

2025 Annual Meeting – Questions

The following questions were asked by residents at the 2025 Annual Meeting. The questions and answers have been edited for clarity and brevity.

Colin Ehli – Evergreen

Where do we get our hanging baskets? They always look great.

Answer: The MCCA hanging baskets were designed several years ago by former board member Bundie Olsen, a resident in Wildflower Park. They are produced by the Snohomish Garden Center. We place our order around December, and they usually plant more than we need. We generally pick up our baskets and hang them just before Mother's Day. If you go to Snohomish Garden Center before Mother's Day, you should be able to find similar baskets there.

Robin Aldrich – Huckleberry

Can we use Arborist Day to assess trees from other yards?

Answer: The arborist can stand on your property and let you know if he sees anything concerning about a tree in another yard, but he cannot step into that yard to assess the tree close up. If you are concerned about a tree in a neighbor's yard, it is a good idea to share your concerns with that neighbor and encourage them to participate in Arborist Day.

Catherine and David Askren - Evergreen

Is it within the scope of the HOA to address excess noise levels of leaf blowers?

Answer: MCCA does not have explicit rules about decibel ratings for equipment. However, our Rules and Regulations state that, "MCCA expects all residents to follow the City of Mill Creek noise ordinance. Parties that produce excessive noise after 9 pm are not allowed. Construction and landscaping activities should not begin until after 7 am on weekdays, and 8 am on weekends or legal holidays as defined in RCW 1.16.050." The MCCA maintenance crew also follows the city ordinance and does not start work until after 7 am.

Howard Bornstein – Evergreen

Given that we spent significant money on a legal settlement, have we done a lessons learned to improve in the future?

Answer: We did not spend money on a legal settlement this year. We received an insurance settlement for the damage done to the shop when a tree fell through the roof. We have had the arborist assess the trees in the area, and we will continue to conduct tree assessments in the common areas.

Scott Higgins – Holly

It appears there is an aggressive effort to cut down trees in the nature preserve. It's at a pace and level I haven't seen in my 25 years of living in Mill Creek. What's behind this new level of chainsaws in the nature preserve?

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Answer: We have had the arborist out to assess trees both in the Nature Preserve and in other common areas. Recently, we removed a number of trees on the hillside behind the Juniper division. These trees were dead or dying and were endangering nearby homes. There is also a green belt between Holly and Sweetwater Ranch. This winter, a tree in a Sweetwater Ranch home that backs to the greenbelt fell and went through the roof of the neighboring home, causing a significant amount of damage to the home, displacing that family for many weeks. Our arborist came out to assess the tree that fell and found that it was severely weakened by disease, which was also infecting nearby trees. Several trees were removed for that reason. As trees get bigger, their root systems also get bigger. There have been several occasions where the arborist has advised homeowners to remove trees since roots were breaking driveways, patios, and threatening other structures.