Church Creek Estates Homeowners Association
Annual Report
July, 2025 to June 2026

	Actual 2025-2026	Estimated Budget 2026-2027
Income		
Annual Dues - Current Year	$12,975.00	$ 14,500.00
Annual Dues - Prior Years	$7,502.00	$ 7,500.00
Annual Dues- pre paid	$360.00	
Interest Income	$286.23	$ 300.00
Transfer Fees	$375.00	$ 375.00
RV Lot	$3,785.00	$ 4,000.00
Finance charges	$0.00	$ -
Total Income	**$25,283.23**	**$ 26,675.00**
Operating Expenses		
Maintenance		
Landscape Contract-	7484.17	$ 8,500.00
RV Lot	3818.23	$ 3,000.00
Pond Cleaning @ Common area	3880.15	$ 4,000.00
General Maintenance - Other	736.07	$ 1,000.00
Newsletter	378.87	$ 500.00
Insurance	5015.8	$ 2,800.00
License/Permits		$ 100.00
Office Supplies-Bank Charges		$ 100.00
Postage	83.5	$ 150.00
Professional Fees	5037.5	$ 5,000.00
Website	100	$ 300.00
Mailbox Rent	360	$ 360.00
Federal Tax	46.24	$ 60.00
Capital Improvements - Fence Repairs		$ 7,651.00
Total Expenses	**$26,940.53**	**$ 33,521.00**
Net Income	-$1,657.30	**$ (6,846.00)**

Church Creek Estates Home Owners Association

August 2026

WELCOME TO OUR NEW NEIGHBORS!

Please join us in welcoming our newest Church Creek neighbors: Nolan & Madisyn Lechner, the Robledo-Zavala family, and Charlene Franck! We're glad to have you in the neighborhood!

If you are a new homeowner and have not yet received information about the HOA, please reach out to us. We rely on homeowners and escrow companies to notify the Association when ownership changes, so occasionally there may be a delay in receiving updated information.

BOARD NEWS

We are pleased to welcome Cassandra Kieselbach as President of the Church Creek HOA Board. Cassandra brings experience from serving 10 years on two HOA boards before moving to the neighborhood and looks forward to working with homeowners to maintain and improve our community.

Our HOA has operated without a full Board and President for several years, and one of our priorities is rebuilding an active Board with greater homeowner participation.

We would also like to thank Sandi Torrez for her 8 years of service as Secretary. Sandi is stepping down from this position. We appreciate your dedication and support for the community and wish you the best.

Multiple Board positions are available. If you would like to become involved and help shape the future of Church Creek Estates, please contact president@churchcreekestates.com

Annual Homeowners Meeting

The HOA will be resuming Annual Homeowners Meetings. The annual meeting gives homeowners an opportunity to meet the Board and their neighbors, review HOA activities, discuss community priorities, and participate in decisions affecting the neighborhood. **Pizza will be provided.**

Please join us at the American Legion 26921 88th Ave NW, Stanwood, WA 98292 September 15th at 6 PM.

We want to hear from you: What questions, concerns, improvements, or neighborhood issues would you like the Board to address? Receiving your feedback ahead of time will help us identify priorities and create a productive agenda. Please email your comments to president@churchcreekestates.com or share them through our community Facebook page.

ANNUAL HOA DUES

Included with this newsletter is your 2026–2027 HOA annual dues invoice. If your account has a previous balance, your statement will reflect that amount as well. RV lot users will also receive the applicable RV lot invoice.

Church Creek Estates has maintained very affordable HOA dues, and dues have not been increased since 2010. With costs continuing to rise and several community improvements needed, the Board anticipates reviewing HOA dues for the next fiscal year. Homeowners will receive additional information before any changes are implemented.

If you have a past-due balance, please contact bookkeeping to make payment arrangements. Accounts that remain significantly delinquent without payment arrangements may be subject to collection or legal action. Questions regarding your account can be directed to treasurer@churchcreekestates.com.

Neighborhood Improvements

- The retention pond is scheduled for its annual fall cleanup.
- Fence repairs and replacement are being scheduled.
- Tree cleanup has been completed in common areas near homes where safety concerns were identified.
- The front entrance cleanup landscaping.

RV LOT - NEW Annual RV Fee $168

The increase from $150 will help cover maintenance expenses, including locks, weed control, gravel, striping, and space numbering.

After more than 25 years of volunteering, Sheila Wilson is ready to step away from managing the RV lot. We sincerely appreciate the tremendous amount of time she has given to our community.

Shaun Phillips will be managing the lot until we can find a replacement. We are looking for a homeowner willing to take over this volunteer role. Responsibilities primarily include handling paperwork and keys for new RV lot users and periodically monitoring the spaces and equipment stored in the lot.

Please do not share RV lot keys or access with others. Unauthorized access has resulted in locks needing to be replaced and creates additional expenses for the HOA.

We also ask RV lot users to consistently use their assigned spaces and make sure the HOA has accurate information regarding what is being stored there.

Few Neighborhood Reminders

Parking & Emergency Access: Please be considerate when parking on neighborhood streets. Vehicles should be positioned so emergency vehicles can safely pass and drivers maintain adequate visibility throughout the neighborhood.

Common Area: Our grassy common area is intended for recreation by children, families, and leashed pets. Motorized vehicles are not permitted on the grass. Please clean up after any animals.

Bikes, E-Bikes & Scooters: We have received concerns regarding children operating electric bikes, scooters, and similar vehicles in unsafe ways. Parents, please remind children to ride responsibly, watch for vehicles and pedestrians, and use appropriate safety equipment. Our goal is simply to keep everyone safe.

Homes & Yards: Thank you for helping keep Church Creek Estates attractive and welcoming. Regular mowing, weeding, removing accumulated items, and keeping vehicles off lawns all contribute to the appearance of the neighborhood and help protect property values.

Again, we want to hear from you!

As the Board becomes more active again, homeowner communication and participation will be important. What is working well? What needs attention? What improvements would you like to see? Would you consider volunteering for the Board or helping with a neighborhood project? Please reach out! Even if you don't have time to serve on the Board, your ideas and feedback are valuable.

Connect with us on Facebook at Church Creek Estates HOA

For HOA information please visit our web site at: www.churchcreekestates.com

Current Board Members & Contact Information

President: Cassandra Kieselbach president@churchcreekestates.com 907-242-2206

Accounting: treasurer@churchcreekestates.com (360) 202-4369 (outsourced Patti Sands)

RV Lot Manager: Shelia Wilson/Shaun Phillips (425) 971-0249

Secretary: Open

Mailing Address: Church Creek HOA PMB 433, 26910 92nd Ave NW Suite C-5, Stanwood, WA 98292