



# May Creek Club

Est. 1966

Community Newsletter – February 2023 Edition

May Creek Club  
P.O. Box 1087  
Gold Bar, WA 98251

<Recipient Address>

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# Letter from the President

Hello Everyone,

Just a quick update about what is happening.

First, the big wind storm. I hope that everyone is ok. There were a few homes that were damaged and some vehicles as well. Please keep in mind that if you see a power line down just assume that it is live and call PUD or 911. There is still a lot of clean up needed so if you are able to help out your neighbors it is greatly appreciated.

We have hired a new landscaper to take care of the parks and dog run area. They will be in the areas twice a month. If you see things that are missed or need attention please inform the Board so that it can be addressed.

## Roads

We know about the two pot holes at the entry and we are currently looking for an asphalt Co. to repair them, but if you know of other areas that need repairs or attention please let the Board know. There are also some road signs that have been knocked down and we are currently working on getting them replaced.

The Bridge work is moving forward. We are currently working on all the permitting processes that are required to move forward with any repairs. Please be patient.

Please remember that we hold a Board Meeting the third Wednesday each month at 7PM on Zoom and it would be great if you could attend. Also, there are openings for Board Members that still need to be filled so help us help you with our community get involved if you can.

Thank you for your time  
Bill Ritchie  
President

# Semi-Annual Meeting Notice

You are invited to the semi-annual meeting of the May Creek Club general membership on **Sunday February 12, 2023 at 2:00 PM** via Zoom. To join the meeting, follow these instructions:

1. On your computer, go to [www.zoom.us/join](http://www.zoom.us/join)
2. Enter the meeting ID **851 801 2841**
3. If you have the Zoom app installed, click the open button to launch the app
4. To join without downloading, click cancel and then the “Join from your browser” link near the bottom of the page
5. Please enter your first and last name to assist us in taking roll call

To join from a mobile phone, follow these instructions:

1. Install the Zoom app from the App store or Google Play store
2. Select the “Join a meeting” option
3. Enter the meeting ID **851 801 2841**
4. Please enter your first and last name to assist us in taking roll call

## Agenda

Introduction of the board

Roll Call

Minutes from last meeting

Treasury report

Open forum

## Officers and Board Members

Officers:

President: Bill Ritchie

Vice-President: Austin Orion

Secretary: Sharon Valentine

Treasurer: Susan Taylor

Board members:

Tammy Reeves

Ellen Rowley

Cari Hozjan

Holly Dixon

We have open positions on the board. If you'd like to join, please attend any of the monthly board meetings. You can find the meeting schedule and additional information on our website [www.maycreekclub.com](http://www.maycreekclub.com). If you have any questions, you may contact the board via email at [maycreekclub@outlook.com](mailto:maycreekclub@outlook.com), or [maycreekclub@gmail.com](mailto:maycreekclub@gmail.com), or via phone (425) 268-0091.

# Public Service Announcements

This is a volunteer driven community! Please keep this in mind, and consider joining our monthly board meetings, or monitor our Facebook group May Creek Club Neighbors to see volunteer requests and other community news.

**Attention all residents:** We have updated the community rules to explicitly disallow dangerous or reckless behavior, and any such behavior that is witnessed by or reported to the board will immediately result in fines. We hope this effectively deters such behavior and reduces repeat offenses. Please find an updated copy of the rules on our website [www.maycreekclub.com](http://www.maycreekclub.com) in the Bylaws & Rules section.

**All property owners:** If you owe more than \$500, a lien may be placed on your property, be taken to small claims court or to collections. Any property owner with a judgement from small claims court will be given the opportunity to set up payment arrangements to avoid a lien on property and foreclosure as stated in our by-laws. Anyone on payment plan that does not comply to the agreed payment arrangement may be subject to another small claims court judgement. Make regular payments to avoid further legal action. Contact the board at [maycreekclub@gmail.com](mailto:maycreekclub@gmail.com) or via phone at (425) 268-0091 to make payment arrangements.

**Homeowners on creeks:** Be a good neighbor and remove unwanted debris in creeks. Dumping anything in creeks is against the law. Contact Dept. of Fisheries and Wildlife to report violations. 425-379-2309 or 425-775-1311 '0'.

**Property owners that rent** must give tenants a copy of May Creek Rules and are responsible for tenant abiding by the rules. Copies are available on the website [www.maycreekclub.com](http://www.maycreekclub.com)

No off-road unlicensed vehicles are allowed on roads. You will be subject to fines. Speed limit is 15 MPH, those who speed will be subject to fines. For the safety of all it is prohibited to ride scooters and skateboards on our hills.

Please remember that May Creek takes care of roads and parks only. We are unable to tell others how to manage their property.

For nuisance dog barking or off leash dogs contact Snohomish County animal control or visit their website. We abide by county leash laws and noise ordinances, but we cannot enforce them. Contact Sheriff dept or Snohomish County.

Together we can keep our neighborhood safe. Be aware of suspicious activities. If you see something report it. Know your neighbors. Be involved, stay informed

# Budget

This is the budget that was voted on and passed in the July 2022 meeting. It goes into effect June 1<sup>st</sup> 2023, please note that dues have increased to \$200, the first time dues have increased in almost 50 years, to account for rising costs.

		2023-2024
<b>Expense</b>		
	Accounting	\$ 4,250.00
	Attorney Fee	\$ 2,500.00
<b>Total Expenses</b>		<b>\$ 6,750.00</b>
<b>Board Expense</b>	Board Compsenations	\$ 1,500.00
	Milage Reimbursment	\$ 200.00
	Board Expenses - Other	\$ 200.00
<b>Total Board Expenses</b>		<b>\$ 1,900.00</b>
<b>Misc./Donations</b>	Overpayment refund	\$ 500.00
	July BBQ	
<b>Total Miscellaneous/Donations</b>		<b>\$ 500.00</b>
<b>Management Services</b>	Lein Fees	\$ 2,000.00
	Small Claims	\$ 1,000.00
	Management Services-Other	\$ 12,500.00
<b>Total Mgmt Services</b>		<b>\$ 15,500.00</b>
<b>Investment Accounts</b>	Reserve- Bridge Account	\$ 5,000.00
	Reserve-Paving Account	\$ 5,000.00
<b>Totals</b>		<b>\$ 10,000.00</b>
<b>Snohomish County Treasurer</b>	Parks	\$ 1,700.00
<b>Total Property Tax</b>		<b>\$ 1,700.00</b>
<b>Taxes</b>	Tax Preperation CPA	\$ 1,500.00
<b>Total Tax Prep</b>		<b>\$ 1,500.00</b>
<b>Banking Fee</b>	Bank Service Charges	\$ 500.00
<b>Total Banking Fee</b>		<b>\$ 500.00</b>
<b>Computer and Internet Expenses</b>	Computer and Internet Expenses	\$ 800.00
<b>Total Computer</b>		<b>\$ 800.00</b>
<b>Insurance</b>	Insurance	\$ 9,000.00
<b>Total Insurance Expense</b>		<b>\$ 9,000.00</b>
<b>Office Expense</b>	Advertising	
	Newsletter	\$ 650.00
	Post Office Box	\$ 100.00
	Certified Letter	\$ 50.00
	Postage	\$ 1,000.00
	Office Expense -Other	\$ 400.00
<b>Total Office Expenses</b>		<b>\$ 2,200.00</b>
<b>Repairs and Expenses</b>	Bridge Maintance	\$ 5,000.00
	Labor	\$ -
	Park Improvements	\$ 2,000.00
	Park Maintenance	\$ 3,600.00
	Road Maintenance	\$ 2,000.00
	Snow Removal	\$ 3,000.00
	Towing	
<b>Total Repairs and Expenses</b>		<b>\$ 15,600.00</b>
<b>Utilities</b>	Utilities	\$ 4,500.00
<b>Total Utilities</b>		<b>\$ 4,500.00</b>
<b>Grand Total</b>		<b>\$ 70,450.00</b>
<b>Projected Income</b>	Actual dues per lots	\$ 64,000.00
	Actual net Dues	\$ (50.00)
	Annual dues per year	\$ 200.00

**MAY CREEK CLUB, INC**  
**2023 SEMI-ANNUAL MEMBERSHIP MEETING PROXY**  
**SUNDAY, February, 2023**

**INSTRUCTIONS:**

1. Complete all applicable blank lines. You may designate any person of your choice who will be present to serve as your proxy holder.
2. Sign and date this proxy.
3. You may give this proxy to a neighbor, a board member, or return this proxy no later than February 12, 2023 to:

May Creek Club  
P.O. Box 1087  
Gold Bar, WA 98251

**Grant of Proxy:**

**Known all men by these present that the undersigned owner(s) of May Creek Club, Inc., does hereby constitute and appoint the person or persons identified below to act as attorney-in-fact to the undersigned, to vote for and act in the name, place and stead of the undersigned, to vote as the proxy of the undersigned at the Semi-Annual Membership Meeting to be held February 12, 2023 upon all questions and matters which may come before such meeting, according to the number of units in which the undersigned would be entitled to vote if personally present at such meeting, hereby ratifying and confirming all that said attorney shall lawfully do by hereby, and revoking all previous given to vote upon such unit.**

**CHECK ONE BOX**

- The individual whose name is printed here:*
- No one - This proxy is for quorum purposes only.*

**If no box is checked, this proxy shall be given to the Board of Directors to be voted by the Secretary. This proxy shall be valid for the meeting described above and for all adjournments of such meeting. This proxy shall be deemed automatically revoked if I attend and vote at the meeting in person, or if written revocation of this proxy is received by the Club by 12:00 p.m. February 12, 2023**

**I own the following property at May Creek Club, and this proxy shall be effective for that property listed.**

**Address:** \_\_\_\_\_ **Unit#:** \_\_\_\_\_

**Printed Name (s) of Owner (s):** \_\_\_\_\_ **Signature(s) of Owner(s) required by law**

**By:** \_\_\_\_\_

**Date I have signed this proxy:** \_\_\_\_\_, 2023

**ALL PROXIES RECEIVED MUST BE VERIFIED BY THE MAY CREEK CLUB BOARD**