

NEIGHBORHOOD NOTES

JANUARY 2026

INLAY TOT LOT: This is the project that never ends... At least it seems like it. Between issues with the equipment vendor and the installer's (un)availability, the playground company has kept delaying the completion date. The old equipment has been removed, which is a good first step, but the most recent date we've been given for the install of the new is the week of January 12th. Stay tuned...

TREES/SIDEWALK: We have gotten two bids so far, waiting on at least one more, to get started on the Terrible Twelve tree removal. Once a bid is accepted and work scheduled, we'll be reaching out to the community to be sure cars are not parked in the way. Getting the worst trees cut down will stop/slow roots from growing and making the sidewalk problems worse while we wait for the City to take care of the sidewalks, which won't likely be done until at least May, according to the City of Lacey's Department of Public Works. I hope to have a City representative at the February or March Board meeting to discuss everything. (It will be included in the meeting agenda sent out.)

GOVERNING DOCUMENT CHANGES/POLICIES FOR WUCIOA (Washington Uniform Common Interest Owner Act RCW 64.90) COMPLIANCE: The updated Collection Policy should be sent out soon. This will involve the most substantial changes for this year. The By-laws, Rules, and Enforcement Policy have all had a first draft done, mostly to better organize and lay out the information. Once the Board votes on them they will be sent for legal review to ensure WUCIOA compliance. When both the Board and legal are satisfied with a document will it be voted on for adoption then sent to the community. It's not a quick process! Parts of the WUCIOA law changes went into effect January 1, though, so whether we've adopted official new documents yet or not, we will be operating according to the revised law.

BOARD VOTING: The Board has previously used electronic communication to vote on compliance/late fee waivers, bids, and other items. (*Between-meeting votes have always been confirmed at the next meeting so the information on those votes is included in the minutes.*) Under the revised WUCIOA, the Board will no longer be allowed to use electronic communication to vote on anything but narrowly defined emergencies. This change will slow down dealing with matters appealed to the Board. The Board will be delegating some operational authority to VIS to deal with compliance and waiver requests as well as payment plans, but *residents will ALWAYS have the right to appeal to the Board itself.*

CITY OF LACEY COMMUNITY IMPROVEMENT GRANT HOAs can apply for the City's grant program. (About \$2500) Ideas currently under discussion are adding some benches

around the neighborhood for pedestrians to be able to rest while out walking or adding some picnic benches to the “Prism Park”. We’ll discuss and vote at the January Board meeting, so if you have feedback – or other ideas – now’s the time to speak up.

ASSESSMENTS: Please be sure you’ve updated your payment amount for 2026. If you haven’t received coupons and want them, contact VIS. Whether paying by the month, the quarter, the year, or odd amounts through the year, all residents should check their balance regularly on their VIS owner portal or by calling VIS. The sooner problems are caught, the easier it is to get things straightened out before late fees and administrative letter charges.

LANDSCAPE PROJECTS: Tree pits and landscaped areas on the side streets and Rainier Rd. have gotten their new layer of mulch. 2026 will be Balustrade’s turn. There are three major multi-year, interrelated asset management projects we are seeking proposals from Nasim (our landscaper) for: 1. In addition to sidewalk lifting, trees are (literally) at the root of most of our irrigation and turf problems. We want to get a survey done tagging of all our Association trees by site, species, size, health, and estimated replacement date, along with recommendations for replacement species for each site that will be overall smaller at maturity, slower-growing, and with root systems that focus DOWN rather than OUT. 2. A proposal for an irrigation system overhaul that would begin replacing the current old PVC with newer, more flexible materials that would have fewer issues from breaking and also replumbing circuits so there is even pressure for all lines. 3. A survey of turf conditions and rehabbing recommendations. Most of the actual costs of doing all three projects would be paid from reserves. Up-front expenses for all these will yield long-term reduction in on-going costs.

Although the Annual Meeting was tense at times, I truly appreciate every person who cares about our neighborhood, whether we agree on what needs to be done or how it should be done or just when it should be done. I love this community and want to see it thrive!

Susie Aasen, President

In service to the neighborhood