



# **Cormorant's Call 2026**

**15 March 2026 | Volume 30, Issue 1**  
**A Publication of Cormorant Passage**  
**Homeowners' Association**

<https://cormorantpassage.com>

## **President's Report**

Fellow Neighbors,

It was great seeing many of our neighbors a few weeks back at our annual HOA meeting in early February. I was excited to meet all of you and introduce myself as the new HOA president. My family and I have lived in Cormorant Passage for the last 10 years, and I look forward to acting as an advocate for our beautiful community.

A special thank you to all that helped keep our community safe and clean this year. The windstorms in late 2025 hit the area hard. After the storms settled you may have seen a few members cleaning up debris at the front entrance. We appreciate you so much, and thankfully nothing was damaged! With all the help the Board provides, we in turn are still seeking help from you. There are still open positions for Treasurer and Secretary! Our web tech support position was filled at the HOA meeting – Thank you James for volunteering your time to the community! Please consider stepping forward—**we need your support to keep our HOA running smoothly.**

The CPHOA has made many strides in the last several years to be sure HOA is financially healthy. Your dues are appreciated and will allow the HOA to continue to operate soundly and put funds towards improving the HOA. Additionally, the Board would like to extend a special **thank you** to the 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.

If you would like to look over what was discussed at our February 8<sup>th</sup> HOA meeting, please use this link – <https://cormorantpassage.com/meeting-minutes/>. The link will provide insight into ongoing discussions, budget updates, and future priorities for the HOA.

I look forward to this new role and adventure!

Cheers,

Alfonzo Riconosciuto

CPHOA President



## Cormorant Passage HOA Annual Meeting Highlights 2026

**Board & Officer Elections** - Treasurer and Secretary positions are seeking new volunteers.

**Financial Update** - 100% of HOA dues were collected in 2025, further stabilizing the HOA's finances.

We continue to look at cost saving measures. HOA reserves will be maintained at one and a half year's operating expenses.

**Community Updates** – The HOA contacted the Town last year, and the Town inspected the sidewalk. Sidewalk damage has been 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. We have contacted the Town for follow up/updates and will keep homeowners informed if any new info arrives.

**Jim Senko Garden** – Maintenance and upkeep of the Garden has been completed by volunteers who are no longer able to keep up with the overgrowth. HOA is looking into options for continual upkeep.

**Front Entrance cleanup** – The CPHOA Board proposes to collect a few bids for maintenance to the front entrance. Some of the maintenance and upkeep has been completed by volunteers who are no longer able to keep up with the work.

## 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. **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.

**Neighborhood Noise:** Please be considerate when it comes to excessive noise. All kids play, and all dog's bark – but when excessive please keep your neighbors in mind.

**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.

**CPHOA Website - Newly Remodeled as of 2024.**

Don't forget there is a wealth of information on our CPHOA website <https://cormorantpassage.com>.

**Who maintains and pays for the upkeep of the front entrance?** Since 1992, when Divisions 2 and 3 formed the Cormorant Passage Homeowners' Association (CPHOA), the Board has maintained the community's front entrance. Funding for its upkeep comes primarily from annual dues paid by homeowners in Divisions 2 and 3, along with donations from neighbors in Division 1, West Shore Court/Cormorant Views, and the condominiums at Cormorant Ridge and Seabreezes.

These funds support utilities, irrigation, landscaping, lawn care, brick and sign repairs, power washing, and seasonal holiday lighting. Maintaining the entrance helps preserve the appearance of the neighborhood and supports property values throughout Cormorant Passage.

<b>Cormorant Passage 2025 Treasurer Report</b>						
<b>1/1/2025</b>	<b>Beginning balance</b>	<b>2025</b>	<b>2024</b>	<b>Difference</b>	<b>\$11,271.93</b>	
Additions	Dues	<b>\$8,005.00</b>	\$8,210.00	<b>(\$205.00)</b>		
Additions	Donations	<b>\$2,400.00</b>	\$2,450.00	<b>(\$50.00)</b>		
	State Farm Refund	<b>\$126.22</b>	\$0.00	\$126.22		
	<b>Total Additions</b>				<b>\$10,531.22</b>	
						\$21,803.15
Expenses	Lawn Ranger	<b>\$2,378.16</b>	\$2,378.16	\$0.00		
Expenses	Water	<b>\$376.95</b>	\$342.36	\$34.59		
Expenses	Electric	<b>\$360.76</b>	\$260.04	\$100.72		
Expenses	Insurance	<b>\$851.00</b>	\$742.80	\$108.20		
Expenses	Post Office - PO box	<b>\$251.00</b>	\$222.00	\$29.00		
Expenses	Entrance, Supplies, WW	<b>\$152.05</b>	\$457.78	<b>(\$305.73)</b>		
Expenses	SoS WA	<b>\$20.00</b>	\$20.00	\$0.00		
Expenses	Website - Fees	<b>\$475.42</b>	\$449.41	\$26.01		
	Total Expenses				\$4,865.34	
Deduction	Reserve to Savings	<b>\$6,000.00</b>			\$6,000.00	
<b>12/31/2025</b>	<b>Ending Balance</b>					<b>\$10,937.81</b>

<b>CPHOA Board of Directors</b>			
<b>Position</b>	<b>Name</b>	<b>Position</b>	<b>Name</b>
<b>President</b>	Alfonzo Riconosciuto	<b>Board At-Large</b>	Fred Crumley*
<b>Secretary</b>	Vacant*	<b>Board At-Large</b>	Judy Foster
<b>Treasurer</b>	Pauline Swiger*	<b>Board At-Large</b>	Norm Gaudreau
		<b>Board At-Large</b>	Roger Neal

\* Seeking new volunteer



## 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.

Architectural Control Committee	
Member	Suzanne Broach
Member	Leanne Scherbinske
Member	Eric Swiger

## A Safety Message from Police Chief Tom Yabe

Burglaries (events where a person unlawfully enters the building of another and commits a crime inside, typically theft) are a rare occurrence within the Town of Steilacoom. Even more rare are those instances where the unlawful entry occurs while the occupants are actually inside. These types of events are among the most serious crimes we have in Washington State, and when they occur, they draw a sizeable response from public safety.

Though our local first responders might be just minutes away, those minutes can be terrifying for those suffering victimization from a perpetrator. There is some hope that exists among the variety of manners in which community members can help prevent burglaries from occurring in the first place. Here are some strategies for consideration:

- Lock windows and doors when not actively in use.
- Keep window curtains/blinds closed when not in use and keep valuables away from outside open visibility.
- Newer intrusion-prevention technology exists, such as door stops and window reinforcements, which can help prevent intrusion.
- Call 9-1-1 when suspicious circumstances are observed in the area.
- Get to know your neighbors and share information about circumstances in the area.
- Increase lighting around your property, including motion-activated lighting.
- A growing breadth of alarm systems exists. Most popular monitored systems will automatically call 9-1-1 during following an activation.
- Animals in the house can help sound the alarm when there's trouble.
- Firearms and other self-defense weapons, along with relevant training in safe use, and education in local laws and safe storage, can also be considered.

The strongest defense against victimization is a multi-layered approach, rather than reliance upon a single tactic or technology. Steilacoom Public Safety is here to help our community feel safe from the fear of crime and support our community when the unfortunate might occur.”



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

**Dues \$100.00 by April 30, 2026 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**

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**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:**

