



PRESIDENT'S MESSAGE BY TERRY GEMMILL

2021 MCCA Annual Meeting

The Annual Meeting was held online on **September 22, 2021**, and the election of officers was held shortly afterward. The meeting lasted for over an hour with nearly 60 slides in a presentation that covered projects ongoing and completed, MCCA goals, volunteer appreciation, financial pie charts, lots of photos, and a question & answer session at the end. Included were the President's Message, an administrative report from our Association Director **Hilary Bublitz**, a financial report from Treasurer **Kristi Zevenbergen**, a report from Compliance Coordinator **Joan Sweeney**, a maintenance report by Maintenance Manager **Craig Williams**, and a security report from our Security Supervisor **Lois Dawkins**. The biographies of the three candidates for the three Board of Director openings were given live by **Judy Cromwell** (current Secretary), **Terry Gemmill** (current President), and **Jay Hiester** (current Vice President). The three candidates were re-elected without opposition. No other candidates came forward or were put forward, either by the Nominating Committee or by any resident member at the meeting.

Board of Director Elections

After the online Annual Meeting adjourned, the Board met to elect officers for the current year. A motion was made and seconded to keep the officer positions unchanged for the current fiscal year, which runs from July 1, 2021, through June 30, 2022. The vote was unanimous in favor. As a result, the Board is comprised without change of **Terry Gemmill (President)**, **Jay Hiester (Vice President)**, **Kristi Zevenbergen (Treasurer)**, **Judy Cromwell (Secretary)**, **Stephen Anderson (Director)**, **Ron Smullin (Director)**, and **Sid Siegel (Director)**.

New Association Administrative Vendors

At the recommendation of our Association Director, **Hilary Bublitz**, the Board has approved and is moving forward with a change to rely on administrative experts and advisors specializing in homeowner association clientele. The MCCA, in addition to using **PayHOA** and the **Community Associations Institute**, is now using the services of **Alliance Bank**, **Association Reserves**, **Condominium Law Group**, **Newman CPA**, and for insurance, **HUB International**. And beginning with this election cycle, a company called **Votegrity**.

A Safety Reminder: Let Everyone Know that the Posted Speed Limit is 25 MPH within the MCCA

CONTACT THE MCCA Office and have us record your EMAIL ADDRESS in the PayHOA System.

Stay in touch with your Association by way of this **MillStream** newsletter, **PayHOA**, our **Facebook** page, and our **3 major resident member mailings** each year (Budget, Assessments and the Annual Meeting).

You may reach us by phone (425-316-3344) or email (info@mcca.info) for help or information.

ADMINISTRATION

Annual Meeting

Thank you to all who voted in the 2021 MCCA Board of Directors Elections and logged into the Annual Meeting. If you missed the Annual Meeting, you can find the slides, minutes, and other documents on PayHOA. Log into your PayHOA account and click on Documents -> MCCA Documents -> 2021 Annual Meeting. You can also click on each link to view the [Elections Results](#), the questions and responses from the Annual Meeting [Q&A Session](#), and the [meeting minutes](#).

MCCA Annual Survey

Fall is here and we are getting ready to prepare the budget for the next fiscal year. Every November, we email out the MCCA Annual Survey to all MCCA residents. Please take some time to make sure we have your email address on file. Contact the office (info@mcca.info or 425-316-3344) so we can update this information in your PayHOA account. The Board of Directors uses the survey results to set the goals and priorities for our community which shapes the budget. Please complete the survey, we look forward to hearing from you!

SECURITY

New Vehicle

Security puts close to 40,000 miles on our vehicle each year. This summer, MCCA purchased a new vehicle, the Toyota RAV 4 hybrid. The extra clearance on this vehicle makes it easier to go up and down driveways for security checks. Patrolling in the winter months will be safer thanks to the four wheel drive feature. Because this model is a hybrid, we will continue to save on fuel. The Prius will stay in the MCCA vehicle fleet as a back-up vehicle and will also be used by MCCA office staff when checking on compliance or ACC matters.



MCCA Security Vehicle

2020/2021 Fiscal Year Recap

Since the shut down ended, Vacation Check requests rose back to pre-pandemic levels. Security's package pick-up and deliver service is also in demand. Please note, Security cannot pick up packages weighing over 50 pounds, or larger than 2 feet by 2 feet. Please schedule delivery of those larger packages when you are home. You can find all the Security metrics below. The increase in police calls is largely due to mail theft. Please empty your mailbox every evening!

Task	2018/2019	2019/2020	2020/2021
Mileage	37869	38959	41534
Vacation Checks	14811	12662	14989
Member Assists	3617	3621	4400
Police Calls	18	25	30
Open Garage Door	292	247	446
Package Pick-up	296	401	427
Package Delivery	266	394	428

MAINTENANCE

Vandalism

Recently, we have seen an uptick in vandalism in our parks. Vandals recently cut the tube bridge portion of the playground in Cherry Park. In Douglas Fir Park, vandals broke the Mutt Mitt station and placed the bags all around the park. The repair and labor costs for these issues starts to add up. Since many of our parks are tucked away in neighborhoods and not visible from the road, we rely on our residents to be on the alert. All our parks close at dusk. If you hear activity after dusk, or anything unusual in the parks, please contact Security (425-328-0035), if the suspicious activity occurs after 11 pm, please call 911.

Power Brush

After 20+ years, the old Kubota power brush was no longer up to the task of moss and snow removal from our sidewalks and trails. This year, we replaced the old Kubota with a new John Deere tractor and power brush implement. Every spring we remove moss from the trails. This winter we will also be ready for snow removal from the main sidewalks. We look forward to putting this new piece of equipment to work!



John Deer Power Brush

IMPORTANT DATES!

Please go to the [MCCA Calendar](#) on the MCCA website for updated information on our meetings and events.

- Oct 2** MCCA Garage Sale Day! [Goodwill](#) trucks at MCCA office
- Oct 26** MCCA Sub-Association Meeting: Reserve Studies
- Nov 1** MCCA Annual Survey emailed to all residents
- Nov 25 & 26** Thanksgiving—MCCA office closed
- Nov 26** First day of Holiday lights!
- Dec 8** Elf Awards—Have your lights on by 6 pm!
- Dec 24** Christmas Eve—MCCA office closed
- Dec 31** New Year's Eve—MCCA office closed

South Park (VM)

We are still at work in South Park. The rain has returned which means we can soon start planting! Here is a peek at where we are with this park as of September 2021. We look forward to spring 2022 when we will see the native swordferns and vine maples grow once again.



Before



September 2021

MCCA Sub-Association Meeting: Reserve Studies

Following the horrific collapse of the Champlain Heights building in Florida, reserve studies have been much discussed in the news. The Community Associations Institute expects legislators around the country will include reserve studies as a topic in the next legislative session. To ensure that all MCCA sub-associations are prepared, MCCA is hosting an online meeting with Association Reserve president, Jim Talaga. Jim will present information on why community associations need a reserve study and how boards should use that information. **If you serve on the board of an MCCA sub-association and are interested in attending this event, please email Hilary (hilary@mcca.info) to be added to the invite list.**

Mailboxes

Mail theft is an ongoing issue in our area. Protect yourself by purchasing a locking mailbox, and removing your mail from your mailbox every evening. We recently added a new mailbox to our list of approved boxes, you can now select the [Oasis Tribolt XL](#) (black, pictured) or the [Mail Boss 7106](#) (black). MCCA maintenance will only install the approved mailboxes. Refer to our [website](#) for more details.



Elf Awards



You can already see the holiday displays in area stores, which means that the MCCA Elf Awards are just around the corner! Every December, MCCA residents light up the night with their seasonal displays. Make sure your decorations are ready by **December 8, 2021**. Our merry elves start awarding prizes for the best displays in each neighborhood starting at **6 pm** that night. Most of the elves are winners from last year, but sometimes we need reinforcements. If you would like to help with this event, please contact Heather at info@mcca.info.

Remember, you can turn on you holiday lights November 26. All holiday decor must be removed and stored away by January 30.

Hilary Bublitz,
Association Director, hilary@mcca.info

COMPLIANCE COORDINATOR

This last year I was fortunate to work with many members of MCCA regarding covenant issues. Through phone calls, emails, and working with residents in person, we accomplished a lot. I want to thank you all for making Mill Creek Community Association a beautiful place to live and work!

In the June 2021 MillStream, I listed items that must be screened from view of the street and neighboring properties. In the next few months, I will focus on owners who have an A/C or heat pump unit in view from the street. When I contact you, it will be to work with you on a solution to keep these units aesthetically screened from view.

If you have an A/C or heat pump unit that can be seen from the street and you would like some help or suggestions, please feel free to contact me, and I will help you get the process started.

Transformation of the Year

Each year we like to highlight a home that a new owner brings from covenant issue to neighborhood showpiece. This year, new homeowners in Vine Maple have made their home the centerpiece of their division. MCCA congratulates this family on their work.

If I can help answer a question, please do not hesitate to reach out, and thank you for keeping MCCA beautiful.

Joan Sweeney
Compliance Coordinator, joan@mcca.info



Before



After

COVENANT COMMITTEE

Thank you to all the residents who continue to maintain and improve their properties during the pandemic and one of the driest summers on record. Fall is here with some needed rain which should allow our lawns and gardens to recover.

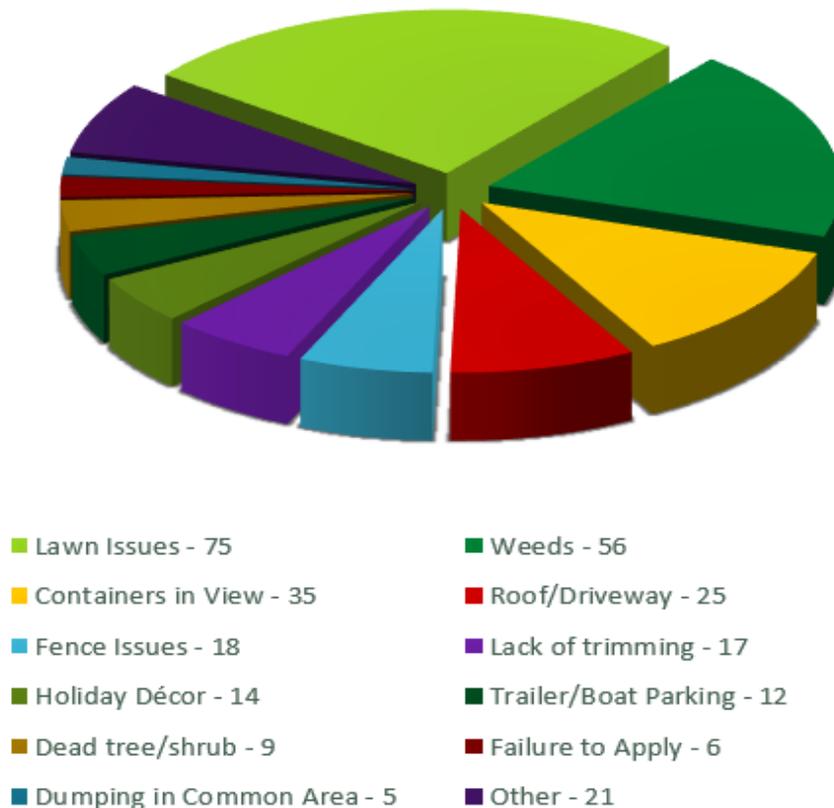
Living in an area with HOA covenants, it is common to either be unaware of or let occasional problems develop. The pie chart below shows the violations noted in the last fiscal year. The top 3 deficiencies have been lawn issues, weeds, and waste containers stored in view from the street or out longer than the 24 hours before/after pickup day. So clearly, these issues are not insurmountable. It is the minority of residents that require help with more significant issues.

Rather than immediately sending violation letters to residents, Joan Sweeney, our Compliance Coordinator, frequently sends an informal email to remind us of problems to be rectified. Our goal is to educate and avoid offensive or judgmental sounding correspondence while keeping MCCA a well-kept, presentable, and upbeat neighborhood in which to reside. Hopefully, this approach will encourage us to respect our HOA covenants under which we have chosen to live.

To continue to ensure our neighborhood character, we are in need of Covenant Committee volunteers. It has been rewarding for me to see the many creative and ambitious projects that residents elect to do and the time and effort spent on maintaining their property. The time involvement is 2-4 hours per month and an hour-long monthly meeting. Please contact [Joan](#) at the MCCA office if you are interested. She is welcome to give you my contact information if you would like to talk with me.

Earl Bardin
Chair, Covenant Committee

293 Violations Noted



ARCHITECTURAL CONTROL COMMITTEE

This year our Architectural Control Committee members went through an astonishing 788 applications. Exterior paint, tree removal/trimming, and fencing were the top three projects for homeowners last year.

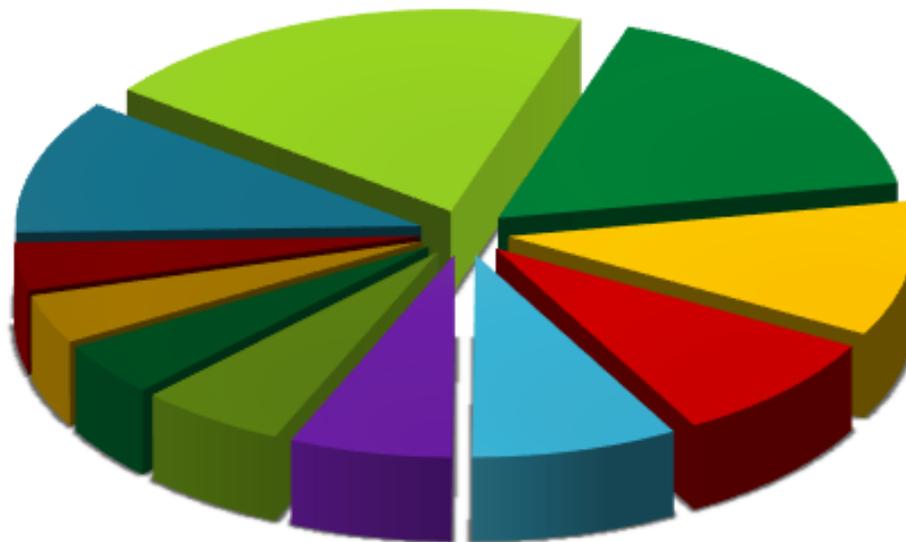
Are you planning to paint your home next year? It is always a good idea to test your paint color now so you can consider how it looks on our grey winter days, rather than only in the summer sunshine. It pays to plan ahead!

The committee is putting together a selection of pre-approved colors to help take the stress out of color selection. There are sample boards with some wonderful grey-blues available for you to see in the MCCA office.

Our committee volunteers do their best to provide quick responses to your applications, but even volunteers take vacations! **Please allow us at least two weeks to process your application**, although most are processed in less time. Thank you also to all the homeowners taking the time to beautify their homes – our neighborhoods are looking great!

The Architectural Control Committee

788 ACC Applications Processed



- Exterior Paint - 157
- Tree Removal/Trimming - 134
- Fencing - 85
- Window/Door - 70
- Roofing - 65
- Deck/Patio - 51
- Landscaping - 46
- Arborist Day - 34
- Shed/Storage - 31
- Gazebo/AC/Hot Tub - 30
- Other - 85

NOXIOUS WEED COMMITTEE

Weekly Work Events

Weekly work events for the Noxious Weed Committee (NWC) resumed Monday, September 20, from 9 to 12 – and the committee hopes to welcome new volunteers! You can choose when you would like to come and how many hours you would like to work! Just email mccanwc@outlook.com to be placed on the NWC contact list to receive our weekly email with all the information about the upcoming Monday work event.

Tips for Tree Planting

October is the beginning of tree planting season for homeowners and many organizations that, through volunteer efforts, take care of our parks and forests. The cooler weather and increase in moisture give the roots a chance to get established before the hotter and drier summer conditions.

If you plan to plant landscape shrubs or trees, remember it is only natural for people and pets to inadvertently step off a sidewalk or path. Plant shrubs 5 feet back from the sidewalk to prevent damage to your landscape and maintain good sightlines for pedestrians and bicyclists. Plant your trees at least 10 feet back from a sidewalk or path.

Place larger trees, such as the Western Red Cedar and other native evergreens, even farther away from other trees, pavement, and foundations. There are many instances within MCCA where trees are planted too close together and/or too close to our fences, streets, sidewalks and paths. Some of the worst types of trees to plant near foundations have long lateral roots that become invasive, such as maples, ash, or cottonwood trees. The picture below shows an example of the damage caused by tree roots.



Root damage

The NWC planted some Sitka spruce this spring. At the beginning, a small Sitka spruce may look lonely when planted the recommended 20 feet from any other trees or structures. However, when fully grown, the Sitka spruce could be as much as 40 feet wide!

Please carefully consider where you are planting your tree. Think not only about the amount of sunlight it needs but the space it needs from other trees, pavement, and foundations so it may grow to its fullest potential.

Jill Cheeseman
Chair, Noxious Weed Committee, mccanwc@outlook.com

INSPECTIONS & ENGINEERING COMMITTEE

The Inspection & Engineering Committee is made of residents with an eye for detail, and knowledge of construction, engineering, electrical, mapping, or other related fields. This committee visits each area of our Association at least once per year to make sure we haven't missed any repairs or hazards. We appreciate the extra eyes on our hatches, drains, playgrounds, bridges, and stormwater areas.



Trip hazard (l) and water erosion (r) noted in I&E Committee reports.

If you have skills and knowledge to share, please consider volunteering your time and talents with the Inspections & Engineering Committee. Contact the [MCCA office](#) to find out more!

TRAIL AMBASSADORS

We appreciate the time spent by the Trail Ambassadors who regularly walk our trails. All our Trail Ambassadors have passed a background check and are safe people to ask questions, provide a band-aid, or get help when needed.

This year the group logged over **338 hours on patrol**, and encountered over **5200 people** on our trails. One of their main concerns was the number off-leash dogs in Chopper Park. At the request of this committee, the maintenance department increased the signage in the park. The Trail Ambassadors also met with Police Support Officer Larissa Pigott to learn about how to report unleashed dogs to animal control.

Our Trail Ambassadors also report signs of vagrant activity to the MCCA office. The committee reported a decrease in noted activity and thank MCCA maintenance for continually monitoring our common areas, removing trash and debris, and limbing up trees to improve sight-lines.

If you enjoy walking or biking our trail system, and are willing to take a background check, consider joining the Trail Ambassadors. Your eyes on our trails help keep our community safe! Contact the [MCCA office](#) to let us know you are interested.



MILL CREEK SERVICE ORGANIZATIONS BAND TOGETHER

The Mill Creek Rotary Club, The Kiwanis Club of Mill Creek and the Mill Creek Women's Club have joined forces to collect recycled plastic and turn it into brand new Trex Benches for Mill Creek. For every 500 pounds of recycled plastic, Trex will donate a Trex bench to Mill Creek.

The newest collection box is now in place at the MCCA office outside the front door. Please take your appropriate plastics to the recycle bin and let's not only save the earth but enhance our city as well! Here are the details:



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- ✓ Bread bags

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Plastics must be clean, dry and free of food and organic residue

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trex.com/recycling 1-800-Buy-Trex

MILL CREEK WOMEN'S CLUB

The MCWC met for the first time in over a year on September 15, 2021. This will be our 38th year. COVID 19 protocol was strictly followed & it was wonderful to see everyone again after so long a period of time. Our meeting resumed at the Hilton Garden Inn, 22600 Bothell-Everett Hwy., Bothell, WA at 10:30 AM. We require all those who wish to attend our luncheons or other indoor social events to be fully vaccinated. We have been planning eventful programs and speakers for your enjoyment. We are resuming in-person socials, Bunco, Book Clubs, Craft Groups, Card Game Groups, and other specialty groups. COVID-19 protocols will be followed per the Governor's orders.

Our **September program**, entitled "**The Arts—Post Pandemic**," was a uniquely centered and influential take on today's quest for cultural survival. Marcie Sillman indicated that starting up live performance is complicated and initially limited. Seattle Opera and Pacific Ballet have started back up, with strict COVID protocols.

For our **October 20, 2021 program**, MCWC welcomes **ROBIN LAYTON** for "**A VISUAL EXTRAVAGANZA.**" Robin is an Artist/Photographer/Videographer/Photojournalist. An internationally known artist, Robin's work hangs in the homes of prominent celebrities worldwide. She was nominated for a Pulitzer Prize for her photo story on runaway teenagers in Seattle. She has photographed everyone from prom queens to actual kings, street people to presidents and personalities, from Jennifer Aniston to Shaquille O'Neal to Oprah Winfrey. (Robin was a producer of documentary films for the OWN Network and working closely with Oprah Winfrey.)

Robin's book, *the lake*, includes 146 beautiful photographs of Lake Washington divided into the four seasons so that readers can follow the changing life of the lake throughout a calendar year. There are only 2,000 printed copies. Each copy is signed and numbered. A limited number of copies will be available for purchase at our luncheon!

November 17, 2021, will be the date of our **MCWC ANNUAL CHARITY AUCTION "THANKS FOR GIVING"** supporting Snohomish County Domestic Violence Services, Dawson Place Child Advocacy Center, Mill Creek Food Bank, YWCA Pathways for Women, and YWCA Working Wardrobe. Our annual Auction is currently in the planning phase. For more information, check our website as we get closer to November. This will be a successful **FUNd**-raising event for the charities we support.

We hope that you will consider joining us for the 2021-2022 season. The membership fee is \$50 per year.

Reminder: You must be fully vaccinated to attend any of the indoor luncheons and social gatherings. Seating reservations must be made by October 8 for the October 20 General Meeting, Luncheon & Program.

If you would like more information about the Mill Creek Women's Club, email membershipmcwc@gmail.com.

Cyndy Gallacher, MCWC Publicity Chair,
Photos: Courtesy of MCWC



Robin Layton

MILL CREEK GARDEN CLUB

Back to School

In support of Hope Creek Charitable Foundation's School Supply drive, Garden Club members donated a truck load of pens, crayons, markers, colored pencils, scissors, and \$300 in cash.

The supplies were unloaded by our amazing volunteers in Nancy Hedge's driveway before being delivered to the Mill Creek Food Bank. To add to the fun, each member was given a small bag of saltwater taffy, one of which had a surprise ladybug sticker. Member Lynne Menzies was the lucky winner and the recipient of a bag of 50 tulip bulbs. She will have a colorful spring to commemorate her thoughtful donation!



School Supply Drive



Lynne Menzies

There's No Place Like Home

For now, Garden Club is going the Zoom meeting route. Our computer screens will be a sea of smiling faces, and fortunately, most guest speakers are savvy enough to give entertaining and informative presentations. There was a terrific September surprise guest speaker Kelly Dodson of Far Reaches Botanical Conservancy. Along with his wife, Sue Milliken, he enthralled us with a "Beauty and Botany in the Far Reaches" presentation. Kelly was one of the first to graduate from WSU with a degree in Ornamental Gardening. They were amazing! With modern technology, we chatted, laughed, and broadened our knowledge of nature and gardening.



Kelly Dodson and Sue Milliken, March 2020—Argentina

November, a Season to Give

Once again, our membership will pull together to collect non-perishable food items for the Mill Creek Community Food Bank operated by the Hope Creek Charitable Foundation. This has been a Garden Club November meeting tradition for many years, and we always accept the challenge of surpassing the previous year's poundage.

Stick With Us

Who would have guessed that during a pandemic we would gain new members? And great new members they are! Currently, we are not accepting new members, but please keep informed of Garden Club's activities and membership status right here in the MCCA's MillStream.

Submitted by Lila Johnson, MCGC Publicity Chair
 Photos Courtesy of Mill Creek Garden Club

MCCA MEMBER DIVISIONS

SINGLE-FAMILY HOMES

Aspen
 Chatham Park
 Cottonwood
 Cypress
 Douglas Fir
 Evergreen
 Fairway
 Fairway Fountains
 Heatherstone

Holly
 Huckleberry
 Juniper
 Laurel
 Magnolia
 Red Cedar
 Spring Tree
 Sunrise
 Sun Rose

Sweetwater Ranch
 Swordfern
 Vine Maple
 Wildflower Park
 Willow
 Woodfern
 Winslow

TOWNHOMES

Amberleigh
 Belvedere Place
 Emerald Heights
 Fairwood Greens
 Pembroke
 The Pointe

CONDOMINIUMS

Country Club Estates
 Copper Tree
 Country Place
 Fairway Village I&II
 Lakewood
 Mill Lane
 Mill Run I&II
 Miller's Village I&II
 St. Moritz
 Stratford Greens
 The Masters
 Trillium Court

APARTMENTS

Parkwood at Mill Creek
 Laurels at Mill Creek
 The Mill at Mill Creek Apartments
 The Station at Mill Creek
 Mill Creek Retirement Community

CONTACT US!

You can find nearly everything you need to know about MCCA, including office hours, contact information, forms, and governing documents, on our website:

 www.mcca.info
 info@mcca.info

 Office: 425-316-3344
 Security: 425-328-0035

2020-2021 Board of Directors

-  [Terry Gemmill](#), President
-  [Jay Hiester](#), Vice President
-  [Kristi Zevenbergen](#), Treasurer
-  [Judy Cromwell](#), Secretary
-  [Stephen Anderson](#), Director
-  [Ron Smullin](#), Director
-  [Sid Siegel](#), Director

Standing Committees

-  [Architectural Control Committee](#)
-  [Covenant Committee](#)
-  [Noxious Weed Committee](#)
-  [Inspection & Engineering Committee](#)
-  [Trail Ambassadors](#)

Clubs

-  [Mill Creek Garden Club](#)
-  [Mill Creek Women's Club](#)



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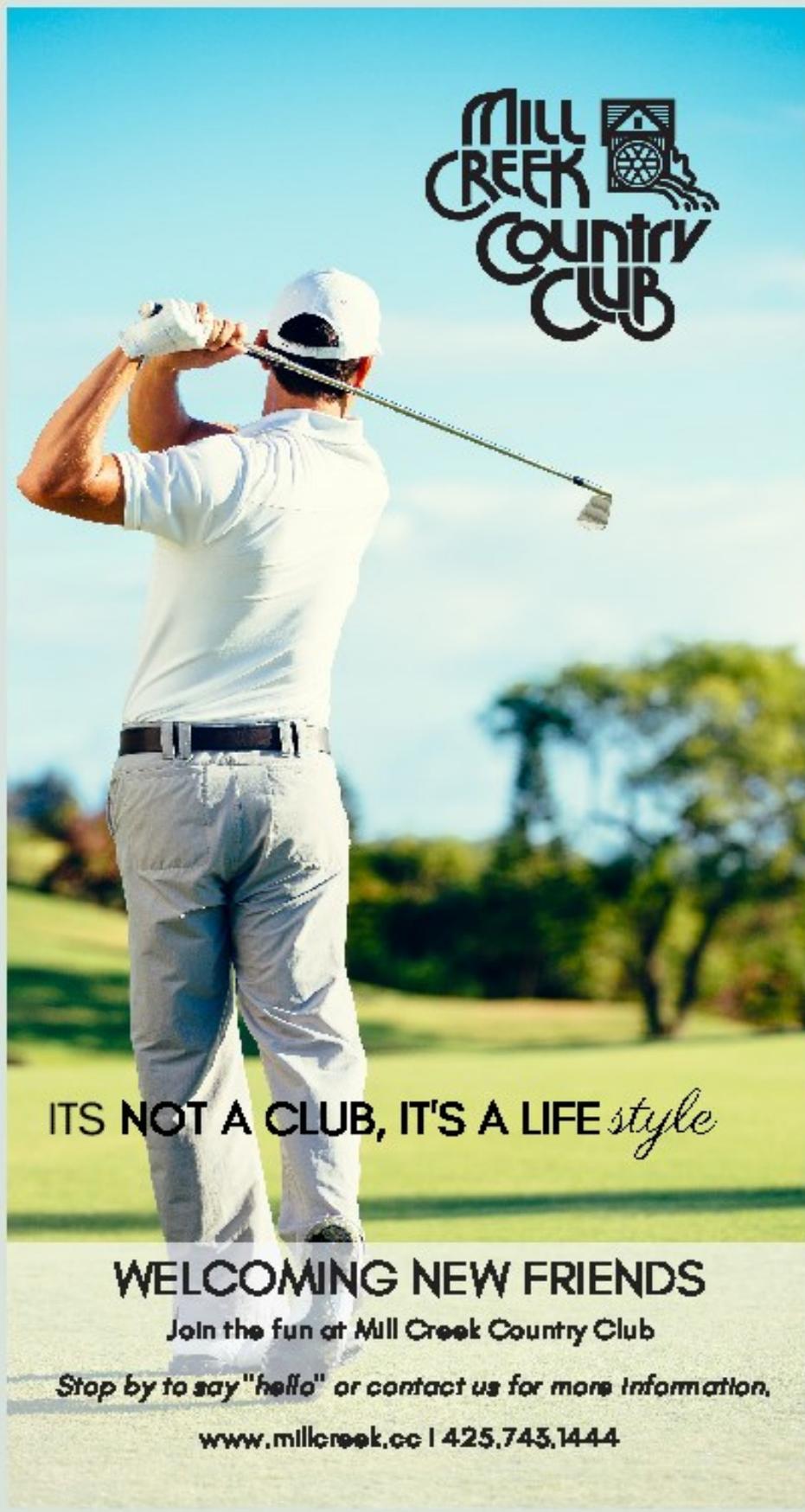
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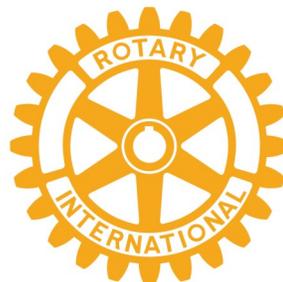
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Rotary



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millcreekrotary@frontier.com

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COMMUNITY
BROKER



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