



May

River Crossing Newsletter



2023

Message from the President: Summer feels like it's here already as the temps have increased and everything is growing. Remember to water and please take care of your beautiful landscaping in accordance with our established standards located at www.rivercrossinghoa.org. More neighbors will be out, so go say hello and introduce yourself. We live in a wonderful community and it feels good to get to know one another, help each other when needed, and enjoy coffee and conversation together.

The following are reminders regarding common **LANDSCAPE** standards & responsibilities:

1. **Lawns** shall be mowed & edged weekly during the growing season or more often if needed.
2. **Planting bed and lawn areas** are to be well maintained, free of moss, weeds, clover, and leftover leaves & debris, especially clover as it can spread and smother/kill the grass. A top dressing of mulch or bark on beds can help control weeds and conserve water - we recommend mulch as it also provides nutrients to your plants.
3. **Fertilization of lawn** and organic mulch in bed areas shall be performed as necessary for a good/healthy lawn and plants. Aeration and thatching are good for soil health and promotion of grass growth.
4. **Proper pruning** of street trees is the responsibility of the homeowner and please be careful to not over prune. Per the city of Mill Creek, proper and required pruning of street tree limbs requires a height of at least 8 feet above sidewalks and 14 feet above streets.

The following are reminders regarding common **ARCHITECTURAL** standards & responsibilities:

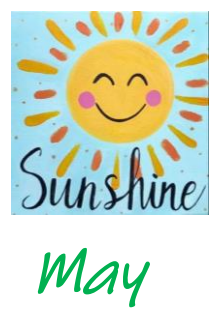
1. **Painted surfaces** will be maintained by cleaning and/or painting when they have become water stained, peeled or blistered, faded, uneven, blotchy, weathered, or have mold/mildew growth.
2. **Roof** will be maintained in a neat, clean, and tidy condition.

An application & guidelines for Architectural Changes can be found at www.rivercrossinghoa.org

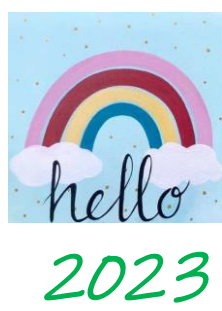
HOA notes:

Pressure Washing:

All HOA spaces (sidewalks, curbs, entry, etc) were completed in late April and I encourage our residents to consider doing same to their driveways, curbs, sidewalks, porch, etc as this helps to freshen the neighborhood. Also after pressure washing a good coat of sealer is a great idea to help preserve the look. Spray on is the best application method. Our landscaping contractor Durango can assist with this if you need help.



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HOA Notes continued:

South End Berm:

We will be removing some struggling plants, conditioning the soil and planting new plants.

Pond Fountain:

We are still struggling with replacement of the pond fountain and working daily to find a suitable contractor. Sorry for this delay for those affected by the non existent fountain..

153rd Street Lights:

We are still working with the City of Mill Creek to replace the street light bulbs along 153rd as we know it is very dark. The city is backed up with work, so please be patient as we continue to stay on top of this.

153rd & 3rd Drive Speed Limit:

Please adhere to the posted and speed limit of neighborhoods of 25mph, especially with activity of children and residents walking. I personally rarely exceed 19-20mph on 3rd, but I've seen some traveling at well over 30-35mph so please slow down.

Block Watch:

Please be safe, monitor your surroundings, report any suspicious activity and get to know your neighbors to help when someone is away. We work best as a team to help watch out for suspicious activity so get to know your surrounding neighbors. And it's nice to make new friends ☺

Neighborhood West of our North End Residents:

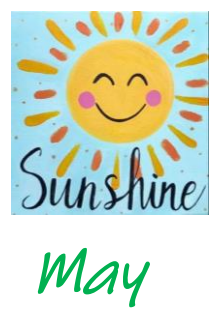
We have 42 new homes to the west of our neighborhood and these new residents have access to our Cascadia Way stairs. Please note you might see new faces using our neighborhood to make their way walking to the town center. I personally have met one resident over there and he was very nice and approachable (As your new president, I made a new friend).

Tree Removal:

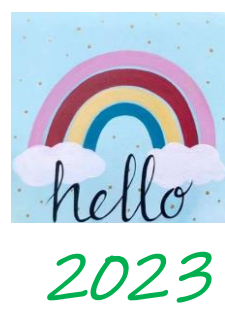
Please note to remove any street tree or non-landscaping tree large than 6" in diameter at the base you must get a permit from the City of Mill Creek. Removal of a street tree requires replacement of our approved tree in the Landscaping Guidelines. We are working to expand these choices so please be patient with our HOA process.

Street Tree Area:

The HOA is working on creating guidelines for this space as we've seen several variations as residents struggle to maintain lawns in the space. We want to remain flexible but we also require a PNW theme, so please look out in future publications for these guidelines.



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1. Lawns shall be cut & edged weekly during the growing season or more as needed and kept free of weeds to maintain a neat, well-cared-for appearance.
2. Lawn clippings shall be removed from asphalt or concrete areas the day of cutting.
3. Planting bed areas to be well maintained free of weeds and debris.
4. Leaf litter shall not be allowed to accumulate in landscaped or hard surface areas to the point where it is decomposing.
5. Lawn and planting bed areas shall be irrigated adequately to maintain good health of the lawn and plants, subject to water conservation requirements.
6. Fertilization of lawn and bed areas shall be performed as necessary for good lawn and plant health.
7. Back yards visible from 3rd Drive SE shall remain free of weeds and leaf litter, irrigated, and fertilized to maintain good landscape health.
8. Pest control shall be performed as necessary to prevent the spread of insects that cause damage to landscaping of the subject lot or neighboring lots.
9. Pruning shall be performed as needed throughout the growing period to maintain a neat, well-cared-for appearance. Trees and shrubs shall not be allowed to obstruct the sidewalk or road.
10. Dead or damaged plant material shall be removed. No dumping of yard waste in open spaces or other Association property.
11. Street trees within the adjacent right-of-way are the responsibility of the homeowner. Per the city of Mill Creek, street tree limbs need to be trimmed to a minimum height of eight feet above sidewalks and 14 feet above roads.
12. 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 grass cuttings, leaves, limbs, branches or other debris from vegetation shall be dumped or allowed to accumulate on any part of the property.