



Stendall Place Sentinel

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Oh, The Garbage!

Of late, our neighborhood have been experiencing a problem with garbage being strewn about the complex. We can blame the crows, of course. But the real problem lies in garbage container lids which have not been placed tightly on the container. When the crows see that (or perhaps sense that) they come in to pick at the plastic bags that are sticking out and we then have the mess we have been seeing on the grass and in the street.

What to do? Well, the answer is simple. Make sure that the garbage container lid is on tightly and that nothing is sticking out for the birds to peck at. Make sure that there are no plastic garbage bags left outside the container itself. This is only asking for visit from the crows and a larger bill from Seattle Public Utilities.

Our contract with Seattle Public Utilities calls for one container per household. Any more than that and there is the extra charge. So be careful about what you put in your garbage container. Make sure that it garbage only; not things that should be recycled and not food waste that should be in the food waste container. If you are unsure about whether an item is garbage or recycle then check the Seattle Public Utilities website at www.seattle.gov/util. Be selective, not sloppy. If you have extra garbage, you are asked to do one of the following, (1) save the extra garbage for the next pick-up; (2) ask a neighbor if they have space; or (3) reimburse the homeowners' association for the extra charge.



At the December board meeting the board approved a fourth option and that is to pay the extra monthly cost of having a larger garbage container. For those who find that they always have a frequent overflow this might be a good option. Anyone interested in obtaining a larger garbage container should call Amy Knepp, our property manager at Phillips, and she will make the arrangements. Her phone is 206.694.1721; her email is aknepp@phillipsre.com

Do your part and help keep the neighborhood looking neat and tidy!

Oh, The Poop!

Of late, our neighborhood has been also experiencing a problem with dog poop. It goes without saying that if you are a dog owner then it is only neighborly to make sure that you clean up after your pet. This does not mean bagging the poop and leaving it on the sidewalk; nor does it mean leaving it in someone else's garbage can. It means carrying a bag with you when you are out with your pet, picking up the litter, and disposing of it when you get home.

Dogs are to be on a leash at all times. This is not only a city ordinance but if the dog is on a leash it is much easier for the dog owner to keep track of where the poop is.



A New Year a New Look!

From time to time any organization that relies on volunteers must take a look at its practices to determine if those practices can be continued under volunteer power. This was the case with the Stendall Place Directory. The Communications Committee reviewed both the content and formatting of past directories and it was decided that the valuable information that they contained needed an updated format to make the document more user friendly as well as easier and less expensive to produce in the future.

The result is the **2017 Stendall Place Handbook** which will be in the hands of homeowners shortly. This collection of information is much more than just a directory with the contact information for Stendall Place residents. The handbook also contains other important information, e.g. the Stendall Place Cooperative Agreements and contact information for Seattle Public Utilities, as well as information about the Stendall Place Board of Directors. With all this information it is a resident's guide to living here in Stendall Place. Hence the name change to "handbook."

Another change has occurred in size as the format went from a half page size to a page size of 8.5"x11." The handbook will now be easily visible among the books on the bookshelf. And lastly, but no less important, is the use of a simple Word program for formatting which increases the opportunity for future volunteers to take over the reproduction of the handbook as the current Communications Committee members retire and a new crew comes on board.

Pam McElmeel

Chair/SP Communications Committee

NEW YEAR'S CHEERS

Dear Stendall Place Homeowners,

At a special meeting of the Stendall Place Board of Directors held on December 20th, the board voted to ask homeowners to approve an amendment to the Stendall Place Declaration allowing the Association to borrow funds for capital improvements. This is an important first step in replacing our aging roofs, so please watch your mailboxes for more information about the amendment, voting procedures, and informational meeting times. Thank you.

Debra Fulton

President/ Board of Directors
Stendall Place Homeowners Association

Reminders

Parking

Access to common ways, guest parking, and public streets are not to be blocked by an motor vehicle, recreational vehicle, or equipment, or any other object.

Streets must be kept clear for emergency vehicles. No parking is allow on streets or on sidewalks. No vehicle may be parked in guest parking spaces for more than two consecutive days without written board approval.

It is important to keep this provision in mind when you are hosting a get-together. Vehicles which are improperly park may be towed and the owner fined.

The speed limit in Stendall Place is 10 m.p.h. This is the safest speed for traffic and for pedestrians. Be careful to observe it!

The Stendall Place
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Committee

Acquiring the Stendall Place Governing Documents/aka Resale Certificate

Washington State law requires that a potential buyer for a unit in a community that has a homeowner's association be provided with a copy of the essential governing documents called the *Resale Certificate*. This must occur in a timely fashion so that the buyer has time to study the documents before the buyer agrees to close on the purchase. The *Resale Certificate* includes the declaration, the articles of incorporation, the homeowners' association by-laws and the community covenants and regulations (also known as the cooperative community agreements). During the purchasing process, the *Resale Certificate* should have been given, either digitally or as a hard copy, to the buyer. Sometimes realtors or sellers simply give the buyer the *Resale Certificate* or they may lend it with the expectation that you will purchase your own.

As a buyer/owner it is your responsibility to have this document. To purchase your own copy a new owner must immediately contact the management firm (currently Phillips) to request the *Resale Certificate* and notify the firm of your contact information. The firm will then send out a packet of information containing a welcome letter along with HOA fee payment information, an explanation of the management firm's responsibilities and other pertinent information for a new owner including the mechanism for obtaining the *Resale Certificate*.

If you do not have a copy of the *Stendall Place Resale Certificate*, you need to do the follow-

1. Contact CondoCerts at www.condocerts.com
2. Set up an account for on-line processing and payment. Know your street address and the name of the association, *The Stendall Place Homeowners' Association*.
3. Resale Certificates take up to ten days to process but can be expedited for an extra fee.
4. Once your order is approved, you will receive an email with instructions on how to download your order. All orders are delivered as a PDF document. If ten days have passed and you have not received the instructional email, check your "junk" mail.

CondoCerts functions only as an on-line company and has no other method, other than email, of providing the Resale Certificate. If you do not have access to a computer you will need to ask someone who does to assist you.

Neighborhood News

In Memoriam

Our thoughts and prayers are with the families of Pauline Ferbach, who died on October 1st, and Carol Fraser who died on November 21st.

Thanks

Special thanks to Melanie Bjork and Beverly Shrumm for their service on the board.

Next Board Meeting

The next board meeting is January 17 at 7pm in the dining room of the E-Wing at Northwest Hospital.

Welcome

Welcome to our new neighbor, Venkatesh Nandakumar at 11707 SPN.

Board Officers

At the annual meeting of the Stendall Place Homeowners' Association, Ozzie Kvithammer and Ken Vanderhoef were re-elected to serve on the board and Craig Hanway and Norma Cooper were newly elected to the board.

Following the annual meeting the board met to elect board officers. The following were elected: Debra Fulton, president; Joan Hanson, vice-president; Barbara Thake, secretary; and Ozzie Kvithammer, treasurer.

