



GOLDCREST

Homeowners Association

1450 Sunnyvale Court, Olympia WA 98502

<http://goldcrest.us>

This newsletter is your official notice of the upcoming meeting of the Goldcrest Homeowners Association. The meeting will be held on **Thursday, March 19, 2015, at Marshall Middle School**, beginning at 7:00 p.m.

Meeting Agenda March 19, 2015

- | | |
|--|------|
| I. Initial Actions: Simon Calcavecchia, President | 7:00 |
| a. Call to Order | |
| b. Quorum Call | |
| c. Approval of Minutes from November 20, 2014 Meeting (attached) | |
| d. Recognition of Volunteers | |
| II. Consider Proposed Amendment to the Covenants | 7:15 |
| The board is proposing an amendment to the Association bylaws to help to protect the association's ability to collect delinquent assessments on foreclosed properties. | |
| III. Association's Financial Status and Budget | 7:30 |
| a. Brief the membership on the financial status of the Association | |
| b. Present the 2015-2016 budget, including a proposed dues increase of \$50 to \$375 per year | |
| c. Review the required audit report | |
| d. Vote to waive 2015-2016 audit report | |
| See the attached Treasurer's Report for details on these items | |
| IV. Election of Board Members | 8:15 |
| V. Member Comments and Questions | 8:30 |
| VI. Adjourn | 9:00 |

Help us keep the Neighborhood Working

- **Attend membership meetings or deliver your proxy.** If you can't make the meeting, please file your proxy using the form **at the end of the newsletter.**
- **Bring your newsletter** to the meetings. This helps reduce copying costs.
- **Provide your information.** If you are moving or have sold or are renting your property, please let us know. We need to have up-to-date names, addresses, phone numbers, and email addresses to keep you all informed. Send your info to Mike Kretzler, Secretary.
- **Drive slowly** in Goldcrest. This keeps us all safer.
- **Fill out a "Working on Greenbelt" form before cutting or digging** the vegetation in the greenbelt and give it to Madelaine Smith for approval.
- **Volunteer opportunities** (contact Madelaine Smith or Bruce Livingston):
 - Scrape moss off the curbs and sidewalks and follow up to keep it down
 - Landscape design: Help us to select and arrange new plants in the landscaped greenbelt

**Goldcrest Homeowners Association
Membership Meeting March 19, 2015**

Your Board

Simon Calcavecchia	3930 Westpark Ct	scalcave@gmail.com	870-7300	President
Karen Huff	1524 Briarwood Ct	karenahuff@hotmail.com	866-4221	
Mike Kretzler	1615 Easthill Ct	mkretzler@comcast.net	866-4497	Secretary
Bruce Livingston	3718 Goldcrest Hts	balivingston@mac.com	866-3525	
Tony Mailhot	3927 Hillview Ct	kjmail7@comcast.net	866-2102	Treasurer
Madelaine Smith	3741 Goldcrest Hts	himadelaine@gmail.com	866-8878	
Andy Sokso	3910 Westpark Ct	andysokso750@hotmail.com	878-9550	

Covenants Change Proposed

The board is proposing a small, but important, change to the association's Covenants, which will be voted on at the March 19, 2015 meeting. The board works hard to collect delinquent dues and fees and has been quite successful this year. The association uses liens to ensure payment and regularly renews them as needed. The two remaining long-term delinquencies, totaling several thousand dollars, may, however, escape collection, as the foreclosure process removes our liens. This is because our liens are "subordinate to any mortgage," in the language of the covenants. The proposal would move our liens ahead of any mortgage. Please see the attached Treasurer's Report for more details and the specific changes to the Covenants text.

President's Report: Simon Calcavecchia

Hello, Goldcrest Members! We are very pleased to announce that the goldcrest.us website is live and ready for use. It is a great place to find out about the covenants, bylaws, community announcements, treasurer reports, architectural committee forms, proxy forms, and anything else you might need to know in order to stay up to date with your neighborhood. The announcements posted on our website will keep Goldcrest HOA members up to date on upcoming meetings, events, storm clean-up, and other important information. Check out goldcrest.us today.

We are also working very hard to ensure that Goldcrest stays one of the most desirable neighborhoods in Olympia. In order for us to do this, we need to raise the appropriate funds that will support our vision. If we approve raising the dues fifty dollars a year, we will be able to make leaps and bounds towards reaching our goal. I heartily support this decision, as does our board. Please consider raising the dues in 2015.

Treasurer's Report: Tony Mailhot

The full Treasurer's Report and Budget Proposal are attached to this newsletter. The budget includes a proposed dues increase of \$50, to \$375 per year. Dues have been stable for several years, even while the association has set aside funds in a reserve account, resolved tax liabilities with the Internal Revenue Service, and made substantial improvements to the common areas in the neighborhood. Further planned landscaping improvements will require additional resources, so the board, in light of the slow reduction in the association's cash balance, recommends an increase in annual dues.

Landscaping Maintenance: Madelaine Smith

We have continued to improve and update the landscape in our common greenbelt vegetation areas these past few months. I hope you have noticed some of the changes, especially at the two entrances, the hill near Goldcrest Hts, and the park areas.

Sage Landscape Maintenance has continued working at Goldcrest every Friday morning throughout the winter season. Blowing the sidewalk, pathway, and street and picking up branches from the grassed areas are weekly endeavors because of the abundance of beautiful trees that are constantly dropping leaves and needles. It has been especially helpful for them to blow and remove the debris along the curbs of Goldcrest Drive to keep our storm drains cleared of leaves, as well as, a cleaner appearance to the neighborhood.

Sage's crew have also been planting in areas that were cleared this past year, waiting for the dormant season and the rains so the plants could be well established. In January, Sage's crew selected some large, healthy rhodies and cherry trees, planting them on the hillside near Goldcrest Hts where decades of overgrown blackberries once reigned. And they planted heather, azaleas, and rhodies at the NW corner of Easthill Pl. These plants will look especially beautiful each April and May.

In January and February, they pruned the overgrowth in the park area, and the smaller park area across Goldcrest Dr. And they pruned the wooded areas along the pathway and Goldcrest Dr to keep our lush vegetation looking lovely.

We have been using our savings account to complete special projects, like clearing off the blackberries on the hillside and replanting it, barking the front entrances, and removing dead trees. And there is so much more we need to do to properly care for our 27 acres. Yes, we have 27 acres of greenbelt we are responsible to maintain. To keep the weeds down in the beds, they need to be barked every couple of years and bark is expensive. Keeping the moss off the walkways and keeping our vast amount of trees pruned for their health is also costly.

Having been nearly 50 years since the first houses in Goldcrest were built, many plants and trees have reached their maximum lifespan and need to be replaced. And invasive species like ivy, holly and blackberry have taken over the plants that once looked beautiful. Taming plants so that we can live in unity with them is a continuous endeavor.

We are committed to your safety and to your investment. To preserve the value of your home, to enjoy living in this neighborhood, and to preserve the wildlife and clean water supply, we need to invest more money and time into the maintenance of Goldcrest than ever before.

So, we are asking for a \$50 increase in dues, which adds \$9000 in needed annual maintenance to our budget. As you know, that doesn't go very far when we are caring for 27 acres! We are frugal. Many of us here have volunteered a lot of our time to help wherever we can but we all have limited time and strength to work. We have a lot of acreage to maintain compared to most other homeowners' associations in our county, yet we have some of the lowest dues. We hope the investment of your home is worth this \$4.17/month increase in dues to you.

Greenbelt Maintenance: Bruce Livingston

This past September, the Goldcrest Homeowners Association hired a certified arborist to assess trees in the greenbelt that might pose a hazard to homeowner property, roads or passersby in our neighborhood. I accompanied the arborist and assisted in marking the trees that he identified as a hazard, based on the risk assessment process identified in Tree Risk Assessment in Urban Areas and the Urban/Rural Interface Course Manual. Twenty-six trees were identified as a high risk. He recommended that many of the trees be considered for removal within the year. The GHA Board approved getting bids from contractors to have those trees removed and in November fourteen trees were removed. The remainder will be monitored on a yearly basis to determine if any additional trees should be removed or pruned.

We also conducted a greenbelt “tour” with representatives from the City of Olympia who will work with us to develop a sustainable plan for our non-landscaped portions of the greenbelt. During the tour we identified another invasive species that is high on Thurston County's Noxious Weed List, spurge laurel. Many of the clusters of the plant have been flagged and will be a priority for removal.

For 2015, Olympia’s City Council approved up to \$23,000 to be distributed to multiple Recognized Neighborhood Associations for approved projects. Each grant can range from \$500 to \$4,000 to cover up to 50% of project costs. The other 50% comes from a neighborhood match via direct financial contributions, material donations, and/or volunteer time. In the selection process, highest priority is given to projects with an environmental benefit and which are easily accomplished by the end of the year with volunteer support. We will be working to identify projects to include in one or more grant proposals. The proposals are due to be turned in by February 27th.

Jesse Barham, our contact with the City on developing the greenbelt plan, has completed a draft of the Habitat Assessment for the natural area of our greenbelt and a draft agreement for working with the Goldcrest Homeowner Association. The GHA Board will be discussing the draft Assessment, as well as potential management recommendations/or a plan, before the March meeting and will provide updates on that as well as any Neighborhood Grant results.