



Cormorant's Call 2023

7 May 2023

Volume 27, Issue 1

A Publication of Cormorant Passage

Homeowners' Association

<https://cormorantpassage.com>

President's Report

Fellow Neighbors,

The weather is improving, and I am excited to see more people out for walks and enjoying our neighborhood. If you are looking to increase your participation in the HOA, please let me know as we are always seeking residents to fill HOA positions, serve as committee and safe streets program members, and to provide website support. The HOA had its annual meeting on April 30, 2023, to discuss our expenses and revenue (dues & donations), neighborhood mailboxes/cluster box units, and common covenants violations. The following correspondence provides a brief overview of the meeting topics:

Treasurer's Report and Dues

In 2022, primarily due to the increased cost of utilities, our expenditures increased by \$1,539 from 2021, while our dues and donations received decreased by \$840. We anticipate utility costs to increase annually, and we cannot rely on donations from non-HOA neighbors to remain solvent. To avoid operating at a loss, the board voted to raise the annual dues for the first time since 1991. The 2023 annual dues will remain at \$50 and beginning in 2024, the annual dues will increase to \$100 to cover rising costs. We will hold another HOA meeting in the fall where we'll continue to discuss our mandatory operating costs and any known cost-saving measures.

Mailboxes/Cluster Box Units

In December 2022, Cormorant Passage had six cluster box units (CBU's) vandalized and severely damaged. Five of the six CBU's have since been repaired or replaced. In late April, we received an official correspondence from the United States Postal Service (USPS) explaining that the USPS does not own these CBU's. The HOA also does not own CBU's. The units are owned, maintained, and replaced by the homeowners whose ground addresses receive their mail at that CBU. I'm sorry for any miscommunication on this topic and for the inconvenience of not having mail delivery.

Covenants

The HOA board and officers routinely receive covenants violation complaints and try to work quickly with the appropriate residents to resolve the complaints. We typically receive the most complaints in the summer, so on page 2, we've highlighted a few areas of the covenants to increase awareness.

Cheers to you and to your health,

TJ Rajcevich, President

Cormorant Passage HOA Covenants Highlights

As homeowners & residents of Cormorant Passage, we need to be familiar with and follow our covenants to the best of our abilities. The Covenants can be found at <https://cormorantpassage.com>. The below list provides a few areas in which the HOA receives the most complaints and questions.

Parking: Please remember that cars are not to be parked on the streets for more than 24 hours and should be parked in the direction of traffic. This has been a frequent problem and is prohibited by the covenants. There are always exceptions, however, cars parked on the street become a safety issue by obscuring children playing behind them, and detract from the visual appeal of our neighborhood.

The parking of boats, trailers, motorcycles, campers and like vehicles and equipment shall not be allowed on any lot, except within the confines of an enclosed garage or screened area.

Trash Containers: Trash containers should be removed from the curb promptly and must be stored out of sight from street view. We have received numerous complaints regarding trash containers being kept in front of houses during the week. This is not in accordance with the CPHOA covenants, (Para 3.4). The trash containers are to be kept out of public view.

Property Appearance: Each owner shall maintain their lot and residence in a clean and attractive condition and in good repair. If your property borders Cormorant Drive, please keep your grass, shrubs, etc., maintained so that the beauty of the entrance radiates into the subdivision.

Barking Dogs: All dogs bark but when it continues for hours on end it becomes a public nuisance. Please be a considerate pet owner and remember it is against the Covenants and Steilacoom Code.

Changes or remodeling your home: If you are planning to remodel or paint your house, please contact the architectural committee before you sign a contract. Unfortunately, in the past, we have had to stop a few projects that have not been approved by the committee and turned out to be in violation of our covenants.

Architectural Control Committee (ACC)

Reminder: By our HOA Covenants, Section 4, homeowners planning home improvement projects require approval by our Architectural Control Committee *before* work can begin. The Covenants provide information on requirements to be submitted for home improvement projects affecting your residential structure or additions built on your property (examples: paint scheme, siding, roof, windows, out-buildings, or other material replacement). If you are planning a remodeling project, please contact the ACC members for approval:

Suzanne Broach | Leanne Scherbinske | Eric Swiger

| CPHOA Board of Directors | |
|---------------------------------------|--------------------|
| Position | Name |
| President | TJ Rajcevich |
| Secretary | Jennifer Broach |
| Treasurer | Pauline Swiger |
| Board At-Large | Fred Crumley |
| Board At-Large | Judy Foster |
| Board At-Large | Norm Gaudreau |
| Board At-Large | Roger Neal |
| Architectural Review Committee | |
| Member | Suzanne Broach |
| Member | Leanne Scherbinske |
| Member | Eric Swiger |
| Member-Alternate | Jim VanVleck |

Individual contact phone numbers/email addresses have been removed for security reasons from the Newsletter internet version.

For questions or comments, please use the Contact Us form located on our website.

<https://cormorantpassage.com>

**It's time again for the Annual Homeowners Association Dues!
Dues \$50.00 by 15 June 2023 see below:**

Please fill in your dues/donation information below, detach this portion, and include it along with your payment in your return envelope. ***Thanks Neighbor***

Please Send Dues to: Addressed Envelope is enclosed

**Cormorant Passage Homeowners Association
PO Box 88704
Steilacoom, WA 98388-0704**

Name (required): _____

Address (required): _____

Phone Number (required): _____

Email (required): _____

Dues for Divisions 2 & 3 (\$50.00) Amount included: _____

Division 1 & Condominiums Donations are optional: Amount included: _____ Div 2&3 CPHA are mandatory Amount included: _____ We owe Division 1 and Condominiums residents a ton of gratitude for their generous contributions, which allow us to maintain the yearly dues at \$50.00. Thank you

Comments, Complaints, Suggestions, Recommendations: