



M E S S A G E

from the Architectural Control & Maintenance
Committee of Timberlane Homes Association Inc.

March 2011 Update

As seasons are changing, progress is continuing toward a renewed Timberlane. We have a budget, evolving long term strategies, clean clubhouse grounds and parking lots, and repaired picnic tables and benches. Hazards have been removed from the playground, tree debris from cul-de-sacs and work on greenbelts begun.

Changes too, have been made to this message to reflect accomplishments and emerging challenges. Much of the most important information in the original version posted on the AC&M page of the Timberlane web site, bears repeating in this edition including the explanations of what part of the shared responsibility for our community falls to residents, to the Association and to the City and of the most common misunderstandings and concerns expressed to committee members by residents.

Who is responsible for storm debris?

Covington removes the debris from city streets and arterials, but the cul-de-sacs are private property so the Association is responsible for removing debris from them. The city also clears sidewalks that meet a city street along a curb. On streets that have drainage ditches like Timberlane Way, the city removes debris and litter from the ditches up to the sidewalk, but clearing the sidewalks is Association responsibility.

Covington does not have the resources and so will not pick up piles of branches raked out of private yards into the street. Similarly, while the Association's job is to clear the cul-de-sacs and remove fallen branches from greenbelts, the hours of labor and the disposal fees generated by extra debris piled in them by residents is beyond the resources of a regular maintenance crew. Right now there is no maintenance crew. The Association has paid the wood recycling and garbage disposal fees but a volunteer put in the hours. Residents have to take care of branches and other tree debris that fall on their property. Adding yard waste to your existing residential garbage and recycling pick-up the most cost effective, convenient way to take care of the problem.

What is NOT permitted in greenbelts?

Our 25+ acres of greenbelts are common areas that preserve the natural beauty of our area, provide privacy, noise buffers and extra space where children can play and explore. To keep our green spaces safe and healthy residents need to remember that:

- Dumping of yard debris, clippings or any other kind of waste in greenbelts is **not** permitted. Removal drains resources and it is potentially hazardous.
- Greenbelts and easements are **not** for private storage of surplus household goods, seasonal equipment, or any other private property.
- Likewise, building of any structures like tree-houses or sheds, is appropriating common property for private use and so is **not** allowed.
- Fires are **not** permitted
- Greenbelts are **off limits** to any motorized vehicle.

Thanks to the residents who have regularly been taking care of a greenbelt near them.

What are easements?

Easements are two things; a legal term and a physical place. We all have the easement, or the legal right, to enjoyment of the common properties that come with being part of Timberlane Homes Association. You find the physical places referred to as easements at the far end of most cul-de-sacs. It is an unpaved common area between individual lots. Utility companies have been granted easements, that is the legal permission, to install their pipes, conduits and equipment there, and access those spaces whenever necessary. Almost all easements connect to a greenbelt making them thoroughfares between neighborhoods

Why can't I park there?

Easements are meant to be unobstructed **at all times**.

- Utility crews have the legal easement to enter to service their equipment. Members have the right to walk through to common property.
- These areas are **not** extra off-street parking, temporary, as for a guest, or long term for an extra private vehicle.
- Besides appropriating common property for private

use, the weight of vehicles coming and going or stored there is damaging to the various water, electric, gas, phone and cable lines running below

- Extra vehicles in the easements could complicate access of fire and emergency vehicles.

Why is the small parking lot locked?

The dumpster in the small parking lot is for waste created in the clubhouse from the office, and in the course of special events held there. It is **not** for the use of the community in general. The dumpster itself and the small parking lot are once again secured to curtail illegal dumping.

What do I do about Graffiti?

The City and the Association needs everyone's help to get rid of the scourge of tagging in our neighborhoods. **Record, Report, Remove** is the slogan for the city's *Clean Covington Campaign*. Snapping a picture of graffiti and reporting it as soon as it happens is invaluable to the police. Check the City of Covington site for information about how to do this.

Cleaning it off right away robs the taggers of any satisfaction in their handiwork and is the obligation of every Timberlane resident.

The city makes graffiti removal kits available at city hall (check www.ci.covington.wa.us) and has made a few available to residents at the clubhouse.

Notice to Residents of Division 5.

The swamp is draining! What some have called *Timberlane Creek* is a stream that runs out of a culvert passing under Timberlane Way near Cedar Valley Elementary, south behind homes on SE 265th St. through tracts P and B. It passes under 188th Ave SE into tract D behind homes on SE 268th and Timberlane Drive SE. Erosion, with some help from vandals had kept the water from reaching the drain causing it to pool, creating mud flats and wide obstructing marshy areas in all three tracts. AC&M volunteers have removed

blockages, some natural, some constructed. The runoff is now flowing to the pipe in D that outflows into Jenkins Creek. The draining greenbelts are becoming a healthier environment for the trees and less of a breeding ground for mosquitoes.

The stream is one of the City of Covington's stormwater management facilities. A member of the city Stormwater Management Team was pleased to see the water moving again and has assured us that problems there will be addressed this summer.

Since it has been re-established, the channel has had to be cleared several times after plywood, branches, 2x4's and stones were used to dam it up again. Activities that disturb Stormwater facilities, including damming, dumping trash, lawn clippings or other yard debris are prohibited and violations of Covington Municipal Code, State water quality regulations and Federal Clean Water Standards.

It is imperative that the vandalism and dumping end. Residents keeping an eye on activity in the greenbelt can help keep the water clean and the stream flowing.

How can I help?

Volunteers are always needed. If you'd like to volunteer, come to a board meeting, join a committee. Check the web site (timberlanehoa.org) under HOA board and committees and find a group that piques your interest. Meeting times and locations are posted on the calendar. The board & committees are working diligently to fulfill their responsibility to you, but they can't do it alone. As a resident of Timberlane, your help in keeping our neighborhood clean and safe is vital. Lets get our neighborhood back to a place where we can all enjoy living.

Directors, AC&M Committee

Ted Cooke —ted_cooke@timberlanehoa.org

Gerry Daus—gerry_daus@timberlanehoa.org

