

July 2022

May Creek Club annual meeting

Hello Everyone

It's time again for the annual meeting and we would like to invite everyone to attend. Lately, there have been many questions in regard to the finances, parks and roads. These are all the issues that are brought up in all the meetings that everyone is welcome to attend via Zoom. Logging in is easy and can be done even on a smart phone. So, please attend as your input is greatly needed. Remember, this is your community too.

In this meeting, we are voting on the budget. The current amount of monies coming in is not enough for the amount that is going out (actual income is less than actual expenses). Last year, we were short just over \$5,700.00. We are always looking for ways to save the community money but at this rate more items will have to be cut to reduce the expenses. That is why it is important that you attend and vote.

Hope to see you at the next meeting.

Thank you

Bill Ritchie

President

Bill Ritchie

Public Service Announcements

Attention All Property Owners: If you owe more than \$500 on your account a lien may be placed on your property, be taken to small claims court. This will add lien filing costs to your outstanding balance... Any homeowner with a judgment against them from small claims will be given the opportunity to set up payment arrangements to avoid a lien placed on the property, and foreclosure proceedings as stated in our by-laws. PLEASE NOTE: Anyone on payment plan that does not comply to the agreed payment arrangement, will be taken back to small claims for a judgement which will be reported on your credit report. You can arrange regular monthly payments to catch up back dues or to pay towards next year's yearly dues. Contact treasurer at 425-268-0091 to make payment arrangements to avoid collection.

Let's work together to keep our neighbor safe. Be aware of suspicious activities. If you see something report it. Get to know your neighbors. Be involved, stay informed. 911 NON-Emergency phone number 425-407-3999

PARKS: We are in the process of finding and hiring a landscape company to provide seasonal maintenance to all our parks.

Homeowners living on the creeks: Dumping of any material into creeks is against the law. Be a good neighbor and remove any unwanted debris floating in creeks. Contact Department of Fisheries and Wildlife to report violations. 425-379-2309 or 425-775-1311 press '0'.

Residents are required to have an outdoor burn permit for recreational burning. Its free, apply online at SKYVALLEYFIRE.ORG For current burn ban status and information call 425-339-2300 or 360-793-1335.

Important Message: No off-road unlicensed vehicles allowed on streets. 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 strictly prohibited to ride scooters, skates, skateboards on the 2 hills of main road.

Property owners who rent must give their tenant a copy of May Creek Rules and are responsible for tenant abiding by the rules. Copies available on website.

Please remember that May Creek Club takes care of roads and parks only. We are unable to tell people 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. We do not enforce them. Contact local sheriff dept or Snohomish County.

**MAY CREEK CLUB
SEMI-ANNUAL MEETING NOTICE
SUNDAY JULY 10, 2022**

You are invited to the Semi-Annual meeting of the May Creek Club general membership. **Sunday July 10, 2022, at 2 pm Via Zoom for members**
DUE TO COVID WE WILL BE MEETING VIA ZOOM VIDEO CONFERENCE

**Please download Zoom app prior to meeting.
<https://zoom.us/j/95392661756> ID 851 801 2841**

If you have trouble opening link visit our website maycreekclub.com click on calendar to access information.

We currently have 5 openings for new board members. **Note: You must be a property owner in good standing with dues/back dues paid in full to hold board position and be able to vote.**

AGENDA

**Introduction of Board
Minutes from last meeting**

**Treasury Report/Budget Proposal
Open Forum**

If you are unable to attend this meeting and know of no other who is attending whom you would assign your proxy, you may assign proxy to any board member listed below. Please mail your proxy to May Creek Club, PO Box 1087 Gold Bar, WA 98251 A proxy form is included for your convenience.

OFFICERS & BOARD MEMBERS

**President
Vice-President
Secretary
Treasurer**

**William Ritchie
Austin Orion
Sharon Valentine
Susan Taylor**

**Board members:
Ellen Rowley
Tammy Reeves**

**You may contact board via email,
maycreekclub@outlook.com or maycreekclub@gmail.com
[Treasurer cell 425 268 0091](tel:4252680091) [Secretary cell 360 294 4161](tel:3602944161)**

**Please send all correspondence, dues and complaint forms to our mailing address: May Creek Club, PO Box 1087, Gold Bar, Wa 98251
Website www.maycreekclub.com Visit our Facebook page, May Creek Club Neighbors.**

		Budget Option A 2023-2024	Budget Option B 2023-2024	Actual Budget 2021-2022
Expense				
	Accounting	\$ 4,250.00	\$ 4,250.00	
	Attorney Fee	\$ 2,500.00	\$ 2,500.00	
Total Expenses		\$ 6,750.00	\$ 6,750.00	\$ -
Board Expense				
	Board Compensations	\$ 1,500.00	\$ 1,500.00	\$ 944.70
	Milage Reimbursment	\$ 200.00	\$ 200.00	\$ 67.10
	Board Expenses - Other	\$ 200.00	\$ 200.00	\$ 105.00
Total Board Expenses		\$ 1,900.00	\$ 1,900.00	\$ 1,116.80
Misc./Donations				
	Overpayment refund	\$ 500.00	\$ 500.00	\$ 278.00
	July BBQ			
Total Miscellaneous/Donations		\$ 500.00	\$ 500.00	\$ 278.00
Management Services				
	Lein Fees	\$ 2,000.00	\$ 2,000.00	\$ 427.00
	Small Claims	\$ 1,000.00	\$ 1,000.00	
	Management Services-Other	\$ 12,500.00	\$ 12,500.00	\$ 6,704.40
Total Mgmt Services		\$ 15,500.00	\$ 15,500.00	\$ 7,131.40
Investment Accounts				
	Reserve- Bridge Account	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	Reserve-Paving Account	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Totals		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Snohomish County Treasurer				
	Parks	\$ 1,700.00	\$ 1,700.00	\$ 1,590.00
Total Property Tax		\$ 1,700.00	\$ 1,700.00	\$ 1,590.00
Taxes				
	Tax Preperation CPA	\$ 1,500.00	\$ 1,500.00	\$ 1,345.00
Total Tax Prep		\$ 1,500.00	\$ 1,500.00	\$ 1,345.00
Banking Fee				
	Bank Service Charges	\$ 500.00	\$ 500.00	\$ 479.00
Total Banking Fee		\$ 500.00	\$ 500.00	\$ 479.00
Computer and Internet Expenses				
	Computer and Internet Expenses	\$ 800.00	\$ 800.00	\$ 390.87
Total Computer		\$ 800.00	\$ 800.00	\$ 390.87
Insurance				
	Insurance	\$ 9,000.00	\$ 9,000.00	\$ 6,589.00
Total Insurance Expense		\$ 9,000.00	\$ 9,000.00	\$ 6,589.00
Office Expense				
	Advertising			
	Newsletter	\$ 650.00	\$ 650.00	\$ 255.33
	Post Office Box	\$ 100.00	\$ 100.00	\$ 100.00
	Certified Letter	\$ 50.00	\$ 50.00	\$ 10.00
	Postage	\$ 1,000.00	\$ 1,000.00	\$ 856.35
	Office Expense -Other	\$ 400.00	\$ 400.00	\$ 347.16
Total Office Expenses		\$ 2,200.00	\$ 2,200.00	\$ 1,568.84
Repairs and Expenses				
	Bridge Maintance	\$ 5,000.00	\$ 5,000.00	\$ 651.27
	Labor	\$ -	\$ -	\$ 127.50
	Park Improvements	\$ 2,000.00	\$ 2,000.00	
	Park Maintenance	\$ 3,600.00	\$ 3,600.00	\$ 206.34
	Road Maintenance	\$ 2,000.00	\$ 2,000.00	\$ 899.40
	Snow Removal	\$ 3,000.00	\$ 3,000.00	\$ 2,556.50
	Towing			
Total Repairs and Expenses		\$ 15,600.00	\$ 15,600.00	\$ 4,441.01
Utilities				
	Utilities	\$ 4,500.00	\$ 4,500.00	\$ 2,787.98
Total Utilities		\$ 4,500.00	\$ 4,500.00	\$ 2,787.98
Grand Total		\$ 70,450.00	\$ 70,450.00	\$ 37,717.90
Projected Income				
	Actual dues per lots	\$ 48,000.00	\$ 64,000.00	\$ 32,000.00
	Actual net Dues	\$ (22,450.00)	\$ (50.00)	\$ (5,717.90)
	Annual dues per year	\$ 150.00	\$ 200.00	\$ 100.00

VOTE for One Option

Budget Option A

Signature _____

Budget Option B

Address _____

Please mail back to PO Box 1087, Gold Bar, WA 98251

This budget will start on June 1, 2023

Please vote for one option

Please mail you budget choice back to the Board of Directors by September 21st, 2022

PLEASE MAIL YOUR SIGNED BUDGET CHOICE BACK TO THE BOARD.

**THIS MEMBERSHIP IS A VOLUNTEER COMMUNITY! PLEASE
REMEMBER THIS WHEN IT SNOWS AND THE HILL NEEDS SAND
OR THINGS NEED TO BE DONE AROUND THE COMMUNITY.**

Mail To:
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Gold Bar, WA 98251**

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MAY CREEK CLUB COMMUNITY RULES

*These rules are based on May Creek Club Articles of Incorporation, By-Laws and Snohomish County Ordinances. Enforcement is by May Creek Club, Snohomish County or both.

*Violations of rules may result in fines or liens against property owner. Complaints must be filed on our form with witnesses and/or photos to substantiate said violation.

Vehicles

No vehicle is to be parked on the road at any time. Speed limit is 15 mph and must be observed. Excessive speeds may be subject to a fine. Operating any motor vehicle in a reckless, illegal or dangerous manner which disregards the safety or endangers people and property is not permitted. A valid driver's license is required to operate a licensed vehicle on our roads. **The use of all unlicensed vehicles such as motor vehicles, including ATV's, off road vehicles etc. is strictly prohibited.** Operators of vehicles who are violating rules shall stop vehicle when directed to do so. Reckless misuse of any vehicle will result in fines.

Roads and Right of Way

Road right of way (5' from pavement or more) remains the property of the community as a whole and as such are under the control of the Board of Directors, acting for the entire community. The Right of way is a utility easement and any objects including but not limited to, such as vehicles, recreation vehicles, utility trailers, fences etc. must be removed at the request of the Board of Directors. No way can a placement of an object(s) on right of way be interpreted as possession of said real estate. Vehicles may be towed without warning if it is in violation of community rules.

No vehicle may be parked on the right of way with expired tabs. Any vehicle parked with tires on pavement or part of vehicle protruding onto pavement will be subject to fines and or be towed at owner's expense. Parked vehicles that obstruct safe vision of road or unsafe parking on right of way will be fined and or towed.

A non-running vehicle left on the right of way for a year or more must be moved onto the owner's property. Non running vehicles will no longer be allowed to be parked on the right of way. Non-compliance will result in fines and possible liens against property owner.

No one may block, obstruct, or impede the normal flow of traffic on May Creek roadways in such a way as to cause unreasonable delay or compromise the safety of persons using May Creek roads. Any obstructions or vehicles must be removed promptly. Damaging or altering roads, right of way or road surfaces will result in fines and legal action as the roads belong to the community.

Noise

May Creek Club follows the Snohomish County noise ordinances. Quiet time on weekdays is 10pm to 7am. Weekends it's 10pm to 9pm. Loud noises that disturbs others are not allowed. Please respect your neighbors and the community.

Firearms and Fireworks

Discharging of firearms, illegal fireworks, rockets or other explosives is strictly prohibited. We follow Snohomish County ordinances in regards to the use of fireworks. Contact the Sheriff department to report illegal activities.

Animals/Pets

Snohomish County Leash laws apply to May Creek residents and their guests. Dogs must be contained on owners property, leashed or other control measures. Violations of unleashed or unsupervised dogs could be subjected to fines through our complaint process. Pet owners must remove animal litter while walking their dog. Excessive noise or continuous barking is not permitted. Snohomish County Animal Control can assist with complaints for excessive noise.

Parks

Park hours are from dusk to dawn. No overnight parking permitted. Bikes are to remain outside of chain link fence. No skateboards, rollerblades or scooters are allowed within fenced area of park. No children under 8 years of age will be allowed in the creek area without the direct supervision of an adult. Damaging, altering or removal of park items or signs will result in fines and possible legal action. May Creek has 2 family parks. Lower park with creek and upper park. No dogs/animals permitted at the family parks. For pet families please use our dog park located at the end of Mt. View Park East. With respect to all please remove animal litter.

Guests, Tenants, and Family Visitors

Owners are **responsible** for all guests, tenants, and family members with respect to our community rules. Owners must give a copy of rules to tenants, are responsible they abide them

Rules Enforcement Policy

Violations of any of the rules could be subject to fines through the complaint form process. The Board of Directors must receive complaint on form with witnesses and/or photos. A warning letter will be sent to address of complaint and the property owner will then have the opportunity to respond at the next monthly meeting. After warning letter is issued/mailed and no remedy has occurred a fine for the violation will be levied. First fine is \$250, second and all additional fines will be \$500. Simultaneous violations of several rules may carry multiple fines at the discretion of Board of Directors. Complaint forms are available on our website.

Revision effective March 2022

MAY CREEK CLUB, INC
SEMI-ANNUAL MEMBERSHIP MEETING PROXY
SUNDAY, July 10, 2022

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 July 10, 2022 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 July 10, 2022 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 any and 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. July 10, 2022

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: _____, 2022

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

IF YOU CAN'T MAKE IT TO
THE MEETING PLEASE MAIL
YOUR PROXY BACK ASAP!

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NEWSLETTER

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