



Cormorant's Call 2024

15 March 2024 | Volume 28, Issue 1
A Publication of Cormorant Passage
Homeowners' Association

<https://cormorantpassage.com>

President's Report

Fellow Neighbors,

I would like to begin with a moment of remembrance. In the fall of 2023, Jim VanVleck, an original owner in Cormorant Passage Div. 3, passed away. He was an active CPHOA volunteer and was instrumental in forming and managing the CPHOA website for over 20 years. He will be missed.

Since the inception of CPHOA in 1992, our Association has been run by volunteers. Once again, we need our neighbors to step up and volunteer for the following openings – President, Treasurer, Secretary and Web manager (not as scary as it sounds). The current volunteers will help you in your new position. Occasionally, there are other jobs that need to be done such as the installation and removal of the holiday lights at the entrance. We currently have volunteers who take care of the entrance sprinkler system which saves the Association from hiring an outside contractor. If you have a skill or are willing to learn something new, please let us know. We are aware everyone is busy with family and jobs. This is your community, and we need your help in keeping Cormorant Passage a safe and beautiful place to live.

In 2023, to avoid operating at a loss in future years, the Board voted to raise the annual dues for the first time since 2000. The 2024 annual dues will now be \$100 (roughly \$8.33 per month). At this time we do not foresee the need to increase annual dues above the \$100 per home.

The HOA had its Annual Meeting on February 25, 2024, to discuss our expenses and revenue, updating our insurance policy (we've increased coverage while decreasing annual cost), the website re-design, and the trending questions received by the Architectural Control Committee. The Treasurer's report can be found on page 3 of this newsletter and further details from the Annual Meeting can be read in the meeting minutes: <https://cormorantpassage.com/meeting-minutes/>

Cheers,
TJ Rajceвич, CPHOA President

Cormorant Passage HOA Updates

CPHOA Website - Newly Remodeled and Updated!

The Board hopes that as a homeowner and member of CPHOA that you will find it engaging, educational and helpful in contacting your Association. To locate: use the website address on the Newsletter front page - top right; or google cormorant passage on the web; or use the QR code in the Newsletter. Please check it out!

Who Does the Cormorant Passage Front Entrance Benefit?

All homeowners' properties in Cormorant Passage.

<https://cormorantpassage.com>



Who maintains the front entrance? In 1992 when Divisions 2 and 3 were formed into Cormorant Passage Homeowners' Association, the Board decided to adopt the front entrance so that it would not fall into disrepair and reflect poorly on all homeowners' properties in Cormorant Passage.

Who pays for the upkeep of the front entrance? Funds come from CPHOA Divisions 2 and 3 homeowners' annual dues, plus any additional donations received from homeowners in Division 1, West Shore Ct/Cormorant Views, and the condominiums: Cormorant Ridge and Seabreezes at Cormorant Passage.

Since 1992 what kind of maintenance/repairs have been paid for from homeowners' annual dues and donations? Installation of water and electric service, installation of sprinkler system, ongoing utility bills, landscape replacement, lawn service, repair/plus additional brick work, power wash brick work, repair/replacement of entrance signs, holiday lights.
It is important to preserve the integrity of the Cormorant Passage front entrance, as its care reflects on all homeowners' properties and their property values in Cormorant Passage.

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 Control 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

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 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, please contact the Committee for approval via the CPHOA website.

Cormorant Passage 2023 Treasurer's Report

2023 CPHOA Treasurer's Report					
1/1/2023	Beginning balance			\$5,996.31	
Additions	Dues		\$3,785.00		
Additions	Donations		\$1,450.00		
	Total Additions			\$5,235.00	
					\$11,231.31
Expenses	Lawn Ranger	\$2,574.54			
Expenses	Water	\$324.02			
Expenses	Electric	\$260.04			
Expenses	Insurance	\$1,477.00			
Expenses	Post Office - PO box	\$216.00			
Expenses	Stamps, paper, binders, printing	\$77.96			
Expenses	Welcome Wagon	\$248.50			
Expenses	Website - Development	\$75.00			
Expenses	Website - Fees	\$315.44			
	Total Expenses			\$5,568.50	
12/31/2023	Ending Balance				\$5,662.81

Previous Year Comparison and Difference					
	2019	2020	2021	2022	2023
Income Div 2-3	\$3,890	3575	3590	3475	3785
Income Div 1	1800	1700	1425	1350	1450
Expenses	\$3,410.00	\$3,688.53	\$4,131.00	\$5,403.37	\$5,568.50
Difference w/o Div 1	\$480.00	-\$113.53	-\$541.00	-\$1,928.37	-\$1,783.50
Diff. (with Donations)	\$2,280.00	\$1,586.47	\$884.00	-\$578.37	-\$333.50



CPHOA Board of Directors	
Position	Name
President	TJ Rajcevich
Secretary	Seeking new volunteer
Treasurer	Seeking new volunteer
Board At-Large	Fred Crumley
Board At-Large	Judy Foster
Board At-Large	Norm Gaudreau
Board At-Large	Roger Neal
Architectural Control Committee	
Member	Suzanne Broach
Member	Leanne Scherbinske
Member	Eric Swiger



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

Dues \$100.00 by April 30, 2024 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) _____

Mandatory Dues for CPHOA Divisions 2 & 3 (\$100.00) Amount included: _____

Division 1, West Shore Ct. and the Condominiums Donations are optional: Amount included: _____

We owe Division 1, West Shore Ct. and Condominiums residents a ton of gratitude for their generous contributions, which allow us to maintain and repair the Cormorant Passage front entrance to benefit all property owners in Cormorant Passage. Thank you

Questions or Comments:

