to Board Treasurer Linda Dement.)



## Manorwood Board & Officers

President — Chris Wilkie  
Vice President — Josh Beloit  
Treasurer/Secretary — Linda Dement  
Directors — Heidi Burkheimer, Phil Carter, Craig Edmonds, Cindy Hutchinson, Jami Overby, Jennifer Reed

**Committees (non-Board members are needed to serve on the committees; please email [manorwoodhoa@gmail.com](mailto:manorwoodhoa@gmail.com) to volunteer)**

Architectural Control — Jennifer Reed, Greg Dement, Abe Rossy, Mark Thurber  
Pool — Linda Dement, Jami Overby, Heidi Burkheimer  
Grounds — **VACANT**  
Sports courts — Phil Carter  
RV Lot — Greg Dement  
Activities — Linda Dement  
Welcome Wagon — Paula Dawson, Stephanie Benson

Website — Cindy Hutchinson  
Nominating — Craig Edmonds  
Clubhouse coordinator — Linda Carter  
Newsletter — Cindy Hutchinson

### JC Higgins & Associates

**Association management company**

802 39th Ave SW, Puyallup 98373

**Association managers:** Lorne Martin,  
253-841-0111, Ext. 120, [lorne@jc-higgins.com](mailto:lorne@jc-higgins.com)

Buffy Bieber, 253-841-0111, Ext. 107,  
[buffy@jc-higgins.com](mailto:buffy@jc-higgins.com)

**Business manager:** Deborah Hrubant  
253-841-0111, Ext 104

### MOA Email

[manorwoodhoa@gmail.com](mailto:manorwoodhoa@gmail.com)



## Halloween Scenes in Manorwood 🦋🦋

Note: Signed consent forms were obtained to photograph our resident spiders, ghosts, witches, pumpkins and skeletons (whose handwriting was very shaky)









## First Airbnb Rental in the MOA Draws Attention

For the first time that we are aware of, there is an Airbnb rental in our neighborhood. The situation has already generated concerns and complaints about trash, noise and a lack of a business license. This type of rental generally means vehicles and strangers frequently show up, generating uncertainty for immediate neighbors and the larger well-being of our association.

Understandably, it is not a popular concept with neighbors. The Covenants, Conditions & Restrictions (CC&Rs) of the MOA currently do not prohibit super-short rentals like Airbnb.

The Board of Directors is discussing and researching potential action and will consult legal counsel.

This issue is a balance of what property owners have a right to do with their property versus what a homeowners association can do under Washington state law to prohibit extremely short rentals.

## Personal Question: Do You Know the Age of Your PRV?

If your lot is part of the phase 2 City of Puyallup water main replacement project, it's imperative that you have your home's water pressure reducing valve (PRV) assessed.

If the valve is the original or is otherwise old or in poor condition, the city strongly recommends you have it replaced. As in phase 1 of the water main project, homeowners in phase 2 will have received a letter from the city about this issue. If you have questions about this upgrade, please call Craig Hale, City of Puyallup Water Supervisor, 253-841-5503.

The MOA newsletter does not make recommendations about plumbers or other home services. Be advised that some homeowners have had experiences in which a plumber assesses the valve for no fee, but other homeowners have said they were charged.



## Getting a Tattoo? Consider a Manorwood-esque Look!

One of the street-safety crew members working during the very long-running and noisy Comcast cabling project on Manorwood Drive had eye-catching tattoos. Quite suitable for a member of the Manorwood Owners' Association if you're in the market for new body art. 😊

## The RV Lot Isn't a Junkyard

The board volunteers who help organize and run the MOA's storage lot of RVs, trailers and boats have noticed that some of them have apparently taken up permanent "junker" status.

The board plans to discuss what to do about this situation. If you have a boat, trailer or other item in the storage lot and it's rotting away or looks like it has been forgotten, you will be receiving a notice. We need room to accommodate active RVs and boats.

## There's No Plumbing Crisis at the Clubhouse (so far)

An owner who rented the Clubhouse for an event reported that little water came from the faucets, that they were unable to flush toilets, and that water was running down the driveway. Board President Chris Wilkie investigated and found no broken pipes or leaks. He cleaned faucet filters and adjusted the flat assembly on the women's toilet. The driveway water was from the irrigation system. Thanks, Chris!