



River Crossing Newsletter



Sept

2023

Message from the President: *September has always been my favorite month in WA and this one is not disappointing. The temps are decreasing but the sun is out and days/nights are amazing. Fall is upon us as all the leaves are starting to turn color and therefore winter is just around the corner. Enjoy these amazing days as much as possible and take opportunities to meet other neighbors.*

Landscape Updates:

The HOA has revised its landscape standards (next page) but below are a few highlights. As some of you might have noticed, we have a couple of areas of artificial turf and several plastic plants and flowers. Our new standards do not allow artificial turf nor plastic plants in front visible spaces, therefore must be removed. The two existing artificial turf homes were approved under the original standard, therefore are not required to remove. Please replace all plastic plants and flowers with natural plants.

Clover has long been an issue/debate and we are asking that you remove or minimize the spaces overtaken by clover. A simple weed/feed will help speed this process.

The HOA does appreciate your cooperation and effort to adhere to these new guidelines. It does take time to rid our lawns of weeds, therefore the Landscape Committee will be patient during your efforts.

No Parking Areas on Streets:

It has been brought to our attention and highlighted that many of us might be confused by the City's NO PARKING signs along 3rd Drive SE. These signs prohibit parking on the side of the street for the entire length of the neighborhood. There is a short section near the entrance where it flips but most of the no parking areas are on the East side. The reason for this is to create space for any of us, including deliveries, firetrucks, etc to guarantee passage through the neighborhood. Along with this restriction, there is no parking allowed on any part/side of the roundabouts. Please remind your guests as well as there have been gatherings where both sides of the street are occupied by vehicles. I will engage with the City to see if any alternatives can be created.

Homeless Persons & Wildlife Sightings:

We have had two homeless person encounters and many sightings of wildlife in our neighborhood. Each time it is reported to the authorities. There have been no recent encounters with homeless persons, which is comforting.

As for wildlife, we do live next to a very large greenbelt that is full of wildlife. Thankfully, all encounters have been harmless as these animals are only looking for food or shelter. Most times they run away from us or hide. Please be mindful of your surroundings, keep small pets and children close. Make the effort to remove any food items from your outside areas as this attracts them. The HOA will typically report sightings but we ask that you understand your surroundings and the area we live in is a natural habitat for these creatures.

River Crossing Landscape Standards (Revised 09/23)

1. Lawns shall be mowed and edged weekly during the growing season or as needed and kept free of weeds, clover, and moss to maintain a neat, well-cared-for appearance.
2. Hard surface areas (driveways, walkways, porches, sidewalks, and curbing) shall be kept clear of debris (with lawn clippings removed on the day of cutting), weeds, grasses, moss and mildew growth.
3. Planting bed areas shall be well-maintained and kept free of weeds and debris.
4. Dead vegetation shall not be allowed to accumulate in landscaped or hard surface areas.
5. Lawn and planting bed areas shall be irrigated adequately to maintain good health of the lawn and plants, subject to state and local water conservation requirements.
6. Fertilization of lawn and planting bed areas shall be performed as necessary, followed by thorough watering, for good lawn and plant health.
7. Pest control shall be performed as necessary to prevent the spread of insects that cause damage to the landscaping of the subject lot or neighboring lots.
8. Back yards and side yards visible from the street shall remain free of weeds and dead vegetation, irrigated, and fertilized to maintain good landscape health.
9. Pruning shall be performed as needed to maintain a neat, well-cared-for appearance. Trees, plants, and shrubs shall not obstruct the sidewalk or road.
10. Installation of artificial turf and/or plants is not permitted in any areas visible from the street. Artificial turf may be installed in back yards or side yards only with prior approval of the Architectural Control Committee (ACC).
11. Street trees within the adjacent right-of-way are the responsibility of the homeowner. Per the City of Mill Creek, tree limbs need to be trimmed to a minimum height of seven feet above sidewalks and 14 feet above roads.
12. Adjacent right-of-way areas (parking strips) shall be maintained to the same standards as lawns and planting bed areas. Per the City of Mill Creek, vegetation must be maintained so that trees, plants, and shrubs do not overhang any portion of the sidewalk, or do not obscure any traffic control device. Vegetation within three feet of a fire hydrant cannot be over six inches in height.
13. All refuse shall be kept in sanitary containers concealed from the view of any lot; the containers shall be regularly emptied, and the contents disposed of off the properties. No dumping of any kind (including yard waste) in open spaces or other Association property. No grass cuttings, leaves, limbs, branches, or other debris from vegetation shall be dumped or allowed to accumulate on any part of the property, except that a regularly tended compost device shall be permitted