



MillStream

PRESIDENT'S MESSAGE BY TERRY GEMMILL

MCCA Election Results

The Membership **VOTED TO APPROVE** the proposed **2022-2023 Budget** and the **Restatement of our Bylaws and Restrictive Covenants** on April 27th. The new budget will allow our maintenance and security teams to continue the service levels that members expect well into next year, while our new Governing Documents provide the administrative staff and our committees with needed policies and tools to protect our Mill Creek lifestyle. **The voter turnout was 50% and the largest in MCCA history with 1809 votes.** The budget passed with 90% approval, the new Bylaws passed with 88% approval, and the Restrictive Covenants passed with 85%. A big thank you to all who took the time and effort to participate in this election. **To review the election results in detail, or to review our Governing Documents, go to the MCCA website at (<https://mcca.info>).**

MCCA Volunteers Needed

Our Association depends on volunteers for our committees, for our Board of Directors, and to lend a hand with many of the events and projects that the MCCA sponsors. Being a part of the effort to keep Mill Creek beautiful is not only an investment in your home and neighborhood, but a rewarding experience as well. **Interested in getting out and meeting your neighbors while learning about the Association? Let us know.** And if you have an interest in one day running for a seat on the Board of Directors, your participation on a MCCA committee will be the best preparation, and is therefore highly recommended. **Call Hilary Bublitz, Association Director, at 425-316-3344, for information regarding our many committee opportunities.**

Don't Forget to Get Approval First

Before you paint your fence, install a hot tub or gazebo, cut that tree in your yard, consider artificial turf, select a paint color for your house, or build that deck, be sure to apply for permission from the MCCA's Architectural Control Committee. **It is the policy of the ACC to review every application as soon as possible, but please allow 15 days.** If you don't receive approval within that time frame, check with the MCCA Office before proceeding with your project. **All projects must be approved in advance. Application forms & information are available on the MCCA website (<https://mcca.info>), or call us at 425-316-3344.**

A Safety Reminder: The Posted Speed Limit is 25 MPH within the MCCA

CONTACT THE MCCA Office and have us record your EMAIL ADDRESS for 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.

ASSOCIATION DIRECTOR'S MESSAGE

We are Hiring!

If you are looking for a way to connect with your community and make some money, please consider one of the open positions we have at MCCA.



MCCA Office Administrative Assistant Position

Are you looking for a daytime Monday to Friday job? Do you have Microsoft Word and Excel skills? Are you familiar with Microsoft Publisher? Do you enjoy working with people and problem-solving? We are looking for an Administrative Assistant for the MCCA office. We offer a great work schedule and the opportunity to work with great people and support your community. You can find the complete job posting for this position on [Indeed](https://www.indeed.com). Send your resume to Hilary Bublitz (hilary@mcca.info) and put "Administrative Assistant Position" in the subject line of the email.

Summer Maintenance Position

Our maintenance department is looking for summer help. This is a great way for college students or high school seniors to earn some money over the summer. The hours are Monday through Friday 7 am to 3:30 pm. The tasks include mowing, blowing, trimming, planting, etc. If you are interested in working with a great crew, email your resume to Hilary Bublitz (hilary@mcca.info) and put "Maintenance Summer Help" in the subject line of the email.

Security Driver Position

Starting July 1st we will implement the extended security hours approved with the 2022/2023 budget. We have openings for part-time fill-in drivers who are willing to work a 10 hour shift. This part-time security position is an excellent opportunity for a retiree who has some extra time and wants to work only a few shifts per month. if you or someone you know is interested, please contact security@mcca.info or call Lois at 425-328-0035. As this is fill-in work there is not a set schedule, and flexibility is necessary. We are looking for someone who can cover the morning or evening shift as needed.



Busy mama duck, photo courtesy of Jill Cheeseman

MCCA Opt-In Campaign—Go Digital! Go Green!

Over 940 residents have chosen to go digital. Thank you for helping us save on mailing costs and reduce our environmental impact. Even though the campaign is over, you can still change your opt-in selection by following the steps below:

1. Sign into your PayHOA account by going to: <https://app.payhoa.com/auth/login>
2. In the top right corner click the circular 'Person' icon.
3. In the menu that opens, select My Account.
4. When the Account page opens, select "Notifications" from the options along the top of the page.
5. On the Notifications window, select "Change my settings" if you have not opted-in before, or "Update mail settings" if you have already opted-in and wish to make a change.
6. Click the 'I Agree' blue button.
7. If you wish, you can select "Print my opt-in agreement" to get a paper copy of your opt-in agreement.

Beautiful Yard Awards—June 20–25

MCCA committee members will hand out the Beautiful Yard Awards in June. Every year we hand out these awards to highlight the most beautiful yard in each single family home division. Our volunteer judges always try to avoid giving the award to a resident who has won in the last two years. Several of our condo and townhome sub-associations get in the fun as well! In those cases, the sub-association board hands out the award to the best garden in their neighborhood. We publish a list of all the winners in the Announcements section of our website, and highlight these beautiful yards in the August MillStream. This year our volunteers are distributing the awards the week of June 20–25.



Important Dates!

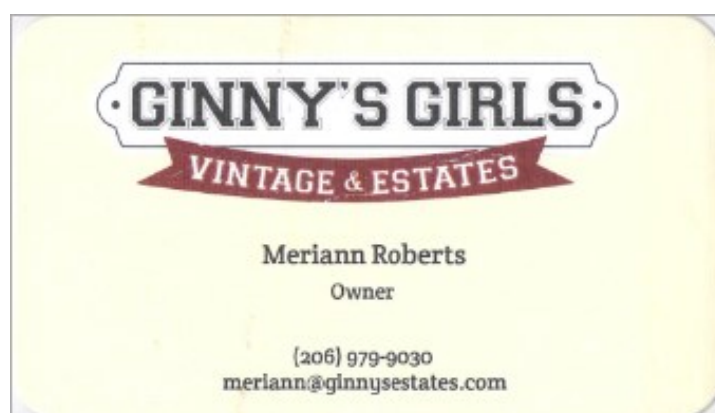
Please visit the MCCA Calendar on the MCCA website for updated information on our meetings and events.

June 20–25	Beautiful Yard Awards
July 1	Annual assessment due
July 4	MCCA office closed
July 5	Board member interest forms due to MCCA office
August 1	All overdue accounts receive \$25 late payment fee

Estate Sales

The MCCA office frequently receives calls and emails asking about estate sales. Your Board of Directors has set an Estate Sale Policy which allows every owner to hold one estate sale during the time they own their home. If you find that you need to move across the country, downsize, or make the move to Cogir, please complete the [MCCA Estate Sale Application](#) and send it to the MCCA office.

There are a few businesses that have experience holding estate sales within MCCA. Olsen Estate Services LLC, and Ginny's Girls Vintage & Estates are great at following the MCCA Estate Sale rules and are good places to start your search. Some businesses will even help you pack up the belongings you wish to keep and coordinate the whole move for you!



Hilary Bublitz
Association Director, hilary@mcca.info

COMPLIANCE

Spring Projects

It is time for some maintenance activities!

- Lawn Maintenance
- Edging Lawn
- Remove dead plants
- Roof Cleaning
- Trimming
- Concrete cleaning
- Paint/Exterior Siding

Take advantage of the dry weather when it finally arrives and get your projects scheduled now. Should you need a contractor or landscaper, please consult with your neighbors or go to the MCCA website, click on Resident Resources, and select the [Provider List](#).

At this time of the year we must mow and edge our lawn on a regular basis. Moss should already be removed from landscape, driveways, walkways, retaining walls, and roofs. If your lawn needs repair or reseeding, you need to get to that very soon. You can apply Weed and Feed if needed. Weeding is going to become your new weekend past time unless you decide to apply a weed pre-venter such as Preen and a good layer of bark or mulch.

Dumping in Common Areas

Dumping yard debris and rubbish in the common area is not allowed. Please be sure to use the waste management green bins for your yard waste and do not dump into MCCA common areas. The Noxious Weed Committee and MCCA maintenance crews are finding fence panels, sports equipment, flooring, plant pots, computers, etc. discarded into our common areas. If you have a landscaper, please let them know that they must use your yard debris containers or haul away all yard debris. If your landscaper dumps debris into our common areas, you will be the responsible party. Residents who dump in the common areas may be assessed a fine of *up to \$5,000.00*.

RVs and Other Trailers

You cannot store RVs or trailers of any kind on your property unless they fit into your garage. Remember, **RVs, trailers, boats, etc., are only allowed 24 hours before a trip and 24 hours after a trip**. If you bring in a trailer for yard work for more than a weekend, please be sure to submit a "Dumpster/POD" application to the front office.

The Committee and I try our best, but don't always catch every violation. Should you have a covenant complaint please either fill out the [Covenant Enforcement Request Form](#) on our website or email, joan@mcca.info. All information requested on the form must be submitted before we can verify a complaint.

If you are interested in volunteering for the Covenant Committee, please send me an email, I would love to talk with you.

Joan Sweeney

Compliance Coordinator, joan@mcca.info

SECURITY

Keep Your Car Safe!

Park in your garage whenever possible and remove all valuables from the vehicle. Hiding your items in your car may not be enough to prevent a theft. It is always advisable to keep your car in the garage to help protect from car prowls, stolen catalytic converters and car theft. It only takes seconds to steal your car. Keep your garage door closed even during daytime hours unless you are close by to keep an eye on things. Yes, theft happens during the daytime also. Thieves are smashing car windows to look under seats and in glove boxes. Please lock your car doors. We see many videos of suspicious people just walking along, trying car doors to see if they are unlocked.

MCCA Wild Life

We have received notice of several bear sightings this year to include a momma and her cubs. Bears, bobcats, coyotes and other wildlife live here. We have a large Nature Preserve and many other natural areas that surround our Association. You can be proactive and learn how to respond if you should come upon a bear and how not to attract them to your yard. Visit the Washington Department of Fish and Wildlife [website](#) to learn about how to avoid bear interactions.



MCCA's resident bear

Mail Hutches are not Billboards

We ask that you **do not** put flyers on MCCA mailbox hutches. This includes lost pet signs, party notifications, Go Fund Me advertisements or balloons. Security or maintenance will remove anything attached to a mail hutch.

Vandalism and Tagging

Residents in Fairway, Red Cedar, and Sun Rose have had their fences tagged. As the weather improves, vandalism seems to be on the rise. Please be vigilant and remove any signs of tagging or vandalism from your property as soon as possible. There are some products on the market that can help remove unsightly graffiti; Goof Off, Krud Kutter, and Goo Gone all make graffiti removers.

If you have an emergency, please remember to call the police first (911) and then Security (425-328-0035).

Lois Dawkins

Security Supervisor, security@mcca.info

ARCHITECTURAL CONTROL COMMITTEE

Roofing Information

Keeping your roof in good order is one key factor to protecting your investment in your home. Consider how often real estate listings comment on the condition “newer roof”, one indication that the roof on your home has a great deal of value. It’s also required by MCCA that you keep your roof in repair and free of debris to maintain neighborhood value.

Roof and gutter maintenance are critical to preventing roof problems and keeping the roof in a watertight condition. Early identification and repair of roof problems are key to extending the life of your roof. Living within MCCA brings the beauty of native trees. Depending upon the trees on your lot, those of your neighbors, and the common area that beauty often comes with more than usual maintenance. You may find it necessary to have your roof blown and other treatments at least annually to keep it healthy and within visual compliance standards as set by MCCA. Find a list of roof and gutter maintenance providers on the [MCCA Providers List](#).

Could it be time to replace your roof? In older neighborhoods, our Covenant Committee still sees original roofs, and at 40+ years, these roofs are far past the end of their useful lives. A roof of that age is difficult, if not impossible to keep looking in good repair and within compliance guidelines. Unbeknownst to the homeowner, even with routine maintenance, a roof of that age may be leaking. Due to contact we have with community homeowners – we hear stories. It isn’t unheard of that a roof is leaking and doing material damage to the home, undetected until it’s evidenced by buckling hardwood floors or another substrate due to water travelling down inside the walls.

When you decide to replace your roof, there are many more options than you may be aware of. Depending upon your architecture and neighborhood division, you may have some flexibility on the material that would be approved for your new roof. All outside changes to the home must be applied for with MCCA, but since inception in the mid-1970’s roofing options in the Northwest have come a long way. New products have useful lives that may surpass old products. Many roofs are sold as



“lifetime” or “50 year” roofs. Examples of longer lasting products approved within MCCA are metal shake, various composites (minimum weight of 340 lbs. per square) and plastic shake. Approved roofing products can be found on the back of the [MCCA Roofing Application](#). The MCCA board is open to review new products. If you see a product in the marketplace that is not listed, don’t hesitate to bring it to us for review.

NOXIOUS WEED COMMITTEE

Planting for the Noxious Weed Committee generally ends by mid-April at the latest; but due to our prolonged cool and wet spring, it continued! Our new plants have had a healthy adjustment period, which makes for a more assured success rate!

Due to our wet weather the noxious weed removal has been much easier. Though few residents see the NWC conducting its ongoing maintenance in our division playgrounds and pocket parks, hopefully, more have noticed work that has taken place along Village Green Drive and Trillium Boulevard in the past and the current work taking place along Mill Creek Boulevard.



Mill Creek Blvd Before



Mill Creek Blvd After

As one walks through our Nature Preserve this time of year, the variety of native plants found there is amazing, all glistening green with droplets of moisture on their new growth, in particular the different types of ferns. Who doesn't love a fern? Look at those fiddleheads on the western sword fern! And the licorice ferns are particularly intriguing and beautiful!



Lady Fern, Western Sword Fern, Licorice Ferns

There is a lot going on with the NWC. Please consider volunteering. An hour of your time every few weeks makes a big difference!

For information on our events or to join, please contact email mccanwc@outlook.com.

MESSAGE FROM THE CITY OF MILL CREEK



The City of Mill Creek is conducting its **First Annual Spring Performance Survey**. We are asking for the community's input in assessing overall satisfaction with services, facilities, communication, and more.

*Help shape the future of Mill Creek
by taking our short survey.*

Scan the code below, or visit
millcreekwa.gov/survey to learn more.

Scan here



NORTHWEST STREAM CENTER

Location: NW Stream Center at the South end of Snohomish County's McCollum Park, 600-128th Street SE, Everett WA 98208

Event: Fabulous Nature Walk

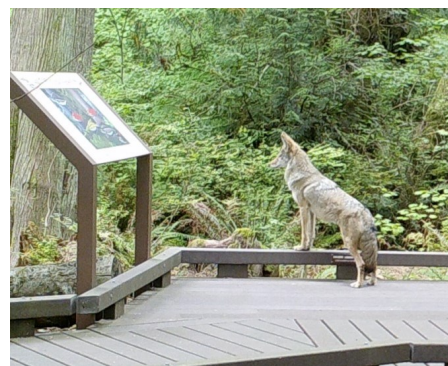
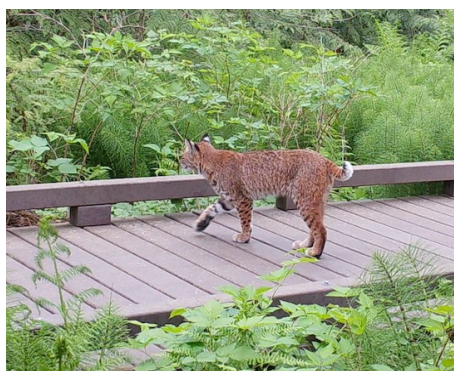
Time: Tuesdays through Saturdays, 10am to 4pm with last admission on the Nature Walk at 3pm

"Walk on the Wild Side" at the Northwest Stream Center

Take a "Walk on the Wild Side." Go on a self-guided tour of the Adopt A Stream Foundation's Northwest Stream Center *Nature Walk* and it will be the highlight of your day!

The *Nature Walk* is ½ mile long. It takes you past a *Trout Stream Exhibit* with viewing windows onto an *Elevated Forest and Wetland Walk* that winds through 25 acres of deep forests and wetlands. You will be 3' above the forest floor and surrounding wetlands – no worries about getting your feet wet! This walk is universally accessible and, if you have the need, a wheelchair can be provided.

Now is a perfect time to pay a visit and the enjoy the beauty of nature. The new *Pollinator Garden* is in full bloom with native wildflowers and the skunk cabbage at the *Swamp Lantern Viewpoint* are growing 1¼ inch a day! Don't worry, resident bobcats and coyotes will move off the boardwalk before you arrive.



By the way, this is also a place to learn the interconnections between forests, wetlands, streams, fish, wildlife, and people. If you read and remember all of the information along the route, you will pick up a *Natural Science Degree Equivalent* with no pressure for grades or a thesis!

The beginning of your tour will be at the Northwest Stream Center *Gate House*. There, you will see examples of how to become a steward of your home watershed...native plant landscape, green roof, rain barrels/ garden, and a permeable surface walkway.

The end of your journey will be at the Northwest Stream Center *Nature Store*. In that small space (not outdoors), facemasks are **required** so please bring a mask with you.

The Northwest Stream Center is located in Snohomish County's McCollum Park, 600 - 128th Street SE, Everett WA 98208. Hours of operation are Tuesday through Saturday, 10am to 4pm with the last *Nature Walk* admission at 3pm. Admissions: Adults \$7, Seniors \$6, Students \$5, EBT Card holders \$3, Kids 5 and under Free. To make a reservation go to www.streamkeeper.org or call the Adopt A Stream Foundation at 425-316-8592.

Sorry, no dogs allowed at the Northwest Stream Center except coyotes. Also, anyone under 18 has to be accompanied by a responsible adult.

The Northwest Stream Center is the result of a partnership between the Adopt A Stream Foundation and the Parks Division of Snohomish County's Department of Conservation and Natural Resources.

MILL CREEK WOMEN'S CLUB

Thanks to our generous Mill Creek Women's Club (MCWC) members and guests, we had a very successful year for both our luncheons and fundraising efforts.

We have been able to fulfill wishes for all three of our chosen charities, YWCA Shelter, Domestic Violence Services, and Dawson Place. We have also resumed sorting clothing donations for YWCA Working Wardrobe. The Pandemic slowed us down; however, we have resumed live luncheons with guest speakers, socials, book clubs, craft groups, Canasta, Bunco, and other events including dining adventures in member's homes. We had our final luncheon meeting in May, and now are taking a break for summer. We hope when we resume luncheons on September 21, 2022, at 10:30 AM we will be going at full speed. We will continue to meet at the Hilton Garden Inn, 22600 Bothell-Everett Hwy., Bothell, WA.

New officers have been elected for the 2022-2023 season. They include the following: President-Jeannette Bliss, Vice President-Sue Kerber, Treasurer - Barbara Barden, and Secretary-Carol Ellis.



We hope you will consider joining us for the 2022-2023 season, beginning in September. The membership fee is \$65.00 per year. The luncheons cost \$35.00 for members and \$38.00 for guests.

Reminder: You must be fully vaccinated and show proof of vaccination to attend any of the in-person indoor luncheons and social gatherings. Seating reservations must be made in advance for our General Meeting, Luncheon & Program.

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

Cyndy Gallacher, MCWC Publicity Chair

MILL CREEK GARDEN CLUB

Gardens, Artisans and You—It's the Perfect Retreat

Need a little escape from the rigors of everyday life? Your destination is only steps away at the Mill Creek Garden Tour & Artisan Market, scheduled for Saturday, July 23rd. Mill Creek Garden Club, observing 38 years in the community, joins with the owners of five amazing gardens to “unlock the garden gates” from 11 AM – 4 PM. You will “Discover INSPIRATION to create the garden of your dreams.”

When you live on 1½ acres, your yard is always “A Work in Progress.” Removing blackberries, undergrowth and rocks are just part of the story. This well-established garden has been transformed into a park for entertaining with its cabana, firepit, natural wooded area separated by a new retaining wall and new gazebos over seating areas. Don't miss a thing as you unearth many gardens within a garden!



Roses in Evergreen

When we met, we called her the “Barefoot Gardener,” which she does not deny. It is obvious she has an artistic eye that brings joy to this “Perennially Woodsy” landscape in Evergreen. Overlooking a greenbelt, these garden owners have created wonderful views from every patio, balcony, and back window of their home. Conifers and blooming perennials, along with perfectly placed garden art create a sanctuary visited by hummingbirds, pileated woodpeckers, and an occasional bear.

For this couple, retirement was the perfect time to create their “Zen Garden” in Parkside. This one-of-a-kind garden features Japanese maples, evergreens, lighted temples, and bamboo fountains. An amazing swing caught the eye of our Garden Tour committee! New in 2020 is an actual Zen Garden with gravel and rock that symbolize water and nature. If we're lucky, we might get a demonstration on how to create wave patterns in the gravel with Zen rakes handcrafted by the homeowner.



Parkside Zen Garden

MILL CREEK GARDEN CLUB (CONT.)

In the heart of Brighton is a “Northwest Natural Retreat” where the garden owners have overcome challenges from clay soil, mountain beavers, and rabbits. Eight planting zones linked by evergreens and large rocks are featured, plus a winding path, dry creek bed and containers of summer annuals which attract hummingbirds. You will be captivated by this garden.



NW Retreat in Brighton

Turn “the ditch” into “the creek” and you’ve got “A Little Slice of Paradise.” We won’t mention the 16 year battle, but these garden owners choose every tree, plant, and rock in their gem of a garden. Wander the path to enjoy the river rock bed, water feature and numerous plantings. An Amish-built swing is a favorite spot to enjoy their three granddaughters and two dogs.

Tickets on Sale June 1 Advance Tickets: \$20 for all; Day of Tour Tickets: \$25

Tickets can be purchased at Town & Country MARKET in the Town Center. Visit www.millcreekgardenclub.com for all 6 ticket selling locations and a sneak peek at the featured gardens. As in the past, there will be talented Artisans in each garden. All proceeds go to our Giving through Gardening” Grant Program.

Put on those walking shoes, bring your camera, and with ticket in hand, prepare to have your cares melt away—that is the job of a garden after all!

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
Cogir of Mill Creek


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](#)



MAKE THE MOVE TO COGIR OF MILL CREEK!

If you are ready to join an active, enriching, and engaged senior community, make the move to Cogir of Mill Creek.



Along with our independent, assisted living, and premium amenities, we are pleased to announce a new partnership with ONR, Inc., a national leader in rehabilitation services. This partnership will give our residents access to on-site physical, occupational, and speech therapy. Our continued commitment to serving our residents' healthcare needs is just one more reason to make Cogir of Mill Creek your new home.

Call or stop by for a tour today!

cogir
of MILL CREEK
Senior Living

14905 Bothell Everett Highway
Mill Creek, WA 98012

(425) 338-1580

- Independent Living
- Assisted Living
- Respite Care



CogirSeniorLiving.com



MILL CREEK COUNTRY CLUB

ITS NOT A CLUB, IT'S A LIFE *style*

WELCOMING NEW FRIENDS
 Join the fun at Mill Creek Country Club
 Stop by to say "hello" or contact us for more information,
www.millcreek.cc | 425.743.1444



Learn proper stroke technique consistent with our year round club team, which ranked 58th in ASCA's Top 100 Age Group Programs in the country in 2020! We offer a variety of programs: swim team, water aerobics, youth lessons, adult lessons, & lap swim!

Whether it's learning how to swim, or competing at the Olympics - WEST will be there every step of the way.



Contact us at
office@westswimteam.com
westswimteam.com
(425) 379-8806



SIGN UP TODAY
ALL SKILL LEVELS ARE WELCOME



Kiwanis®



Join Kiwanis and give back to your community while making friends and having fun in our organization!

We meet the 1st and 3rd Wednesday of each month, 6:00pm-7:00pm, City Hall South located at 15728 Main Street Mill Creek, WA 98012.

We'd love to see you there!

Interested in meeting some great new friends, and making a positive difference in the world around you?

Rotary



Contact the Membership Committee:
millcreekrotary@frontier.com



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JEANNE SMART

NEWGEN REAL ESTATE

YOUR
COMMUNITY
BROKER





To my Mill Creek neighbors: I am always happy to support you with your real estate needs.

Whether you're thinking about selling or looking for a suburban retreat with a hometown feel, strong schools, and parks...or an urban setting with city lights, downtown convenience, and great access to shopping and the arts, I can help you find it. Let's secure your dream home together.

Call or text for a free consultation today!



JEANNE SMART, BROKER

SEATTLE LAKE UNION OFFICE | Cell: 206 920 5915

JeanneSmart@CBBain.com | JeanneSmart.CBBain.com