

# Church Creek Home Owners Association

August 2025



## WELCOME TO OUR NEW NEIGHBORS!

**Welcome to our newest HOA members:** Madison Nolan Lechner, Janeth Robledo—Zavala and Victor, Zachary Torres, Benjamin and Brandi Keeme, Lauren Christoferson and Allyson Banks.

If you are a new homeowner and have not gotten any information regarding the HOA please let us know, we are at the mercy of the owners and or escrow company to advise us when there are ownership changes.

### ANNUAL DUES

Included with this newsletter is HOA Annual Dues Invoicing, you will have a statement if there is a past due amount otherwise just your annual dues invoice and or RV lot invoice if applicable. There are a handful who have prepaid for this upcoming year already and you will have a statement showing that it is paid in full and zero balance. With the past years of COVID and a difficult economy now there has not been any legal action pursued on the past due accounts and or finance charges accessed as good grace for the neighborhood. Now that the past due accounts are growing a new approach needs to be taken, you will see a sticker on your statement indicating that legal action will be taken for more than two years in arrears if account not caught up and or payment arrangement is made. Action will take place on these past due accounts in October. Thank you to those who did fall behind and are making payments. If you have questions about your balance and or want to make arrangements, please email bookkeeping at [patti0707@yahoo.com](mailto:patti0707@yahoo.com) and or the [treasurer@churchcreek.com](mailto:treasurer@churchcreek.com)

### BOARD NEWS

We have had more new faces moving into the neighborhood and want to remind all that the HOA still needs a President, and or any other Board Member positions and volunteers. Please consider stepping forward to get involved, this is your neighborhood, and you might be surprised that many hands make light work and there are not that many hours involved to help out. The accounting and some property management is being outsourced, along with other subcontractors to keep things moving along. Website to be updated with this newsletter along with 2024-2025 Budget and Financials in September, waiting on information.

### RV LOT

Huge thank you to Sheila Wilson who continues to help the HOA as a volunteer with management of the RV lot. We had to recently change the key due to “passing of key” and lack of payments being made from users for the space. Please keep in mind how low of a rate \$150 is for the RV storage comparable to what is out there and treat the place with respect and pay fee timely. If assigned and or consistently using same spot in lot please do not change location without checking with Sheila. RV in and out due to activity in the summer need to respect size and spot that works. Also if “unit” is swapped out from what is on paperwork PLEASE contact Sheila and get new paperwork completed, it is how we monitor the lot and makes it difficult when things get moved around and or change type of what we have recorded. There are funds for doing some improvements that would help the lot be more efficient but volunteers are needed, please consider coming forward by contacting a Board email and or Sheila directly—425-345-3532

We have set up a landscaper with a regular weed control schedule now instead of “on demand” hoping this consistency will help keep the lot in better shape regarding weeds.

### IMPROVEMENTS

It is scheduled for September to get the retention pond by the Common Area cleared, we do this annually at the end of summer. The front entrance continues to be overgrown and we need to allot funds to clear old larger plants and update for appearance and safety. If you are aware of fence and or other improvements you feel are needed in the neighborhood that is being missed, please contact the Board.

**THIS AND THAT**

There was interest in a neighborhood garage sale again and apologies we did not get word out earlier to do it in August but we have had success in early September in the past too. It is scheduled for FRIDAY/ SATURDAY—SEPTEMBER 5/6 the weekend after Labor Day and will be advertised.

Please continue to do your best with the parking situation by being respectful of where and how you park outside your driveway. Clearly this neighborhood and driveways were built for one to two car households which is clearly not the case any longer so we have to make the best we can for safety and courtesy to fellow neighbors.

It is against the Bylaws for an RV to be parked in your driveway and or street visible permanently and or for a large amount of time, this is a constant problem and violation in our neighborhood. Consider strongly the RV lot space that we have to avoid being fined since it is against the Bylaws.

No business signs are allowed promoting your “at home” business, this is a City ordinance.

PAST DUE ACCOUNTS — please be aware that the percentage of owners who are past due on annual dues and continuing to ignore does NOT HELP the neighborhood, those funds are needed to pay bills, improvements all of which keeps the value of your home up. This Fall legal action is going to be taken on past due accounts more aggressively than we have in the past. Tried to be considerate as we went through covid and coming out o the past years we have dropped interest charges and not be as diligent as needed to get pas due accounts caught up.

**STAY CONNECTED**

Note our Facebook page at: Church Creek Estates HOA — More and more owners are utilizing this page and it is a great way to share neighborhood info Also — Check out the app: Nextdoor.com and identify your interests in Church Creek Estates news.

**THANK YOU!**

Our continued gratitude to Sheila for handling all the RV lot business, and to Sandi Torrez for her continued assistance with the newsletter and secretarial duties Consider coming forward to help with the neighborhood, these are the only two volunteers at this time we have.

**Current Board Members & Contact Information**

President:

president@churchcreekestates.com

Accounting: Outsourced

treasurer@churchcreekestates.com

(360) 202-4369

patti0707@yahoo.com

RV Lot Manager: Sheila Wilson

Newsletter & Secretary: Sandi Torrez

Mailing Address:

Church Creek HOA

PMB 433

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Visit our web site at:

www.churchcreekestates.com

Also visit the *Nextdoor* app for: Church Creek Estates HOA

Restated Bylaws 2007 — *Adobe PDF Document*

Covenants, Conditions, Restrictions, and Easements — *Adobe PDF Document*

CCEHA Schedule of Penalties for Covenant Violations — *Word Document*

RV Lot Registration — *Word Document*