HORIZON POINTE LACEY HOA
NEIGHBORHOOD NOTES
September 2026

Helloooo, Fall! Time for last yard and house projects and backyard parties before we get out the jackets and coats and rain boots!

KIDS ON E-BIKES/E-SCOOTERS Parents, PLEASE make sure your children are wearing their helmets and remind them that they shouldn't be weaving in and out between sidewalks and street, shooting across streets from alleyways, turning into traffic lanes – or hitting pedestrians or kids playing (which *shouldn't* need saying, but does!) It's only a matter of time before there's a serious accident. And remember that NO WHEELED VEHICLES belong out in our stormwater treatment areas. Ever.

INLAY TOT LOT The playground work is scheduled to be completed the week of the 14th!

ALLEYWAY RESEALING We are still following up on some reports of cracking, which may be due to weather fluctuations at the time of sealing, but if not, we'll be sure it's fixed.

SIDEWALKS The last of the new sidewalks for this year have been poured and finishing work is being done.

IRRIGATION Some parking strips have taken a bad hit in our summer heat because we had to turn off relevant irrigation lines while the sidewalks were being done. (Irrigation pipes and heads were torn out in several places when those massive roots were removed.) The City and our landscapers have been working hard on getting lines back on again. There have been at least two consecutive mainline breaks as well. (When a leak is discovered and fixed, pressure is restored that may then blow another weak place farther down in the line, so it is not uncommon for one repair to turn into several.) Next year, we'll know what to expect of these sidewalk repairs and will be able to coordinate things better with the City to handle this aspect of the work more smoothly. It's been a learning experience!

TREES Our trees are lovely in summer with their many shades of green and the cooling shade they provide - but they are **killing us**, budget-wise. At this month's Board meeting, the Board approved a bid from Nasim for the removal and replacement of 17 dead/nearly dead birch trees that have hit the end of their expected life cycle along the Switchback and Compass back fences along Rainier; birches are notoriously fragile and there have been issues already with branches falling in windstorms. We are waiting on a bid for replacement trees for the twelve already removed for sidewalk work; we have asked for a list of trees more suited to the space/situation rather than replacing with the original species that caused the problems in the first place – a first step into transforming the aesthetic of the neighborhood away from giant trees in postage stamp spaces.

Our trash disposal company, LeMay, is demanding that trees in the entire neighborhood be limbed up to 15'. We approved a bid from Nasim to start with 76 trees along Compass and Inlay, which are the worst streets. Since LeMay can choose to stop picking up if their trucks are being damaged by branches, this is not a project on which we have a choice. The biggest, and by far the most painful decision the Board reached at the August Board meeting, is to bite the Reserve bullet and approve the removal of 109 trees at one go. Current City code does not allow planting of trees within 15' of streetlights, and we have 85 trees planted within that limit causing recurring problems with blocking of the light. Then there are another 24 trees that are causing severe sidewalk uplift. The 85 will not require replacement; the 24 will, but not until sidewalk repairs have been done. It makes more sense to remove trees we *know* need removing now and be done with it than to pay to have them limbed up now and removed later. Removing these will also reduce leaf pick-up and will benefit long-term irrigation repairs. At the moment, we are awaiting approval of the permit from the City before moving ahead with seeking at least three bids. Once the trees are removed, we will be getting bids for limb removal in all other trees in the neighborhood that need it to meet LeMay's demand. Leaf drop will, at least, let branches ride higher, giving us a *little* breathing room for getting that work done.

BUDGET We expect to be looking at the preliminary budget for 2027 at the Board meeting this month. We have had a couple of large delinquencies settle up rather than face a sheriff's sale; a few others are still facing foreclosure. The Board would much rather not have to go to such lengths, but we absolutely will. Buying a house in an HOA means accepting the legal requirement to pay assessments. It's not fair for those who DO pay to have to carry the load for those who don't. If you're not sure where your account balance stands, look it up on your VIS portal or call VIS.

TREASURER'S POSITION COMING OPEN Our Treasurer this past year, Abby Chavez, has been a real trooper and has been a humongous help in getting our finances and their reporting straightened out. (We didn't have a treasurer for four years before Abby - and it showed!) Abby has informed me that she will be stepping down in November as her day job is just too demanding. A treasurer doesn't DO our finances, but by keeping tabs on what the management company is doing, a treasurer helps both the Board and management be sure that things are on the right track. If you have accounting knowledge, PLEASE consider volunteering for this position on the Board! We can have you talk to Abby to get more information on what you'll be doing.

We still have room for three more people on the Board, in addition to the vacancy we'll have from Abby's departure. Please give consideration to the idea if you have the third Thursday evening free each month. The annual Members' Meeting will be here in November, and we'd love to have the ballot full!

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