Cormorant's Call 2025

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https://cormorantpassage.com

President's Report

Fellow Neighbors,

As my term comes to an end, I want to extend my heartfelt gratitude for the opportunity to serve as the President of the Cormorant Passage Homeowners' Association for the last five years. It has been an honor to work alongside the many dedicated individuals committed to maintaining and improving our community.

First and foremost, I want to thank the volunteers who have supported the HOA over the years – either by serving as board members or officers and those who volunteer to beautify our front entrance and keep you informed via our website. *Your contributions are invaluable*, and I truly appreciate your commitment. *We are still seeking volunteers for key positions*, including President, Treasurer, Secretary, and Web Manager. If you have time and a willingness to help, please consider stepping forward—**we need your support to keep our HOA running smoothly.**

On a positive note, I am thrilled to report that we achieved 100% collection of annual dues this year! This accomplishment ensures the continued maintenance and beautification of our neighborhood. Additionally, I'd like to extend a special ***thank you*** to the 29 residents of Division 1, West Shore Ct/Cormorant Views, and the condominiums: Cormorant Ridge and Seabreezes who kindly donated to support the upkeep of our front entrance. Your generosity is deeply appreciated.

Looking ahead, the link to review the minutes from our 2025 Annual Meeting, held on February 16, is here – https://cormorantpassage.com/meeting-minutes/. They provide insight into ongoing discussions, budget updates, and future priorities for the HOA.

Thank you again for allowing me to serve this wonderful community. I encourage everyone to get involved in any way you can—your participation keeps Cormorant Passage a great place to call home.

Cheers,
TJ Rajcevich, CPHOA President

Cormorant Passage HOA Updates

CPHOA Website - Newly Remodeled as of last year.
Don't forget there is a wealth of information on our CPHOA website – *https://cormorantpassage.com*.

Who Does the Cormorant Passage Front Entrance Benefit?
All homeowners' properties in Cormorant Passage.

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 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. **On-street parking for more than 24 hours is prohibited** by the Covenants. Cars parked on the street become a safety issue 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 (and recycling or yard waste) containers should be removed from the curb promptly and must be stored out of sight from street 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. Homeowners with fences visible from neighborhood streets that are showing need for repair / replacement will be contacted by the HOA.

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.

Holiday Lighting: The front entrance LED lights are set to operate seasonally. Please keep this in mind when operating your home holiday lighting and refrain from excessive movement or blinking of lights.

Cormorant Passage HOA Annual Meeting Highlights

Board & Officer Elections - President, Treasurer, and Secretary positions remain vacant – volunteers needed. Additionally, the HOA continues to seek a Web Manager.

Financial Update - 100% of HOA dues were collected in 2024, stabilizing the HOA's finances. Cost-saving measures, including a new insurance provider and sprinkler system repairs, have reduced expenses. HOA reserves will be maintained at one year's operating expenses.

Community Updates - Sidewalk repairs were discussed. The concerns are about the raised surface of the sidewalk along Cormorant Drive. The damage results in a tripping hazard, impedes pedestrians, and increases liability for both the adjacent property owner and the Town. The HOA contacted the Town, and the Town inspected the sidewalk. The sidewalk damage is caused by roots from trees; both from adjacent lots, and landscaping planted in the Town's right-of-way. To make the sidewalk safe, the roots will need to be removed, which may require tree(s) to be removed at the homeowner's expense. The Town will repair the sidewalk at its expense. You may be contacted by the Town if your trees are causing the sidewalk damage.

Common Interest Community Utility Classification (Agenda Bill 3409) – The CPHOA Board approved a motion oppose a town proposal to classify HOA utilities as commercial, which would have significantly increased water costs. Ultimately, the Town Council reversed the previous decision on Common Interest Communities (aka HOA's). Therefore, the CPHOA's water rate will remain as a residential rate.

Safe Streets –The board proposes to collect email addresses during yearly dues collection so that any significant safety issues or urgent information can disseminate via an all-members email group.

Community Request – Homeowners have inquired about installing a gate at the front entrance to Cormorant Passage. Cormorant Drive is a public street – and would have to be redesignated to a private street to permit a gate. The redesignation may result in the CPHOA becoming responsible for the care and maintenance of the streets, restating in a significant increase in the CPHOA dues.

Envelopes – We are looking to increase our envelope size for your return HOA dues per your request – this would occur next year so we can exhaust existing inventory.

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 2024 Treasurer's Report					
1/1/2024	Beginning balance			$5,662.81	
Additions	Dues		$8,210.00		
Additions	Donations		$2,450.00		
	Total Additions			$10,660.00	
					$16,322.81
Expenses	Lawn Ranger	$2,378.16			
Expenses	Water	$342.36			
Expenses	Electric (11 months)	$260.04			
Expenses	Insurance	$742.80	(About half of last year's cost)		
Expenses	Post Office - PO box	$222.00			
Expenses	Supplies & Welcome Wagon	$80.45			
Expenses	Front Entrance	$377.33			
Expenses	SoS WA	$20.00			
Expenses	Website - Fees	$449.41			
	Total Expenses			$4,850.88	
12/31/2024	Ending Balance				$11,450.26

CPHOA Board of Directors	
Position	**Name**
President	Seeking new volunteer
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, 2025 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): _____

CPHOA Resident Address (required): _____

Alternate Mailing Address (only if needed):_____

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: