

2022 Annual Meeting – Questions

The following questions were asked by residents at the 2022 Annual Meeting. Both the questions and answers are edited for clarity and brevity.

Cathy LaBerta – Swordfern

My question for the Board is: Are we replacing trees that are cut with the same family of trees? This is what the City of Mill Creek requires. So, if we (MCCA) are cutting down Douglas fir or cedar trees, are we replanting with similar species and not just maple trees, for example?

Answer: When residents remove a native tree we define as protected (Western Red Cedar, Douglas Fir, Western Hemlock, or White Pine), then we require a replacement tree. At the suggestion of our arborist, we are currently requesting 1 gallon-sized Western Red Cedars as the replacement tree. If there is no room for replacement trees on the homeowner's lot, we ask the homeowner to deliver the tree to the MCCA office so our staff can plant the tree in the common area.

Did the dozen or so Douglas fir and cedar trees just cut at the Mill Creek Golf Club need approval by MCCA or just the City of Mill Creek?

Answer: The Mill Creek Country Club is not part of the MCCA and is not bound by our covenants. As such, MCCA has no oversight or part in the project. The City of Mill Creek is the only entity the club needs to work with for permits.

Joe Twardoski – Fairway

Has the MCCA been impacted by inflation, and, if so, what is our response?

Answer: Yes, just like our homeowners, MCCA is feeling the effects of inflation on our utility bills, supply costs, fuel costs, and more. To keep costs under control, the Board of Directors has decided to focus on maintaining our current assets and avoid embarking on any new capital projects at this time.

Nicolle Tjoelker – Country Club Estates

Do you know why the rhododendrons were cut down in Heron Park? Just sad to see them go.

Answer: Heron Park is owned and maintained by the City of Mill Creek. You can contact them via their website for information on Heron Park.

Andrea Swanby – Woodfern

We are newer to the MCCA and live in a subdivision without a playground. There are many young families with kids moving in and wondering if we allocate funds for community space that can go toward something that isn't a park.

Answer: The Board is always open to ideas. Since we are currently dealing with inflation, the Board is working to keep costs down by not adding any new capital projects to the budget. However, if residents have a particular goal in mind, it is always a good idea to mention that in the Annual

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Survey that goes out via email in November. The Board looks at those survey responses when creating the budget for the next fiscal year. If a majority of residents want and are willing to pay for additional facilities, that is something the Board can consider.

V Miles Rios Jr – Pembroke

Noticing cars parking on both Mill Creek Blvd. and Village Green Drive. Any chance to add no parking signs; starting to look congested.

Answer – The main roads in MCCA, including Mill Creek Blvd., Village Green Drive, and the roads within the single-family home divisions, are owned and maintained by the City of Mill Creek. The city is the entity responsible for all no parking, speed limit, and other traffic signs. You can contact the city to request additional signage.

Bob Johnson – The Masters

Will Goodwill donations be available at the community-wide garage sale on October 1?

Answer – The Goodwill and many other similar donation centers are facing staffing shortages and as such, the Goodwill won't be able to send their truck and staff to our parking lot during the garage sale. We have a list of possible donation sites on our [website](#), please check with them to see if they are accepting donations. Resident, Jen Dewitt, posted that the Evergreen Community Orchestra is having a Value Village drive, and is happy to take any clothes you have after the garage sale. Please contact them via their [website](#) for more information.

Jill Fraley – Mill Lane

Will HOA fees go up?

Answer: That very much depends on what the economy looks like when we make the budget for the next fiscal year, and what the majority of our residents list as their priorities in the 2022 Annual Survey in November. If inflation keeps climbing, it is difficult to keep the cost of running the association flat.

Jean Dewitt – Evergreen

Did maintenance mention what they have done to gradually make the MCCA grounds that abut house property lines more wildfire safe by limbing up some taller trees, and taking out dead vegetation when appropriate?

Answer: The maintenance department operates based on our service level agreement which can be found on the MCCA [website](#). We have a policy of removing any debris generated by the maintenance department or contractors, such as tree or brush cutting in roadside buffer areas, as stated in our SLA. This is to reduce the buildup of potential wildfire fuel and to improve the look of these areas. We also perform cleanup projects where an area has too much material, brush, or blackberries which are evaluated on a case-by-case basis and usually scheduled for removal during the summer when staffing levels increase. We are always glad to come out and look at an area of concern. Please email the main office with pictures and a description of the issue.

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How can I contact Craig?

Answer: Because Craig is often out in the field, the best way to contact him is via email (maintenance@mcca.info). Alternatively, you can call the MCCA office (425-316-3344), we can take a message, and Craig can get back to you.

Hope Chatfield – Vine Maple

Do we have salmon using the fish ladder? Is the ladder working as intended, and are we seeing improvements in the fish habitat?

Answer: We assume salmon are using the fish ladder based on the information received from Beavers Northwest that Penney Creek provides healthy habitat for young salmon. They also report there is most likely a small run of adult coho salmon that use this creek and aren't noticed by people as they are noticed in larger rivers with larger salmon runs. This is just an opinion By Beavers Northwest, and any real data should be acquired from WDFW. I have seen lamprey eels, coastal cutthroat trout, and what appear to be salmon smolts in the creek also. The fish ladder works as originally designed, and we clear any blockages such as wood or debris when needed. As for improvements to salmon habitat, Beavers Northwest has mentioned that the beaver dams in the creek area are great habitats for juvenile salmon, especially during the dry months. MCCA is improving salmon habitat through our work planting trees and native plants in the Nature Preserve and other areas.