

HORIZON POINTE LACEY HOA
NEIGHBORHOOD NOTES
MAY 2026

Hope everyone is enjoying the wonderful colors of Spring!

TREES As we enter the big growing season, a reminder that if an Association tree is of concern to you, *please put in a maintenance request through your VIS portal so our landscapers can evaluate it.* All common area trees, including the parking strip trees, are the responsibility of the Association to take care of, *not residents*. We are currently putting together a comprehensive plan for tree-trimming for the summer, including coordinating with LeMay Disposal to be sure there is proper clearance for their trucks.

BUS ROUTE CHANGE If you don't check your mail very often, you may have missed the flyer about the big changes coming May 3rd to our local bus routes! Check intercitytransit.com/redesign for full information or call 360.786.1881.

COMMUNITY GARAGE SALE No one on the Board is available, so if anyone in the neighborhood would like to head up a sale this year, please do! It has always been a popular event. VIS will email any flyer and it can go on the HOA website.

INLAY TOT LOT The inspection report received on April 16th noted several items of substandard installation. Our manager is pursuing remediation and is authorized to involve the Association's attorney. The lot will have to remain closed until all repairs are made and a second inspection is done. *We know this is an extremely frustrating situation for everyone involved, the Board no less than anyone else.* New sod was laid in the southwest quadrant, but it has not done well. Nasim is working intensively on it and is committed to getting it right.

IRRIGATION SYSTEM REPAIRS Spring repairs for the entire neighborhood and the installation of upgraded nozzles for most of the area north of Balustrade are underway and should be finished before irrigation season. If the new nozzles make the difference hoped for, we will proceed with replacing all nozzles over the next few years.

LONG-TERM PROJECTS The Board has now approved an intensive irrigation investigation and tree mapping for most of the area north of Balustrade. 2027 and 2028 will see further sections done. By the end of these projects, we will be able to make long-term plans for work and necessary reserves rather than playing constant whack-a-mole.

CITY OF LACEY NEIGHBORHOOD IMPROVEMENT GRANT The application was submitted, but we have not received word yet on if we will get a grant. We are gathering information on possible bench, installation, and placement options.

ALLEYWAY RESEALING The Board will be voting in May on bids for overdue alleyway resealing. Details will be published once the work is scheduled.

CHANGE TO ACC Changes to State law are creating a major hurdle in the processing of applications. Therefore, on recommendation of our attorney, the Board has passed a resolution to authorize VIS to approve applications that are in keeping with our ACC standards, while designating all Board members as ACC members, so that Board meetings can function as ACC meetings as needed for any applications VIS would deny or is unsure about. The vast majority of applications are straightforward, so setting things up this way will allow for the most expeditious processing of the majority of applications. A new document, Architectural Modification Standards Guidelines, should be voted on at the May Board meeting, which will also help clarify standards for all parties.

FURTHER IMPACTS OF CHANGES TO THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT (WUCIOA) As these changes begin implementation, the impacts are starting to be felt by virtually every HOA/COA in the state. Financial impacts include attorney fees for reviewing/redrafting all governing documents, greater administrative burdens, and rising insurance costs. Ouch! The changes to the law both expand and restrict Board authority/structure. Some things in the new law are far more detailed than in the past, but others are muddy, leaving even specialist attorneys uncertain as to the interpretation. We urge residents to research the changes and speak up to our legislators about the impacts. Our HOA is, in fact, ahead of the game, as we have already long been doing voluntarily some of the things now required by law, and have been working hard at getting all our documents updated. We will continue to make all changes required – and keep you updated as we get them done.

Susie Aasen, President of the Board
In service to the neighborhood