



Stendall Place Sentinel

September 2017



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Materials Committee Update

It has been quite an active year here at Stendall Place. We have had large crews of workers swarming all over our property for months, but it is over. Thanks to everyone for your patience and understanding. It has been disruptive at times but the work has gone smoothly for the most part. The roofers have been a well-oiled machine and have been a pleasure to have around. They finished the job almost two months early. The painters have been somewhat less efficient, leaving much of the touch-up and pick-up work until the end. But this is also the nature of their work and cannot be entirely avoided.

We had a chance to celebrate and say thank you when we provided lunch for all of the work crews. There were about 60 workers who enjoyed pizza, dessert, and beverages. Home-owners had a chance to thank the workers in person.

Thank you to the Materials Committee members who helped us through this process over the past 16 months. Thanks to Tekline roofing, Townhouse Painting, and Boyer Electric who have been our contractors for these projects. Thanks also to Residential Roofing Consultants who we hired to help us through the roofing project and who have been a great advocate and an invaluable asset for us. They have been our eyes and feet on the ground and have helped make this project go smoothly.

Project Status Report

Roofing

The roofing work is finished and Tekline has worked through the punch list items. We replaced about a quarter of the skylights as part of this project. Ten of these were custom sizes.

The carpenters will be on-site until mid-month to complete miscellaneous repair work, both general and roofing related. This will not include all repair items. There will still be a maintenance list when we are done but it will be much shorter.

Painting

The painting of the siding, stucco and trim has been completed. The painters have completed doing some touch-up work and have painted the garage and front doors. We are now working through the punch list and trying to identify any problem areas. We also need to paint or repaint areas that have been repaired by the carpenters. All of this work should be completed by the end of the month. It was necessary to hold off on painting some of the front doors because they are in need of repair. You should have been notified if your door is on this list.

Lighting

There are still a handful of exterior lights fixtures that are defective. We are working to correct these issues and we appreciate your patience. For people who ordered additional fixtures for the deck and patio areas, these are finally back in stock and have been ordered. This work will be scheduled soon.

Craig Hanway
Materials Committee Co-chair

Mark Your Calendar!

Next Board Meeting - October 17

The board meets at 7pm in the dining room of the E-wing at NW Hospital

Work Party

A Landscape Committee work party is scheduled for October 1, 9:30am. All homeowners are invited to help prepare the complex for winter. We meet at Sande Rook's, 11808 SDN. These work parties give homeowners a chance to meet your neighbors.

Medicare Open Enrollment

October 15 to December 7 is open enrollment for Medicare recipients. This is, ordinarily, the only time during the year that Medicare recipients can change drug plans or Medicare Advantage plans.

Annual Homeowners' Meeting

The annual homeowners' meeting is November 14 at 7pm at Verity Credit Union, 11027 Meridian Ave. N. Agenda items include the 2018 budget and election of board members. **All homeowners are encouraged to attend.**

Mark your calendar!!

Traffic Information

- The speed limit in Stendall Place is 10 mph. More and more we are seeing children on bikes. Be aware and slow down! Do not drive down the middle of the road. Stay on your side of the street.
- When entering Stendall Place and coming to the T (to turn either left or right), caution says that we should slow down and yield to cars and pedestrians on the through road.
- Street parking is not permitted. Streets are considered a fire zone. Guests must park in either guest parking, in the host's driveway, or on North 120th.

Neighborhood News

Thanks

Thanks to all the volunteers who worked on our August get-together. Special thanks to Joan Hanson and Pam McElmeel for heading up the volunteers.

And More Thanks

Thanks to all the homeowners who helped put together the "thank-you" lunch for the workers who have been with us all summer. Special thanks to Paula Ross, Joan Hanson, Donna Bell, Craig Hanway, and Sharon Donahue for their hard work in setting up and taking down. We had an delicious supply of goodies left over as well as pizzas. These were donated to Mary's Place Shelter.

And More Thanks

Thanks to Venkatesh Nandakumar for all the work he has done and will be doing on the Stendall Place Website.

Welcome

Welcome to our new neighbors, Jerri Stroud and Mike Saville, at 11913 SPN.

The Trees

If you have a hose that reaches to one of the newly planted trees, the ones with the green water bags attached, please take the time to keep the bag full. We do not want the trees to die for lack of water. Bags will be on these trees for about one year.

Directory Update & Changes

Stendall Place Property Manager

Ronda Veaghn

email: rveaghn@phillipsre.com

Jerri Stroud & Mike Saville 206.365.1080

jerri.stroud@gmail.com

msaville@swbell.com

11913 Stendall Place North, #55

11800 SDN

Alyon LLC is the new owner of 11800 SDN. After some remodeling, this will be a rental unit.

Stendall Place Landscape Update

With the large number of extremely warm days this summer, and the broken irrigation pipe issues, and the major and minor irrigation issues, and irrigation risers suffering some damage during the painting, the landscape around Stendall Place has suffered. We continue to ask everyone's patience as we work through these issues. Earthworks is close to resolving the big breaks in the irrigation system and they are fixing the smaller issues as quickly as possible. Many thanks to Jim Ziegenfuss, our new contact with Earthworks and his capable crew.

Until the rains return on a regular basis, we are still asking homeowners to water any dry areas they notice, even those beyond their foundation areas. This includes keeping the tree gaters filled at all times so we do not lose our big financial investment in these trees.

There are plans in the works to repair four areas where trees were removed. We are currently waiting for Seattle Tree Preservation to grind roots in these areas. When the roots have been dealt with we can then proceed with the repairs. My hope is that this work will be done this fall.

We owe a huge thank you to the wonderful homeowners and committee members who stepped forward in June and did an amazing job of moving and planting donated plants, adding mulch to the soil and doing general clean-up in the areas by the north fence. Finally, we have permanent irrigation in this area. Kudos to Francisca Vega for hand watering this area for so many years. Earthworks added the irrigation to this area without cost to the HOA because we waited so long for the job to be done.

We will be hosting a work party on *Sunday, October 1 beginning at 9:30am*. This is an all-hands-on-deck call for volunteers to help with our continuing effort to keep Stendall Place looking like a place we want to call home. There will be light work as well as heavier work so there is something for everyone to do. Come help for as little or as long as you can. No experience necessary. Mark your calendars and watch the mailbox kiosks for further details.

Please continue to notify Ronda Veaghn at Phillips of any new landscaping issues. You can copy me, if you would like.

And lastly, a thank you to the hardworking members of our Landscape Committee: Joan Hanson, David Akers, Michael Bitterman, John Gallagher, and Bernadette Hart and to all of you who contributed to the Stendall Place landscaping efforts this year.

Sande Rook

Landscape Committee Chair

Stendall Place Board Elections

The election of the Stendall Place Board of Directors will take place at the annual homeowners' meeting which on November 14. Three board members are up for re-election; Francisca Vega/position #5, Barbara Thake/position #7, and Sande Rook/position #8. All three members will be running for re-election. There are two open seats. Two board members have indicated that they will be leaving the board prior to the end of their terms: Debra Fulton/position #1 and Joan Hanson/position #2. According to the bylaws, an individual elected to fill a vacant seat ((e.g. position #1 and 2) would complete the unexpired portion of the term. The term for both positions 1 and 2 expires in 2018.

If you are interested in running for the board, contact the board president, Debra Fulton, 206.365.3064 or Debrafulton5442@msn.com for an application form. For additional information, you can contact any board member. They are listed on page one of the **2017 Stendall Place Handbook**. If you have a neighbor that you think would make a good board member, encourage him/her to apply.

An Editorial

Where would we be without our volunteers?

Stendall Place, like other non-profit organizations, relies on volunteers to help accomplish some of its goals. Several committees have been formed by the Stendall Place Board to carry out activities that serve to beautify and strengthen the Stendall Place community. The objective of the board is to insure that Stendall Place is not only a pleasant place to live but continues to be competitive in the Seattle real estate market.

The landscaping, the maintenance, the communications, and the resident concerns committees all exist to carry out tasks which bind together our community and/or would otherwise add to the operating expenses if contracted out. It is the interest and energy of dedicated residents who take time to volunteer that these expense-saving and community building activities happen. Consider what you can do to help when a call for volunteers goes out.

Two of our current board members who have answered the call to act and have served for several terms will be leaving the board in November. We all owe these two a very large debt of gratitude. President Debra Fulton and vice-president Joan Hanson have provided countless hours of service toward the well-being of our community. Take a minute to send your thanks.

A more recent addition to the board, Craig Hanway, has also earned the immense gratitude of Stendall Place residents. Craig volunteered to serve on the maintenance committee after only living here for a short time. As the need for new roofs and exterior maintenance became clear, he volunteered to assume the daunting task of managing the entire roofing/guttering/painting project. Craig prepared model visuals and descriptions to help us understand the scope of the project. He obtained samples of the roofing materials and lights and arranged for contractor meetings and bids. And he patiently fielded questions from anxious residents. It is impossible to estimate the number of hours Craig has dedicated to the completion of this job. The aesthetic and financial benefits of this effort are and will be enjoyed and appreciated by every residents for years to come.

Our thanks go to Craig and his wife, Kathy, for the untold number of hours of their private lives that have been dedicated to the completion of this impressive project.

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Pam McElmeel

Communications Committee Chair

Stendall Place Website under Construction

In June, the board directed the communications committee to proceed with the creation of a website for Stendall Place. One of our homeowners volunteered to construct the site and has been working on the project. The site is designed to provide information to our homeowners. Initially, the content will include our governing documents (declaration and bylaws), a calendar of meetings and events, the newsletter, and the Stendall Place Cooperative Agreements. At this time, the website is public. In the future, we may decide to have a private, password-protected section where the directory and a blog might be placed. The plan is to have the site up for one year to determine the interest and volume of use. The site will be unveiled at the Annual Homeowners' Meeting on November 14th.