

SUNDAY HARBOR COMMUNITY ASSOCIATION  
4600 CALIFORNIA TRAIL RD  
BLAINE, WA 98230

NOTICE OF ANNUAL MEMBERSHIP MEETING

Date: Saturday, May 20, 2023  
Time: 3:00 P.M.  
Place: Blaine Library  
Directions: 610 3<sup>rd</sup> St, Blaine

Enclosed in this mailing you will find the following:

- ❖ Letter from Board President
- ❖ The Annual Membership Meeting Agenda
- ❖ Draft Minutes of Annual Membership Meeting on 05/21/2022
- ❖ Interim Financial Reports for Current Fiscal Year - 07/01/2022 to 04/30/2023
- ❖ Proposed Annual Operating and Reserve Budget for Fiscal Year 07/01/2023-06/30/2024
- ❖ Proposed Fee Schedule Fiscal Year 07/01/2023-06/30/2024
- ❖ Proposals for Vote
- ❖ Proposed Rules for Trailers, RVs & Tiny Homes
- ❖ Voter Card & Proxy
- ❖ Election of Directors
- ❖ Residential Update and Consent for Electronic Communications
- ❖ Tenant Responsibilities Memo
- ❖ Tenant Registration
- ❖ Schedule of Regular Board Meetings 2023-2024
- ❖ What the Board Can and Cannot Do
- ❖ Yard & Maintenance Rules & Regulations
- ❖ Picnic in the Park Flyer

If you cannot attend the meeting and would like to designate another property owner to represent you at the meeting, please complete the enclosed **Proxy** and return to Sunday Harbor Community Association before the meeting is called to order.

ONLY THOSE MEMBERS IN GOOD STANDING (DUES PAID) MAY VOTE.

We look forward to meeting with you for the Annual Membership Meeting on Saturday, May 20, 2023.

Respectfully,  
Your Sunday Harbor Board of Directors

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*Sunday Harbor Community Association*  
*4600 California Trail Rd.*  
*Blaine, WA 98230*

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DATE: April 24, 2022  
TO: Sunday Harbor Community homeowners  
FROM: Tim Clark, President Board of Directors  
RE: Annual Members' Meeting

Greetings Sunday Harbor community!

Good things are happening in our community. The picnic table shelter was repaired last Fall, and a member/owner voluntarily removed a dead tree from the park. In order to save money, the board contracted a new yard maintenance company this spring to mow bi-weekly as the previous one increased their price.

Speaking of increases, the sale of Lot 25, finalized in 2022, has been supplementing our expenses and keeping dues artificially low. As part of our two-year dues increase plan, the board proposes increasing dues by \$20 annually, subsidized again by our savings, to cover our basic services like park maintenance and improvements, streetlights, liability insurance, legal fees, and our accounting service. Members in good standing will be asked to vote on the proposed budget for 2023-2024. We anticipate that this is the last increase for a while.

We want to remind everyone that keeping the neighborhood clean and safe is everyone's responsibility. Please review the enclosed copy of the Yard Maintenance and Parking Policy. Sending warning letters is a task we would rather not do!

We need to address the topic of tiny homes in our community, so we made some Proposed amendments to the RV/Trailer policy that you need to vote on. We also have a proposal about the revised Bylaws for you to review and vote on. Both items are enclosed.

There will be nominations for three board members at the meeting this year. I hope you will join us in thanking outgoing board members for their service and consider taking a turn serving the community. The board meets bi-monthly for about 2 hours. This is your opportunity to make a difference in your community. Even if you don't reside here, keeping the neighborhood clean and safe helps your property values and your tenants. We all know how to meet on Zoom now and are happy to include out-of-area owners.

The annual Picnic in the Park is scheduled for August 6, 2023, from 2:00 - 4:00 PM. Please join us in meeting new neighbors, reconnecting with familiar ones, and having some fun and food at the park! See the enclosed flyer. For current information on board meetings, board members, policies, and events check out our website at <http://www.sundayharborcommunity.com/>

We're looking forward to seeing you all in person this year. **The Annual Member Meeting will be held at the Blaine Library on May 20<sup>th</sup> from 3:00 – 5:00 PM.**

Sincerely, your president,



Tim Clark

SUNDAY HARBOR COMMUNITY ASSOCIATION  
4600 CALIFORNIA TRAIL RD  
BLAINE, WA 98230

ANNUAL MEMBERSHIP MEETING AGENDA

Date: Saturday, May 20, 2023

Time: 3:00 P.M.

Place: Blaine Library

Directions: 610 3<sup>rd</sup> St, Blaine

- I. CALL TO ORDER – Tim Clark
- II. ATTENDANCE – Tim Clark
- III. APPROVAL OF MINUTES – Tim Clark
  - Minutes of Annual Membership Meeting on 05/21/2022
- IV. FINANCIAL REPORT – Shasta Pettijohn
  - Interim Financial Reports for Current Fiscal Year - 07/01/2022 to 04/30/2023
  - Proposed Budget for Fiscal Year 07/01/2023 to 06/30/2024
  - Proposed Fee Schedule
- V. NEW BUSINESS
  - Date for Picnic at the Park
    - Sunday, August 6, 2023 – 2:00PM to 4:00PM
  - Vote on Proposed Budget and Fee Schedule
  - Vote on Proposed Amendments to Rules for Trailers and RVs
  - Vote on Proposal to Keep Current Bylaws
  - Election of Directors
- VI. UNFINISHED BUSINESS
- VII. OPEN FORUM
- VIII. ADJOURNMENT

**DRAFT ANNUAL MEMBER MEETING MINUTES**  
**SUNDAY HARBOR COMMUNITY ASSOCIATION**  
Saturday, May 21, 2022, 3:00 PM - 4:30 PM  
Blaine Library, 610 3<sup>rd</sup> St.

**1. CALL TO ORDER**

President Tim Clark called the meeting to order at 3:08 PM.

**2. ATTENDANCE**

*Board*

Tim Clark, President	present
Andrew Gamble, Vice-President	present
Shasta Pettijohn, Secretary/Treasurer	present
Tannys Tussing, Director	present
Ella Bradley, Director	present
vacant, Director	n/a
vacant, Director	n/a

**Other Members in Attendance:**

Sixteen members in addition to the board.

**Proxies:**

Shasta Pettijohn had proxy votes for Laurie Jones, Judith Lewis, Rebekah Wilson.

Tess Tessler had a proxy vote for Carol McCaig.

Joyce Matlewsky had a proxy vote for Geanna Davis.

Secretary Shasta Pettijohn confirmed that there was a quorum; more than 10% of 112 currently owned lots were present in person or by proxy vote.

**3. APPROVAL OF MINUTES**

Tannys moved to approve the 5/15/21 meeting minutes with edits to last names of Jeff Packer and Sharon Hagen. Andrew seconded the motion. Approved by all.

**4. FINANCIAL REPORT**

Proposed Budget of \$15,420 explained by Treasurer Shasta Pettijohn:

- Dues need to increase from \$100 per year to \$120 per year due to finalization of Lot 25 sale, which ends income from that source. An additional \$1,980 from Savings will prevent dues from increasing more than \$20 annually this fiscal year, but we may need to increase dues or use Savings funds again next year to make up potential deficits in the budget.
- The proposed budget includes \$60 per year to fund an upgrade for the website.
- \$1000 is earmarked from Reserves to cover the cost of repairing the shelter over the picnic table at the park. Andrew is in the process of getting bids.

\$500 will be transferred from Savings to Reserves to offset the cost of the repairs.

- The previous park mowing person has not maintained his contract. President Tim Clark vetted three bids and contracted Birch Bay Lawn Care to resume mowing. This was an increase from \$100 per mow to \$125 per mow.

Andrew Gamble moved to approve next year's budget including proposed fee schedule; Jeff Packer seconded. Discussion followed. Vote by show of hands. Motion carried; one opposed.

## 5. NEW BUSINESS –

- Community event *Picnic at the Park* will be Sunday, August 7<sup>th</sup>, 2022, from 2:00 PM to 5:00 PM. All members in good standing are invited to attend.
- Election of Directors: there are currently five vacant positions. One position is a replacement for Bernida Flynn who resigned in 2022. That term ends May of 2023.

Nominations from the floor are:

- Jenifer White
  - Rachel Childers
  - Tim Clark
  - Ella Bradley
  - Andrew Gamble
- Blank ballots were distributed to all vote-eligible members. Voting for write-in board members proceeded and Secretary Shasta Pettijohn tallied the votes. Results: fourteen in favor of all, three opposed to all. New board is elected by majority of votes.
  - Proposed Amendment to Pet Policy – copies of current Pet Policy and Proposed Amendment to the Pet Policy were distributed at the meeting for all to review. The proposed Pet Policy **is an addition to** the current Pet Policy and states that members may keep up to six chickens, but no roosters. Shasta moved to approve the proposed amendment to the Pet Policy; Andrew seconded. Discussion followed. Vote by show of hands, one opposed. Motion carries.

## 6. UNFINISHED BUSINESS

None stated.

## 7. OPEN FORUM

An attendee who is not a member of the association asked how to request documents from the board for review by members. Shasta affirmed that financial records and meeting minutes are available to members upon request.

## 8. ADJOURNMENT

Shasta moved to adjourn the meeting; Andrew Gamble seconded. Approved by all. President Tim Clark adjourned the meeting at 4:31 PM.

Respectfully submitted by Shasta Pettijohn, Secretary

Sunday Harbor Community Association  
**Balance Sheet**  
As of April 30, 2023

	<u>Apr 30, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking Banner Bank #1411	8,411.36
Savings Banner Bank #8915	7,825.12
Savings Reserve Banner #0346	<u>5,970.88</u>
Total Checking/Savings	22,207.36
Accounts Receivable	
Accounts Receivable	<u>6,505.68</u>
Total Accounts Receivable	6,505.68
Other Current Assets	
Lot 25 Contract Sale	614.82
Prepaid Expenses	196.75
Undeposited Funds	<u>25.00</u>
Total Other Current Assets	<u>836.57</u>
Total Current Assets	29,549.61
Fixed Assets	
Accumulated Depreciation	-4,779.00
Furniture and Equipment	827.59
Park Improvements	791.90
Picnic Shelter	3,564.88
Signage	1,205.49
Street Lights Installation	<u>1,212.01</u>
Total Fixed Assets	<u>2,822.87</u>
<b>TOTAL ASSETS</b>	<b><u><u>32,372.48</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>1,173.91</u>
Total Accounts Payable	<u>1,173.91</u>
Total Current Liabilities	<u>1,173.91</u>
Total Liabilities	1,173.91
Equity	
Retained Earnings	28,487.21
Net Income	<u>2,711.36</u>
Total Equity	<u>31,198.57</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>32,372.48</u></u></b>

Sunday Harbor Community Association

Profit & Loss

July 2022 through April 2023

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	<u>Jul '22 - Apr 23</u>
Ordinary Income/Expense	
Income	
Discounted Fees	-1,975.99
Fines for Violations	2,475.00
Interest and dividends earned	27.77
Interest Assessed	894.22
Late Fees Assessed	1,050.00
Program Income	
Helping Hands Fund Distribution	-120.00
Membership Dues	13,540.00
	<hr/>
Total Program Income	13,420.00
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Total Income	15,891.00
	<hr/>
Gross Profit	15,891.00
Expense	
Accounting Services	4,500.00
Community Events	47.90
Insurance - Liability	2,280.77
Legal Services	76.22
Maintenance and Repairs	2,487.56
Operations	
Bank service charges	60.00
Office Supplies	35.85
Postage	236.85
	<hr/>
Total Operations	332.70
Sign Expense	120.00
Street lights	2,971.94
Taxes	
Property taxes	362.55
	<hr/>
Total Taxes	362.55
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Total Expense	13,179.64
	<hr/>
Net Ordinary Income	2,711.36
	<hr/>
Net Income	2,711.36
	<hr/> <hr/>

SUNDAY HARBOR COMMUNITY ASSOCIATION  
OPERATING BUDGET

Fiscal Year: 07/01/2023 - 06/30/2024

INCOME

Dues Assessments (\$140 x 112 lots due on 7/1/2023)	\$ 15,680.00
Transfer from Savings (Lot 25)	<u>1,980.00</u>
Total Income	<u><u>\$ 17,660.00</u></u>

EXPENDITURES

Accountant - Tax Prep - Bookkeeping	\$ 5,700.00
Community Events - SHCA Picnic in the Park	50.00
Insurance - Liability	3,020.00
Legal Fees	400.00
Licenses & Permits	10.00
Maintenance & Repair	2,500.00
Office Supplies, Postage, Bank Service Charges	850.00
Sign Rent & Expenditures	175.00
Street Lights	3,860.00
Transportation Costs	50.00
Taxes - Tract A (The Park)	470.00
Website Costs	144.00
Reserve Transfer	<u>431.00</u>
Total Expenditures	<u><u>\$ 17,660.00</u></u>

This budget is based on 100% participation by all members/owners.

SUNDAY HARBOR COMMUNITY ASSOCIATION  
RESERVE BUDGET  
Fiscal Year: 07/01/2023 - 06/30/2024

INCOME

Reserve Transfer from Operating	\$ 431.00
Total Income	<u>\$ 431.00</u>

EXPENDITURES

Park Improvements	\$ 1,000.00
Total Expenditures	<u>\$ 1,000.00</u>

SUMMARY

Estimated Balance as of 07/01/2023	\$ 5,973.38
Reserve Transfer	\$ 431.00
Balance Before Expenditures	<u>6,404.38</u>
Less Expenditures	<u>(1,000.00)</u>
Estimated Balance as of 06/30/2024 (excluding interest)	<u>\$ 5,404.38</u>

SUNDAY HARBOR COMMUNITY ASSOCIATION

PROPOSED FEE SCHEDULE  
Fiscal Year: 07/01/2023 - 06/30/2024

ANNUAL DUES	\$140.00 per lot
LATE FEE FOR UNPAID DUES	\$50.00 late fee will be assessed on September 1st. If dues are not paid for two (2) consecutive years a pre-lien warning letter will be sent. If not resolved within 15 days, a lien will be filed by the Association attorney. Attorney fees will apply.
INTEREST	12% APR assessed monthly on the balance owed on unpaid accounts
LIEN FEE	The account balance plus current lien filing fee charged by Whatcom County plus county lien release fee
RETURNED CHECKS FOR NSF	\$30.00 plus replacement with cashier's check or money order
REQUESTS FOR COPIES	\$0.10 (ten cents) per page
FINES FOR VIOLATIONS	<p>1.) Warning letter - members will have thirty days to contact the Association Board of Directors and/or resolve the violation.</p> <p>2.) Fine Assessment - \$25 if not resolved within thirty (30) days of warning letter.</p> <p>3.) Each month thereafter the fine will double until the fine reaches \$800. A pre-lien warning letter will be sent. If not resolved within 15 days, a lien will be filed by the Association attorney. Attorney fees will apply.</p>

Any payment, check or other form of payment, that is received by the Association for less than the full balance due on a member's account that is marked "paid in full" or contains a similar notation, or that is otherwise tendered in full satisfaction of a disputed amount will be returned to the remitter. If a check is received with less than the full amount due and not notated as indicated above, the check may be accepted in partial payment of the account. The balance remaining will continue to be billed to the member unless the member has received credit from the board of directors.

SUNDAY HARBOR COMMUNITY ASSOCIATION  
4600 CALIFORNIA TRAIL RD  
BLAINE, WA 98230

Please vote on the below proposals using the enclosed Voter Card and/or by using the Proxy Form to name a proxy who will attend the meeting to vote in your place.

**PROPOSAL 1:**

**Bylaws Statement**

**Approved by the Board of Directors January 17, 2023**

“The Proposed Bylaws from 2019 were not passed by the majority of voting members, and further attempts to revise the Bylaws have proved overwhelming for our small board. As the board would rather not spend more of members’ money on hiring legal help, we should keep the current Bylaws and continue to amend them as needed, using the 2019 Proposed Bylaws as a resource for legal terms and conditions”.

Submitted by Shasta Pettijohn, Secretary

4.8.2023

**PROPOSAL 2:**

**Proposed Rules for Trailers, RVs & Tiny Homes (see enclosed document)**

## Sunday Harbor Community Association Rules for Trailers, RVS, and Tiny Homes

\* Definition of a Trailer: A “trailer” is a factory-built unit with non-removeable wheels built for recreational or residential purposes but not permanently installed. In Sunday Harbor this includes buses, converted vans, or other vehicles.

\* Definition of a Mobile Home:

“Mobile home” is a transportable, factory-built dwelling unit constructed prior to June 15, 1976, with non-removeable undercarriage to which wheels can be attached for transporting the unit to a site where it will be permanently installed.

Declarations:

I. Building Restrictions

4) [4] No temporary structure, trailer, tent, garage, basement, or outbuilding shall be maintained on any lot for residential purposes except that lots 26 through 82 and lots 96 through 100 may maintain a mobile home for residential purposes.

Recreational use:

A trailer may be maintained on any lot for off-site recreational purposes. However, it may not be hooked up to electrical or sewer outlets.

Recreational use on site:

A trailer may be maintained and hooked up to electrical and sewer for on-site recreational use (short-term use) provided there is not a primary residence already in place with electrical and sewer hookups. This would create a double dwelling occupancy and is not in compliance with the county ordinances as well as Sunday Harbor Declarations.

Guests:

Guest trailers may be parked and hooked up to electrical for up to three continuous weeks provided the association is notified in advance. A trailer may be maintained on any lot but may not be hooked up to sewer.

\*Tiny Homes:

“Tiny home” means a single-family dwelling unit that is 400 square feet or less in floor area (excluding sleeping lofts). **Tiny homes are not permitted on lots with existing residences.** There are two types of tiny homes as described below. Any other form is considered a recreational vehicle.

1. Site-Built Tiny Home. A tiny home built on site on a permanent foundation that meets the minimum requirements of the

International Residential Code (IRC) and is reviewed and inspected by Whatcom County.

2. Manufactured Tiny Home. A factory-built tiny home bearing a certification tag from the Washington State Department of Labor and Industries (L&I) stating it is approved for use as a single-family residence per the current edition of the International Residential Code (IRC) or Housing and Urban Development (HUD) requirements. Manufactured tiny homes usually have wheels and a chassis when they come out of the factory, and typically have the wheels removed prior to placing it on its manufacturer-approved foundation.

\*Definition of a Foundation:

“Permanent foundation” means concrete blocks on a concrete footing or slab, or other approved engineered foundation systems.

\*Whatcom County Building Code

<https://www.codepublishing.com/WA/WhatcomCounty/#!/WhatcomCounty15/WhatcomCounty1504.html#15.04.012>

Approved BoD 9.20.22 Submitted by Shasta Pettijohn, secretary 9/26/22

<http://www.sundayharborcommunity.com/>



SUNDAY HARBOR COMMUNITY ASSOCIATION  
4600 CALIFORNIA TRAIL RD  
BLAINE, WA 98230

ELECTION OF DIRECTORS  
TERM OF 2023-2025

The management of the property, interests, and business and affairs of Sunday Harbor Community Association are vested in the hands of a Board of Directors consisting of seven individuals elected from the members of the Association.

The Election of Directors will be held at Blaine Library in Blaine at 3:00 pm, May 20<sup>th</sup> and will be held in accordance with the current Bylaws of the Association. Directors will be elected for a term of two years and until the election and qualification of their successors.

The following four Directors have one year remaining of their term.

Jenifer White	Term ends 2024
Rachel Childers	Term ends 2024
Tim Clark	Term ends 2024
Andrew Gamble	Term ends 2024

Ella resigned in March 2023, and her position was temporarily filled by Sieneke Van Deene Stevenson.

There are currently three Director positions to be filled for the term of May 2023 – May 2025.

Nominations will be taken from the floor at the Annual Meeting, or in advance of the meeting.

**ONLY MEMBERS IN GOOD STANDING OR THEIR PROXY MAY VOTE** (meaning dues and fines paid in full). Proxies must be in writing and filed with the Association prior to the start of the meeting.

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*Sunday Harbor Community Association  
4600 California Trail Rd  
Blaine, WA 98230*

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**RESIDENTIAL UPDATE FORM**

To ensure the Association has up-to-date contact information for all homeowner's, please complete this Residential Update Form. Return the form by mail to the above address or to a Board member at the Annual General Meeting.

All information is held in the strictest of confidence and is for Board use only.

Lot #: \_\_\_\_\_

Name(s): \_\_\_\_\_

Sunday Harbor Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State/Province: \_\_\_\_\_ Zip Code/Postal Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**Consent for Electronic Communications**

By signing below, I consent to receive correspondence, notices, and billing statements electronically from the Sunday Harbor Community Association to the email address provided above. I acknowledge and agree that email statements are a courtesy service only. If a statement is not received, I am still required to pay assessments and/or charges by the due date. I understand the Association cannot confirm my ability to receive communications, or whether I have read such communications. I understand I can withdraw this Consent at any time by requesting in writing to the mailing address of the Association.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## MEMO Sunday Harbor Community

TO: Members/Owners  
FROM: Board of Directors  
SUBJECT: Tenant Rights and Owner Responsibilities  
DATE: April 20, 2023

If you rent your property to tenants, this memo is to serve as a reminder that under the Bylaws tenants may enjoy certain privileges offered by Sunday Harbor Community Association

Tenants do not have the right to vote on association matters but may be named as proxy to vote in place of the member.

The Association holds the property owner/member accountable for the responsibilities outlined in the Bylaws, Declarations of Restrictions, Easements, and Reservations of the plat of Sunday Harbor (Covenants), and the Park Rules. All fees and dues are the responsibility of the property owner.

It is the responsibility of the property owner to inform their tenant(s) of these rights, privileges, and responsibilities and to ensure tenant compliance with all rules of the Association

It is also the responsibility of Association members to keep the Association informed of the names and addresses of the tenants. If you have tenants, please provide the Association with the name of the tenant(s) and their family members and the Sunday Harbor address and lot number on which they reside. Enclosed is a form you may use to capture that information and return to the Board of Directors.

Thank you for your cooperation.

Encl.

Tenant Registration

SUNDAY HARBOR COMMUNITY ASSOCIATION

4600 CALIFORNIA TRAIL RD.

Blaine, WA 98230

TENANT REGISTRATION

Property Owner NAME	
Property Owner ADDRESS	
Property owner PHONE NUMBER	
Property owner EMAIL	
Tenant NAME	
Tenant ADDRESS	
Tenant PHONE NUMBER	
Tenant EMAIL	

I, Sunday Harbor property owner (name) \_\_\_\_\_

have provided my tenant with the Sunday Harbor Community Association Park

Rules and Pet Policy and they have read and understand these Rules. I understand

that it is my responsibility to ensure that my tenants follow the rules.

X

Owner

X

Owner

DATE: \_\_\_\_\_

<http://www.sundayharborcommunity.com/>

revised 9.26.22 Shasta Pettijohn, Secretary

# SUNDAY HARBOR COMMUNITY ASSOCIATION

## Schedule & Locations of Regular Board Meetings

2023 – 2024

May 25, 2023, 6:30 PM – 8:00 PM	Blaine Library. Orientation of new members.
July 20, 2023, 6:30 PM – 8:00 PM	Blaine Library
September 21, 2023, 6:30 PM – 8:00 PM	Blaine Library
November 16, 2023, 6:30 PM – 8:00 PM	Blaine Library
January 18, 2024, 6:30 PM – 8:00 PM	Blaine Library
March 21, 2024, 6:30 PM – 8:00 PM	Blaine Library

Meetings are typically held on the third Thursday every other month at the Blaine Library. Meetings details are subject to change. Please check the website at <http://www.sundayharborcommunity.com/> for updates to meeting dates, times, and locations.

## **What the Board Can and Cannot Do**

The Sunday Harbor Community Association Board often gets complaints about issues that the board doesn't have authority to enforce. Here's a partial list of what the board can and cannot do.

1. Animals- the board can send a warning letter to pet owners if their animals are off leash in the neighborhood, if the animals are not on the approved list, or if owners do not clean up after their pets. The board cannot prevent cats from entering yards and is not responsible for pets that break free from enclosures. Call Animal Control (360) 733-2080, ext #3017, in those situations.
2. Fences- the board is not responsible for disputes about fences between yards. This is a civil matter. The board can send a warning letter if weeds are encroaching through a fence onto a neighbor's property.
3. Smoke- the board is not responsible for smoke from campfires or yard waste. The board can send a warning letter, however, please call the Fire Department (360) 318-9933 to report ongoing violations.
4. Noise- the board can send a warning letter about noise complaints. Ongoing noise issues should be reported to the local sheriff non-emergency line 360/778-6781.
5. Trash in yards- the board sends warning letters and administers fines for trash and debris in yards.
6. Cars- abandoned or junk cars in yards are not permitted. The board sends warning letters and administers fines. The board cannot tow these vehicles unless they are in our shared property at the park.

Please try to settle disputes respectfully between neighbors first. There is a form on the [sundayharborcommunity.com](http://sundayharborcommunity.com) website you can use to report violations to the board.

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SUNDAY HARBOR COMMUNITY ASSOCIATION  
4600 California Trail Road  
Blaine, WA 98230

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YARD CARE RULES

The “yard” is defined as the space or grounds surrounding or surrounded by a building. This means the physical area on a lot, including but not limited to, the foundation plantings, all grass areas, planting beds, trees, flowers, the driveway area, and the mailbox area.

LANDSCAPING

Each lot owner may select the type of landscaping they prefer for their yards.

MAINTENANCE

A neat appearance must be maintained. Weeds sprouting up in a lawn or, weeds that are allowed to dominate the make-up of the lawn, must be eliminated.

If garden beds or planting areas are developed in a yard, they must be kept weeded and/or mulched to present a neat appearance from the street and neighbors’ views.

If a natural landscape is selected, all vines and weeds must be controlled to prevent interference with neighboring yards. Weeds must not be allowed to dominate any area of the yard. Trees must not be allowed to cause interference with neighboring yards.

Weeds must not be allowed to grow up and through yard fixtures.

Leaves and other debris, which are bagged for disposal, must be temporarily stored in the garage or inconspicuous location not directly visible from the street or neighbor view.

The use of tarpaulins is not allowed for covering items in the front yard or in neighbors’ view.

Gardening items (hoses, garbage bags, tools, sprinklers, spreaders, etc.) must be stored out of sight when not in immediate use.

Firewood must be stored in a manner that prevents rot and insects and must be neat in appearance.

PARKING

Cars, boats, trailers, and RVs shall not be parked or stored in front yards in the grass areas or within the utility easement areas. Inoperable cars must be parked or stored in garage or out of view of the street and neighboring yards.

# Sunday Harbor Community

## Picnic in the Park!

Sunday, August 6, 2023 from 2:00 to 4:00 p.m.

Sunday Harbor Community Park

*Join your neighbors for Food, Fun, and Fellowship*

The Board will provide hotdogs, buns, & condiments

### Bring:

- . Side dish for your family
- . Your own utensils, cups, and plates
- . Non-alcoholic beverages
- . Chairs
- . Frisbees, balls, games, water toys, kayaks
- . Musical Instruments
- . Talent/No-Talent show?



It's PicNc time!!

Contact Shasta Pettijohn for more info: [starsong816@gmail.com](mailto:starsong816@gmail.com) or (509)675-1722