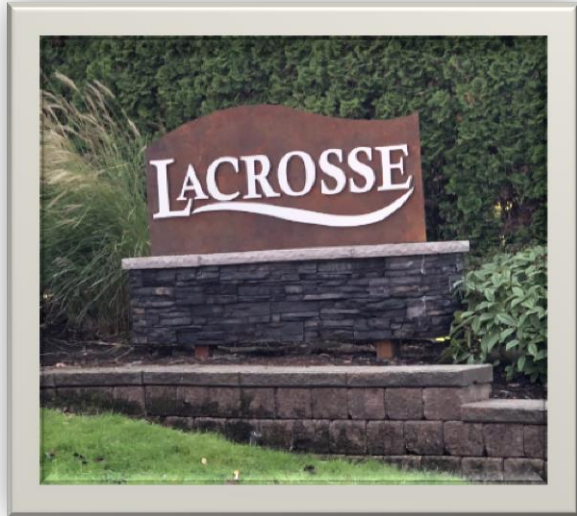




Note from the President – James Curtis

This year is quickly coming to a close and we have had many accomplishments despite not meeting in groups due to Covid-19. Your continued support helped us build the perimeter fence, construct a new community garden fence, acquire two new entry signs, and perform many needed improvements to our common areas and community garden. We are excited to see the New Year coming and hope much of



2020 will remain behind us. We are thinking of everyone who has faced challenges during the year and believe the LaCrosse community will grow stronger as we continue to work together. The teamwork displayed from our committees has been strong this year especially with our Community Garden and our Architectural committee. The Architectural Committee oversaw numerous homeowner projects and provided homeowners guidance for tree removal, yard work and home improvements. Five properties sold this year so we said goodbye to old friends and welcomed new ones into our LaCrosse community.

We also completed some smaller projects and continue reviewing our governing documents such as our CCRs and Rules. We discovered our ability to make changes to CCRs is limited due to dated language from the initial development phase of 1999. There are limitations that require a high approval of 70% by all homeowners to change articles and language. Basically, in order to modernize our CCRs and bring them into compliance with state law, we need to contact all lien holders (lenders) and receive 70% vote of all homeowners. Typically, an

HOA requires a simple majority of those in attendance at a regular or special meeting. The older language does not allow us the latitude to grow the CCRs with our HOA and adjust them based on how we operate. For instance, technological advancements should be reflected in our documents and the need to meet 70% approval can be discouraging. Following the guidance of our legal counsel at Barker Martin we developed an amendment change and have recommended following best practices of a simple majority vote at a meeting rather than the current 70%. This amendment was mailed to each lot owner and announced to each lien holder. Ballots are due December 4, 2020 and can be hand delivered to any board member. An informational meeting will be held at 6:30 pm on November 24, 2020 via Zoom. Our annual meeting will follow at 7:00 pm also via Zoom. The link is below and will be emailed to each owner with an email address on file.

I want to thank everyone again for your support, kind words and trust. The Board of Directors is all volunteer and dedicates their time to help you. We believe in the community aspect and servant leadership. We love seeing our active community, neighbors enjoying the parks and family's walking the streets. Please be safe and practice social distancing.

Tuesday - November 24th

Special Amendment Meeting 6:30 pm via Zoom
Annual Homeowners Meeting 7:00 pm via Zoom

<https://zoom.us/j/96348872510>

Meeting ID: 963 4887 2510

One tap mobile +12532158782,,96348872510# US (Tacoma)

Pumpkin Decorating Contest - Event Committee

First, we want to thank everyone involved in participating. This has been a difficult year and this pumpkin contest was an activity that could be safely conducted during the pandemic. We enjoyed seeing all of the clever pumpkin designs and found it hard to pick prize winners. I hope everyone took a walk around the neighborhood to check them out! All participants and winners received their prizes on Halloween. A big thankyou goes out to Halle and Aiden Hwang for helping out with this event. These two are always

so willing to get involved and it's greatly appreciated! Photos of the event are posted at the kiosk. Here is the recap of winners:

Best Costume Design – Pumpkin Witch, Designed by the Birch family.

Cutest Pumpkin Design – Monster's Inc, Designed by the Son family.

Best Retro Design – Volkswagen Bus Pumpkin, Designed by the Sliva family.

Spookiest Pumpkin Design – 3 Black Cat Pumpkins,
Designed by the Okino family.

Scariest Pumpkin Design – Angler fish Pumpkin (Nemo),
Designed by the Hopwood family.

Most Inventive Design – Alien Pumpkin in a flying saucer (that
lights up) Designed by the Miropolskiy family.

Community Garden Update

Thank you to all the participants that have a garden plot and for all of your help this summer. We hope that you have enjoyed your harvest and all the community flowers and herbs! We have completed some additional projects this season: new perimeter fence, new gate, put in a gated entrance by the shed and removed the blueberry enclosure. We still have a few projects we are finishing up this fall: tree removal and shrub trimming.

To help maintain a beautiful garden space, **we are asking all plot owners to weed and clean their plots by November 30th**. Next year, our goal is to have all plots clean by the end of October before the fall frosts begin.

If you don't have a garden plot in the community garden and would like one next year, please let the LaCrosse Garden Community know at lacrossehoagarden@gmail.com

Putting your Garden to Bed

Fall is in full force. Plants are dying back and flowers are waning. There are many chores you can do now, in the fall, that will make your garden easier to manage, healthier, and more beautiful next spring.

According to [The Old Farmer's Almanac](#), founded in 1792, our first frost will be in early November. With a growing season of only 227 days, you want to get a jump on your spring 2021 gardening.

- Make a map noting the location of your veggie crops to aid in rotating your crops next spring.
- Enjoy your [Green Tomatoes fried](#), [pickled](#) or [baked](#).
- Cure Pumpkins and Winter Squash ... store in a cool, dry well ventilated spot.
- Clean Up All Foliage – Many garden pests and diseases overwinter in dead foliage. Remove all left-over veggie foliage.
- Apply compost and by spring your soil will be happy, healthy and ready to go.
- This is a good time to plant Garlic & Shallots for a mid-summer harvest next year.

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 and 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.

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.

LaCrosse is going "GREEN"

We want to save your money on printing by going green. Please provide us with your contact information so we can email you the newsletters along with other important Association information.

Please email to lacrossehoagarden@gmail.com with "Contact Information" in the subject line.

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