

## Note from the President – James Curtis

I want to thank our residents, committees and the Board of Directors for a job well done! Once again LaCrosse was awarded a neighborhood grant to help improve our community. The City of Renton approved the grant in early spring for the renovation of our grassy park. Also, we had several community events with terrific turnout. We had 6 events this year beginning with the Egg Hunt in April and concluding with the Garden Social last week. Each event offered the opportunity to meet our neighbors and get to know some of our city leaders seeking the mayor's office. We are honored to have our guests share the events with us and be a part of our community.

This year the Board authorized and conducted an audit by three non-elected individuals representing your HOA. I am pleased to report we are practicing best practices, fiscal management and sound decision making. The team spent several hours looking over our finances, policies and records. We do have some minor improvements to work on but overall, we do well and have a good check and balances in place.

Following the audit we embarked on a state mandated Reserve Study of our HOA. The statute requires HOAs of our size to conduct a professional study to disclose reserves accumulate reserves and have future reserve studies conducted. This study consists of two distinct analyses – physical and financial.

The physical is an on-site inspection conducted by a commercial inspector to identify any current needed repairs and anticipate future improvements, replacements and repairs. The financial analysis is a long-term capital budgeting tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration. The result is to ensure that there are sufficient funds available when those anticipated major common area expenditures actually occur. Our comprehensive 83-page report will be released and published at our October annual meeting.

Being a self-managed association has afforded us the opportunity to accumulate more reserves for common area items like perimeter fence and main entrance sign replacement, but replacement of these items is not fully funded. This is a sobering topic that will be on the agenda at our annual homeowners meeting. In anticipation of the meeting I authorized the creation of a new exploratory committee. The committee will consist of one Board member and four non-elected members to explore the capital needs of the HOA, specifically, the financial impact of the perimeter fence. We will discuss this more in depth at the upcoming October annual meeting scheduled for **October 29, 2019 at 7:00 pm in the Ridsen Middle School library.**

On a closing note, you may recall reading about our concerns for speed in LaCrosse. We worked with the Renton City Council to address numerous concerns about excessive speed which occurs most frequently on Lincoln Ave NE and Monterey Ct NE. The City of Renton conducted two speed surveys earlier this year to support our request to drop the speed from 25 miles per hour to 20 miles per hour. The request has been widely accepted and featured in the *Renton Reporter* on more than one occasion along with *King 5 News*. This is an example of us hearing you and continuing to advocate for positive results.

I look forward to seeing everyone in October at our annual meeting and thank you for your time. James Curtis, President

## RECAP OF SUMMER EVENTS – Events Committee

*Family Game Night* – It was a great night to celebrate the beginning of summer vacation! The Renton Police and Fire Departments paid a visit to add to the fun! The kids competed against departments in tug-a-war, a watermelon-eating contest and other games throughout the night.

*National Night Out* - More than 125 neighbors came out for our 2<sup>nd</sup> Annual National Night Out Event. It was a warm evening to enjoy ice cream, visit



with neighbors and participate in an epic water fight! The Renton Police Department arrived later that night and helped out with the donut-eating contest!

*Movie Night* – LaCrosse enjoyed watching *Finding Dory*, under the stars, at our grassy park. Prior to the movie, families were entertained with a 3-legged race, gunny sack race and candy grab! Popcorn and hot dogs were served throughout the night.

*End of Summer Happy Hour* - The thunderstorms forecasted for that day held off long enough for neighbors to enjoy a warm evening of good conversation, food and drinks in our beautiful Community Garden.

Thank you to all the volunteers at these events. Your involvement helps build LaCrosse into a strong and desirable community.

#### UPCOMING WINTER EVENTS – Events Committee

**End of Season Community Garden Clean-Up Party** – October 12<sup>th</sup>. More information to be announced.

**Holiday Lighting Celebration & Food Drive – December 6<sup>th</sup> at 6:30pm:** Come join us at the LaCrosse main entrance ( 112th & 34th ) for activities, cookie decorating, hot drinks and a Food Drive. At 7:00pm, we'll flip the big switch to light up the entrance and celebrate the meaning of family, friends and community.

#### Grassy Park Upgrade – Grant Committee

LaCrosse HOA was awarded grant money from the City of Renton to improve the overall usability and safety of our grassy park located at NE 35th Place and Monterey Court NE. Phase 1 of the park upgrade, which included the design, approval, and installation of a French drainage system, was completed in late July. The second phase of work commenced on September 10th and includes topsoil and hydro seed in areas to level and renew the lawn; remove and/or cover exposed tree roots, replace dead plantings and shrubs and install a dog station. For the safety of our residents, the park will be closed during some of the work being performed at the park. We will do our best to keep the closure down to a minimum.

During Phase 2, we have scheduled a neighborhood work party to support the City of Renton's requirement to match grant funding with volunteer hours. **Mark your calendar for October 5th.** Be on the lookout for more details and thank you in advance for those that can help us out!

#### October 29<sup>th</sup> – 7pm Risen Middle School

##### **Special Presentation -- City of Renton Police Department**

Learn what to do about porch pirates, how to keep your home secured and much more. You won't want to miss this special event

#### → PLUMBING ISSUES ←

Please be aware that over the past several years some of our neighborhood residents have had plumbing failures.

The culprit is the plastic CPVC piping that was used 18 to 20 years ago when both Phases 1 and 2 of LaCrosse were constructed by Stafford Homes. This CPVC piping, specifically

*Flowguard Gold CPVC*, becomes brittle with age making it prone to breakage.

Most plumbers are recommending homes with plastic CPVC piping be re-piped with copper and/or Pex flexible piping.

There are lawyers in the market looking at class action lawsuits against the supplier. For now, we want to ensure that you are aware of this situation.

We will continue to keep you posted as we review options but it's imperative to be very careful when connecting any faucets or fixtures in your home. It is also very important to take the time to be aware of where your main water shutoff valve is located just in case of a water break.

Add to your quarterly maintenance lists to inspect your plastic pipes, especially in your crawl space after cold spells.

#### Fall Home Maintenance

- ✓ Clean gutters & downspouts,
- ✓ Seal exterior gaps where critters could enter,
- ✓ Check walkways, railings, stairs & driveways for winter safety,
- ✓ Detach and store hoses, shut off exterior faucets, drain sprinkler system,
- ✓ Although grass appears to stop growing in the fall, the roots are actually growing deeper to prepare for winter. Fall is the best time to fertilize & reseed your lawn,
- ✓ If you can see light creeping beneath exterior doors, air is also escaping. Grab a few packages of self-adhesive rubber foam weather stripping and re-apply,
- ✓ Clean window weep holes located on the exterior bottom of the frame. These are an outlet for rainwater to drain away from the home and can often become clogged with debris.

#### Halloween Safety Tips

- Cross the street at corners and teach children to make eye contact with the driver before crossing in front of them,
- Decorate costumes and bags with reflective tape or stickers,
- Have kids carry glow sticks or flashlights,
- Always check your child's candy for obvious tampering before allowing them to consume any of it.

#### Board Seat Vacancies

The business decisions affecting LaCrosse Homeowners' Association are made by the Board of Directors. There are no specific requirements to be a member and the amount of time devoted depends on your level/areas of interest. If you would like to be a candidate for one of the open seats, please contact the board at [board@lacrossehoa.org](mailto:board@lacrossehoa.org).

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