



Summer 2023 MANORWOOD

Neighborhood Newsletter



ACC Guidelines to Add Section on Licensed Child Care

By Cindy Hutchinson and Mark Thurber

Under a new Washington state law, homeowners associations and landlords are prohibited from unreasonably restricting licensed family home child care and licensed child day care centers. The Legislature passed the bill to help address a lack of affordable child care, and Gov. Inslee signed the measure May 1. All three of our District 25 lawmakers supported the bill.

Bill sponsor Rep. Tana Senn, of Mercer Island, said child-care providers were facing eviction threats and fines from HOAs. The Manorwood Owners' Association (MOA) has never taken any such action, as far as the current Board knows. It is not known whether there have ever been licensed child care services operated from a home in the MOA. None of the MOA's governing documents specifically discuss child care businesses, but Section 4.02 of the CC&Rs and Section 10.4 of the Architectural Control Guidelines cover home business use.

The new state law permits HOAs to impose certain conditions. As such, the Board will add the following to Section 10.4 Business and Commercial Uses in the 2023 version of the Architectural Control Guidelines:

10.4.1 Licensed Family Home Child Care and Licensed Child Day Care Centers

Washington state law prohibits homeowners associations from banning or unreasonably restricting licensed family home child care and child day care centers from operating.

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For the Love of Trees

By Penni Thorpe

When I found Manorwood while house hunting I was thrilled that it was filled with not only trees but also lots of *mother trees*. Moving into a community that not only valued trees but whose homes were also nestled among them brought a sense of peace.

Mother trees have been studied by Canadian scientist Dr. Suzanne Simard, and her research shows (mothertreeproject.org/about-mother-trees-in-the-forest) that they connect and provide support through phytochemicals to kin and other plants of the entire forest.

In my last years in California, I was part of a group called Canopy that surveyed all the old oaks and the other “canopy” that makes Palo Alto the beautiful place it is. I learned about the importance of tree canopy in neighborhoods, such as:

- Trees help absorb the sounds of traffic in urban areas by 40%.
- Neighborhoods with trees are 7 to 9 degrees cooler than those without.

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ACC Guidelines to Add Section on Licensed Child Care

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In the event an MOA Owner operates a licensed family home child care or licensed child care center out of their Manorwood Division 1 home, the Owner must adhere to the following conditions as allowed by state law:

- The child care entity must be licensed in good standing by the Washington Department of Children, Youth, and Families.
- The licensed child care entity must be in compliance with the MOA's CC&Rs and Architectural Control Guidelines. As a licensed child care entity, an MOA owner must adhere to all requirements of applicable state laws.
- Only the original home with direct customer access may be used as a family home child care or child day care center.
- The homeowner will obtain and provide the MOA with notarized documentation that it will indemnify and hold harmless the MOA from claims relating to the operation of the licensed home child care or licensed child day care center.

If you would like to comment on this topic, please come to the September 14 MOA Board meeting or email manorwoodhoa@gmail.com.

To become a licensed child care provider, the state requires multiple steps, and there are different types of state licenses. Please see the state's [Child Care and Early Learning Licensing Guidebook](https://www.dcyf.wa.gov/services/early-learning-providers/licensed-provider) (<https://www.dcyf.wa.gov/services/early-learning-providers/licensed-provider>).

Manorwood Owners' Association Board, Officers and Info

President — Josh Beloit

Vice President — Jon House

Treasurer — Linda Dement

Secretary — Hillari Mohler

Directors — Heidi Burkheimer, Aaron Grenlund,
Cindy Hutchinson, Jennifer Reed, Mark Thurber

Committees (volunteers needed!)

Architectural Control — Jennifer Reed, Greg

Dement, Abe Rossy, Mark Thurber

Clubhouse — Hillari Mohler

Pool — Linda Dement, Jon House, Heidi
Burkheimer, Jami Overby

Grounds — Mark Thurber

Sports courts — **VACANT**

RV Lot — Josh Beloit, Greg Dement

Activities — Stephanie Benson, Linda Dement

Welcome Wagon — **VACANT**

Website — Cindy Hutchinson

Nominating — **VACANT**

Clubhouse coordinator — Linda Dement

Newsletter — Cindy Hutchinson, Jon House

JC Higgins & Associates

Association management company

802 39th Ave SW, Puyallup 98373

Association manager: Lorne Martin,

253-841-0111, Ext. 120, lorne@jc-higgins.com

MOA Email

manorwoodhoa@gmail.com

MOA Website

manorwood.org; <https://manorwood.org>

Upcoming Board Meetings

6:30 p.m. at the Clubhouse:

September 14, October 12; Annual Owners

Meeting in November on date TBD

For the Love of Trees

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- Trees reduce energy costs by up to 25% by shading buildings and protecting them from winter winds.
- Homes with trees have higher property values.
- Green space plays a major role in improving mental and physical health.
- Planting and maintaining trees absorb carbon dioxide in the atmosphere, mitigating the effects of climate change.
- Treed neighborhoods have been proven to have lower crime rates.

We are so blessed to live among our beautiful forest of Douglas firs, maples and cedars, and all the habitat it supports. I love hearing the owl in the very early morning and seeing the eagles. And yes, the squirrels, crows and raccoons, although when it comes to the latter, I know raccoons can be a challenge.

I hope we continue to strive to make our community forest as resilient as possible in the midst of climate change. This will be a blessing for us and our planet.

Recently, Puyallup decided to reestablish itself as a Tree City USA city. Read more at <https://mailchi.mp/puyallupwa.gov/tree-city-usa>.



Welcome, New Neighbors!

Nicole Conner and family — 3106 28th Place SE
John and Emma O'Brien — 2509 32nd Ave SE
David and Carrie Erickson — 3402 26th Place SE
John Anderson and family — 2602 Manorwood Dr SE

Speaking of “Welcome,” We Need Welcome Wagon Help

Do you enjoy meeting people? Do you smile a lot, and people can't tell if you're faking it? You could be a natural for the role of the MOA's Welcome Wagon. The MOA has struggled to fulfill these duties ever since the late Janet Fabling single-handedly ran the “wagon” for years and delivered loaves of her homebaked friendship bread. You simply need to warmly welcome new owners in our association, have them fill out an information form, tell them about the resources on manorwood.org, and make sure they are aware of our Bylaws, Covenants, and Architectural Control Guidelines and where to find them. Please email manorwoodhoa@gmail.com if you're interested, or come to our Board meeting at 6:30 p.m. September 14 at the Clubhouse to volunteer, flash the smile and practice introducing yourself.

Looking for Deck Design Assistance for New Pool Deck

Staff report

The MOA Board of Directors is beginning the planning process of replacing the wooden pool deck with the composite material Trex (<https://www.trex.com>) in early 2024. If you have a flair for deck design, we could use your help in proposing a design and getting estimates from local retailers. You would work with the Board of Directors and communicate with us. Please email manorwoodhoa@gmail.com or come to a Board meeting if you are interested in being part of this project.

The first step is reassessing the layout of the deck and envisioning how we can better enhance the space. Because of local pool ordinances, a sliding glass door in the Clubhouse that once led to the pool is now permanently locked. The door does not meet pool code requirements. So the decking outside that door is no longer necessary. In general, the Board feels the layout of the entire pool deck could be more efficient. The budget for 2024 is in the works and will be voted on at the Annual Owners Meeting in November.

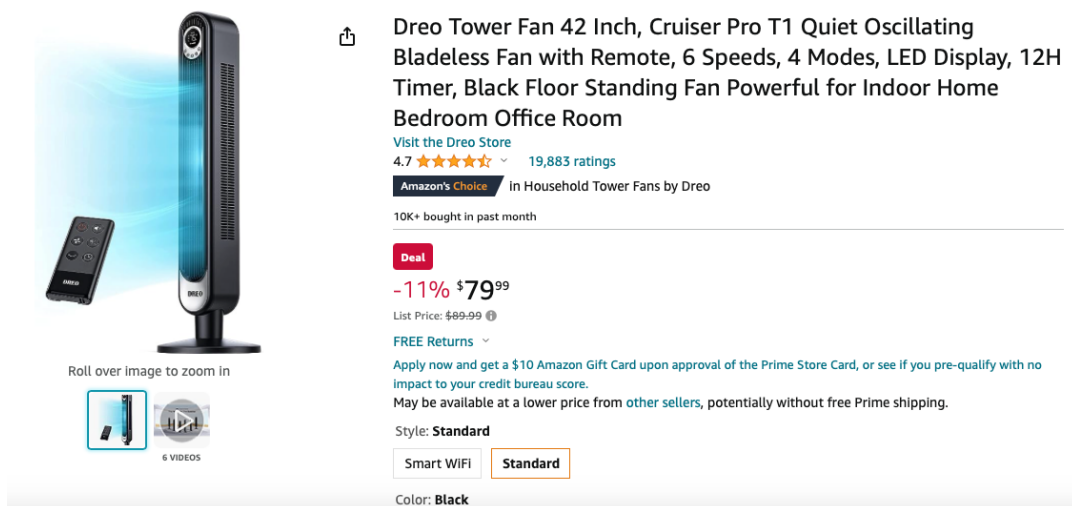
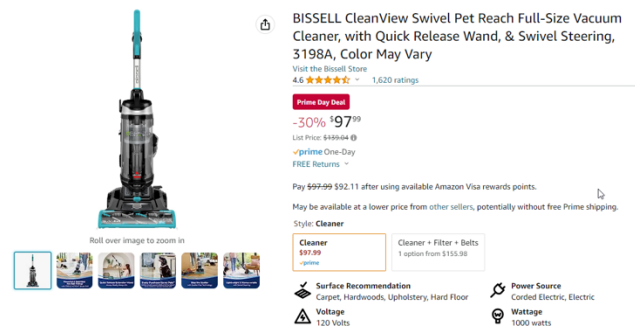
We would like a new deck to be in place by the 2024 pool season, which traditionally begins on Memorial Day weekend.

News Alert: Exciting New Vacuum and Fans for the Clubhouse

Staff report

One of the most exciting MOA purchases in years, according to user feedback, is the new vacuum for the Clubhouse. Farewell to the lackluster-sucking beast. Thank you, Linda Dement, for locking in the Prime Day deal.

But wait, there's more! The MOA also purchased three new fans for the Clubhouse. You might not be aware of this, but the sliding door on the south side of the Clubhouse has to be permanently locked to comply with county health department code restrictions. Keeping that door closed has vastly reduced airflow through the Clubhouse. We hope these fans help. Thank you, Hillari Mohler, for finding a deal for three nice fans to get the air moving.



You Can Choose ACH Withdrawal to Pay Dues

By Jon House

Hello, neighbors. Ever find yourself writing a check for the quarterly dues (or forgetting) and wishing there was an easier way to pay? There is! By setting up an ACH (Automated Clearing House) transfer to our association management company, JC Higgins, you will no longer have to write a check, put it an envelope and hunt down a stamp. Better yet, ACH has no additional fees. To set up this payment method up, all you have to do is:

1. Print and fill out the form on **page 6 of this newsletter**.
2. Either bring the completed form to the JC Higgins office at 802 39th Ave SW, Puyallup, WA 98373 (across the street from the Elephant Carwash near South Hill Mall) or bring your form to the monthly MOA Board meeting at the Clubhouse (6:30 p.m. each second Thursday) to hand it to our association manager, Lorne Martin of JC Higgins.

Forms are also available at their office, and they can answer any questions you may have about this process. JC Higgins office hours: Monday–Thursday 8 a.m.–4:30 p.m.; Friday 9 a.m.–4 p.m. Note: Front desk is closed from noon to 1 p.m.

Checklist for Property Violations

During monthly drive-throughs, the MOA uses a checklist to look for issues. If a problem is noted, you first receive a courtesy letter. If the violation is not resolved by the next drive-through, and there has been no communication from you about extenuating circumstances, the fines process begins.

General maintenance:

1. House paint chipped or peeling
2. Roof moss or debris (roof inspections occur June–September)
3. Vegetation in gutters
4. Fence in poor condition

Repair or replacement needed:

1. Exterior lighting
2. Siding
3. Trim
4. Shutters
5. Chimney
6. Garage doors
7. Windows
8. Screens
9. Porch, deck, patio if visible from street

Landscaping:

1. Grass more than 4 inches tall
2. Trees, plants, shrubs, ground cover unkempt appearing
3. Weeds more than 4 inches tall

4. Tree/shrub canopy hanging less than 7 feet above sidewalk
5. Debris/overgrown plants, weeds or grass on sidewalk/driveway
6. Parked vehicle obstructing sidewalk

Improper storage of:

1. Lawnmower
2. Barbecue equipment
3. Firewood
4. Building/construction tools and materials
5. Car(s) parked on grass

Not screened from view:

1. Boat, camper, utility trailer, motorhome
2. Vehicles in state of disrepair
3. Window air conditioner not removed from front or side window October–April; large exterior HVAC unit not screened
4. Refuse containers

Questions? Please contact the Manorwood Owners' Association at manorwoodhoa@gmail.com. Thank you for keeping our community beautiful.

JCHiggins & Associates

A DNA INVESTMENTS INC. COMPANY

Real Estate Leasing & Management Solutions

ACH Authorization Form

Name: _____ Association: _____

Account Number: _____ Manager: _____

Property Address: _____

Email Address: _____

CREDIT/DEBIT AUTHORIZATION

I (we) hereby authorize **JC Higgins & Associates** (the managing agent of our Owner's Association) to initiate entries to my (our) checking/savings account at the financial institution listed below, and, if necessary, initiate adjustments for any transactions credited/debited in error. This authority will remain in effect until **JC Higgins & Associates** is notified by me (us) in writing to cancel it in such time as to afford **JC Higgins & Associates** and the financial institution a reasonable opportunity to act on it.

Name of Financial Institution: _____

Address of Financial Institution: _____

Financial Institution Routing Number: _____

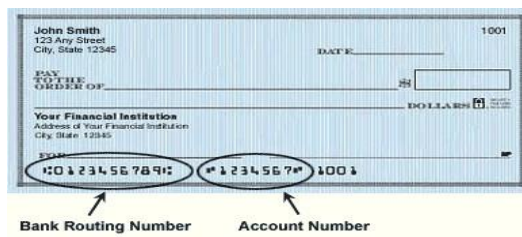
Checking/Savings (Circle Account Type) Account Number: _____

Set Amount: \$ _____ Maximum Amount: \$ _____ Current Rate _____

Preferred Monthly Transaction Date: ☐ 1st ☐ 5th ☐ 10th ☐ 15th

Start Date: _____

Signature: _____ **Date:** _____



Manorwood Fourth of July Parade & Potluck



