

# *Cormorant's Call 2022*

*18 April 2022*

*Volume 26, Issue 1*

*A Publication of Cormorant Passage  
Homeowners'*



*Check for Updates Frequently*

Cormorant Passage Website - <https://cormorantpassage.com>

**Dues Notice 30 April** <https://cormorantpassage.com/dues.html>

The weather is improving, COVID-19 restrictions are lifting, and it has been extremely nice to see neighbors enjoying the park and out for walks. We always enjoy hearing your ideas on how to keep Cormorant Passage a beautiful community and encourage you to share your recommendations for improvements. After a few years of social distancing, we look forward to coordinating Cormorant Passage volunteer opportunities and neighborhood picnics again.

As a friendly reminder, we depend on your annual HOA dues (\$50) to maintain and enhance our neighborhood. We can individually make a large difference by following the Covenants and informing the board of safety hazards or concerns. Please remember that the board is composed of resident volunteers and it may take us a few days to respond to inquiries. 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.

Cheers to you and to your health,

TJ Rajcevich, President  
[rajcevich@gmail.com](mailto:rajcevich@gmail.com)

**Jim Senko Gardens: From Janet Cox: I would like to create a list of volunteers who are willing to assist in maintaining the Jim Senko's Garden, please help? Contact Janet at [253blondie@gmail.com](mailto:253blondie@gmail.com) or 253-722-8398.**

<https://cormorantpassage.com/senko.html>

Covid-19 Infections: <https://ncov2019.live/data>

**Cormorant Passage Website - <https://cormorantpassage.com>  
Covid-19 Information - <https://cormorantpassage.com/covid.html>**

I have updated and secured the website and Cormorant Passage HOA now has a secure, functioning website. I have continued teaching myself how to use CSS and advanced HTML. Through trial and error I have figured out how to use cellphones on the CPHA Website. It displays correctly on my cellphones. I have to make a few tweaks and it should work on most I-Phones, Android phones, tablets and laptops. It does work but you may have to scroll on cell phones. We have added a couple of new features to the homepage. Frequently Asked Questions (FAQ) and Links to Covid-19 information.

### **Check for updates frequently**

#### **Cormorants Call Newsletters**

We will be sending out the 2022 Cormorants Passage Newsletter and Dues notice via USPS. The actual newsletter will also be on the website.

<https://cormorantpassage.com/cormorantscall2022.pdf>

#### **Annual Irrigation System Testing**

It is also that time for your yearly backflow prevention assemblies tested. These annual tests are required to ensure the backflow devices installed on irrigation or fire systems are kept in proper operating condition. A properly working backflow device ensures water does not "backflow" from non-potable sources such as an irrigation system back into your plumbing or drinking water supply. Town staff is aggressively working to protect your drinking water supply from contamination through our Cross-Connection Control Program. The program ensures used or non-potable water, or other contaminants do not enter our drinking water system by requiring that cross connection control devices (backflow prevention assemblies) are installed at potential sources of contamination. It also assures that customers continue to take the proper precautions to prevent this type of drinking water contamination through annual inspection and testing of these devices. For additional information on the Cross Connection Control Program please contact Doug Hale at 581-1912. If you are thinking of installing a landscape irrigation system on your property, we would like to remind you that a permit from the Town of Steilacoom is required. Please contact us at (253) 581-1912 to discuss the permitting and inspection requirements associated with your irrigation system.

**We have Listed Several Backflow Testers. There are many more.**

### **Lakewood Water District**

<https://www.lakewoodwater.org/ccc/page/backflow-testing-program>

<https://www.lakewoodwater.org/ccc/custom-contact-page/cross-connection-control-contact-information>

Lacey Backflow & Irrigation: 3305 Francis Dr. SE Lacey, WA, 98503

Tel: 360-216-9094

E-mail: [Laceybackflow@Comcast.net](mailto:Laceybackflow@Comcast.net) <https://laceybackflow.com>

### **Roto Rooters**

<https://www.rotorooter.com>

### **Harts Services**

<https://hartsservices.com>

## **Safe Streets Update (We Still Need Volunteers)**

**We need your help keeping the Safe Streets Program updated.**

**If you wish to participate in the Safe Streets Program, please enter your email address. The Safe Streets Roster will only be distributed to the residents on your street. If you Do Not wish to participate just say no or leave the space blank and we will take your information off of the Safe Streets Roster for your street. You will not be informed of any changes, problems, update, etc.**

**We are considering establishing a method of helping our neighbors. Depends on your response. If we can establish a list of people needing help or willing to help we will try to set up a process to help our neighbors. Stay Tuned.**

**One question potential volunteers and participants have asked is: What responsibilities does the Safe Streets captain have?**

**Answer: Get updated contact info & provide that info to Jim. If problems are reported, the street's captain is asked to contact the street representatives and initiate the phone tree to inform neighbors of concerns. We also have the option of sending text messages. Safe Streets can also be used in an emergency if needed.**

**It is also suggested that if issues are brought to attention of Street Representatives about problems with neighbor behaviors / common complaints, Safe Streets captains are not expected mediate these issues. Rather, they are encouraged to contact the HOA president to contact the resident. This was noted as a preferred option to maintain a positive role for SS captains, instead of unwittingly placing our volunteers into an enforcement role.**

We also want to note that no problems have been identified recently. While we have not had any major problems, we will remind everyone that the Steilacoom Police Chief recommends using reasonable precautions, such as keep things locked (cars, homes). We do have a safe community but from time to time, there is a need for everyone to be increase their vigilance. If you observe suspicious activities, call the Steilacoom Police Department's non-emergency phone number and they will dispatch an officer to investigate. (253-798-4721). (This number is also published each month in the "Around Town" newsletter that comes with your utility bill). It is also posted several places on the CPHA Website <https://cormorantpassage.com> . Then email the Safe Streets Coordinator to let everyone else know that "something" is going on. We have also added an Emergency Contacts Page to the CPHA Website <https://cormorantpassage.com/emergency.html>  
 An informed community is a safe community!

We have compiled a Safe Streets Master List of residents living in Divisions 2 & 3 Cormorant Passage. Please notify us when changes to residents, phone numbers, or emails occur so we can keep the Master List current. Jim will make the changes, print them out and distribute them to the Block Representatives ASAP.

My email is: [jimvan65@gmail.com](mailto:jimvan65@gmail.com) (Jim Van Vleck)

I will attempt to provide each Division 2 & 3 Block Representative a list of his or her close neighbors with their phone numbers and email addresses where available. Not all residents have provided this information. I can't do it alone I need your help to keep the rosters updated.

The following table lists the Block Representatives:

Casey Court	205 Casey Court
Henly Court	309 Henly Court
<b>Sheridan Place</b>	<b>Looking for Replacement</b>
Keach Loop Lower	300 Keach Loop Lower
Keach Loop Middle	406 Keach Loop Middle
Keach Loop Upper	405 Keach Loop Upper
<b>Kautz Court</b>	<b>Looking for Replacement</b>
Runquist Court	514 Runquist Court
Gardiner Court	610 Gardiner Court Need <b>Volunteer</b>

Division 2 Covenants <https://cormorantpassage.com/pdf/ccr2.pdf>

Division 3 Covenants <https://cormorantpassage.com/pdf/covenants3.pdf>

## Our 'Covenants' (See above & on the website)

The 21-page document <https://cormorantpassage.com/covenants.html> dated August 1988 specifies our neighborhood 'Rules to Live & Grow by'. 14-pages of pertinent text include the Six Sections that directly establish this association's legality, enforcements and most daily items of interest. As homeowners & residents of Cormorant Passage, we need to be familiar with our covenants. Much of the wording in the Covenants needs to be reviewed and updated. We are looking for volunteers to update the Covenants. If you would like to help, please let us know.

### Cormorant Passage Bylaws at a Glance

Who can keep up with all of the covenant rules and bylaws? That's why we have started the "Bylaws at a Glance" just for you! As the summer months approach, we would like to remind everyone of a few issues the board receives complaints about every year.

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Street parking. **We continue to receive complaints about parking** on the streets overnight. Again refer and comply with the covenants you legally agreed to be bound by when you purchased a home in the neighborhood. (Pares 3.5 and 3.9).

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. Obviously there are always exceptions. However, cars parked on the street become a safety issue by obscuring children playing beyond them and also detract from the visual appeal of our neighborhood. There are several residents who continually violate this covenant. You know who you are. Suggestions have been made about adding fines for habitual violators. This will require an update of the Covenants.

2) Trash cans. Trash cans 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 barrels are to be out of site during the week. I personally don't understand why anyone would want to degrade the appearance of their homes as well as the overall ambiance of the community. Your cooperation would be appreciated by all of us. None of the requirements in the covenants are hard or difficult to comply with...they are relatively innocuous as covenants go. Please do your part, be a good neighbor and comply with the covenants.

3) **Speeding. The speed limit is 25mph.** That is because while Cormorant Drive is fairly straight it supports children and dogs, who at best, are unpredictable. Please think of them and take your time. I promise you will arrive where you are going! It doesn't appear to be a major problem but DON'T do it.

4) **Dog...stuff.** We all, dogs included, love walking through our community. But please, carry the necessary accessories with you to clean up after your dog. They cannot carry them and it ensures we keep the area disease and smell friendly for the rest of us to enjoy! Not a huge problem, but reminder to PICK IT UP.

5) **If your property borders Cormorant Drive,** please keep your grass, shrubs, etc., maintained so that the beauty of the entrance radiates into the subdivision.

6) **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.

7) **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 Review Committee (ARC)

Reminder: By our HOA Covenants, Section 4, homeowners planning home improvement projects require approval by our Architectural Review Committee before work can begin. The Covenants provides 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, contact the ARC (see below)

## Contact Architectural Review Committee (ARC) Members

Suzanne Broach	Leanne Scherbinske	Kim Johnston	Eric Swiger
253-686-5655	360-280-6899	253-370-2070	253-278-1015

Contact ARC Members: <https://cormorantpassage.com/forms/arc.html>

## Entrance Questions, Recommendations Comments

Let us know if you have any Questions, Recommendations or Comments. One of our biggest expenses is maintaining the entrance. Cost is about \$2000 per year. Paid completely by our yearly dues

### CPHA Board of Directors

President: **TJ Rajceвич** [rajceвич@gmail.com](mailto:rajceвич@gmail.com) Secretary: **Jennifer Broach** 253-686-5655

Treasurer: **Amy Meyers**: 253-861-5726

At-Large: **Fred Crumley** 253-584-4776 - **Judy Foster** 253-381-0491

**Roger Neal**: 253-691-6120 - **Norm Gaudreau**: 253-677-5002

Safe Street Coordinator: **TJ Rajceвич** - **Jim VanVleck**: 253-582-7475

### Architectural Review Committee:

**Suzanne Broach**: 253-686-5655 - **Kim Johnston**: 253-370-2070-,

**Eric Swiger**: 253-278-1015 - **Leanne Scherbinske**: 360-280-6899

Welcome-Committee: **Sherrie Gimlett**: 253-581-1288

Webmaster: **Jim Van Vleck**: 253-582-7475

Mailing Address	News Letter Editor	E-mail Contact Point
CPHA	<b>Jim VanVleck</b> 253-582-7475	<a href="mailto:jimvan65@gmail.com">jimvan65@gmail.com</a>
PO Box 88704		
Steilacoom, WA 98388		
Cormorant Passage Web site:	<a href="http://cormorantpassage.com">cormorantpassage.com</a>	
Steilacoom Web site:	<a href="http://townofsteilacoom.org">townofsteilacoom.org</a>	

**Cormorant Passage 2022 Amy Meyers**

1/7/2021	Beginning Balance			7, 224.21
<b>Receipts</b>				
	Dues / Donations		5015.00	12,239.21
<b>Expenses</b>				
	Lawn Ranger	1957.12		
	Water	568.80		
	Electric	248.64		
	Post Office -P.O Box	162.00		
	Welcome Wagon (Reimbursement)	45.06		
	Sprinkler Repair (Front Entrance Maintenance)	350.85		
	Web Site 2020-2021 (HOA Website)	649.05		
	Newsletter 2020-2021 (Printing & mailing costs)	320.00		
	Annual State Report (State Reporting)	10.00		
	Total Expenses	5764.53		
12/06/2021	Ending Balance			6474.68



**It's time again for the Annual Homeowners Association Dues!**

**Dues \$50.00 by 30 April 2022 see below:**

Please help fill in your dues/donation information below, detach this portion, & 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:**

**18 April 2022**