

# The Highlander



*Serving the Highland Hills Community in Sequim, Washington*

## President's Message –

**W**ell, we've done it! Here it is – your brand spanking new *Highlander*!!! As an extra special treat for those who receive it electronically, it is in color!!! For those of you who have picked it up in hard copy, sorry but it only comes in gray scale. If you want the color version and don't have a computer, perhaps your friendly neighbor will print a color copy for you. In any event, by my reckoning so far as this endeavor is concerned, HHMC is now officially in the 21st Century.

Summer is here. The Sequim-Dungeness Valley is bright with blooms, and Highland Hills is beautiful in its riot of flowers and greenery. A flurry of maintenance and construction activity has already been completed, and there's much more to be done in the next couple of months.

In addition to the annual lot mowing, detention basin mowing, drainage inspection, ditch mowing, ditch repair, culvert cleaning/repair, and new home construction, we will soon realize the long-awaited repaving of Fawn Lane. For more details on this, please see the article by the Roads & Drainage Committee. Note that all interested persons can be kept up to date via email or through accessing our web site at

[www.hhmcsequim.org](http://www.hhmcsequim.org)

The HHMC July 1st Board meeting was recessed until Wednesday, July 15th, because the bids from the contractors for the Fawn Lane road project had not yet been received. The bid deadline is Friday, July 10th. After review of all bids, the contract will be awarded by the Board on July 15 at the resumed Board meeting.

All HHMC members owe a special, hearty "Thank You" to Ron Tognazzini for his tireless efforts in on-site inspections, drafting specifications for contracts, coordinating with contractors, and preparing the requests for bids, contracts and letters required for each of the numerous road and ditch projects in Highland Hills. The amount of time and energy he has devoted to these projects is truly awesome.

The summer construction activity on Bell Hill will require our residents, visitors, guests and anyone passing through our community, to strictly observe and obey the speed limits and road signs at the various construction areas. We have lots of walkers, some strollers, a myriad of dogs, a few runners and occasional cyclists, all competing with vehicles for space on our roads. While vehicle traffic should give way to pedestrians, everyone needs to be extra careful. All traffic violations should be immediately reported to David Stahl.

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*Mark your calendar for these important dates:*

*HHMC Board Meetings:*  
August 5  
September 2  
October 7  
November 4  
December 2

~ ~ ~  
*HHMC Annual Potluck*  
September 13

~ ~ ~  
*2009 HHMC Annual General Meeting*  
November 15  
*(tentative)*

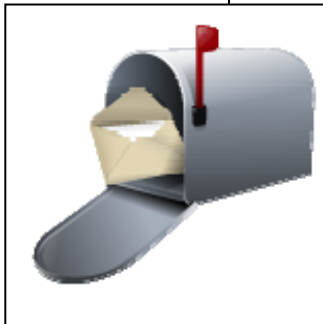
## 2009 Annual Highland Hills Potluck

Info and signup flyer were included in last month's Highlander.



Your prompt reply will assist the Picnic Committee with accurate planning details.

Please R.S.V.P. to Deborah Groesbeck no later than August 28<sup>th</sup>.



Another indication that we are in the 21<sup>st</sup> Century is the new law passed this year by the Washington legislature, effective later this month, which affects the rights of homeowner associations to regulate Solar Energy devices. Consequently, your Board, at the July 1<sup>st</sup> meeting, approved a new Solar Energy Policy which applies to Highland Hills residents who opt to install such a device. Anyone contemplating installation of solar energy panels or other solar energy device must comply with this policy, which includes completion of an application for approval by the ACC. The policy can be found on our web site at [www.hhmcsequim.org](http://www.hhmcsequim.org)

*Don Smaltz*  
President

## FAWN LANE RESIDENTS BRIEFED ON REPAVING SCHEDULE

At a Saturday morning coffee session on June 27<sup>th</sup>, hosted at the McAleers' home, Fawn Lane residents were provided a preview of the events involved in the upcoming resurfacing of Fawn Lane.

On behalf of the Roads & Drainage Committee (R&D), Ron Tognazzini comprehensively addressed the following topics:

- **Phases of construction and probable schedule:** The paving contract will be awarded at a continued meeting of the Board of Trustees on Wednesday, July 15<sup>th</sup>, and the construction should commence within the following week or so. The completion date, depending upon the vagaries of Sequim weather, should be the early part of August.
- **Ingress and egress:** Residents will always have access to their driveways before and after the construction day. At times, during different phases of work, some parts of Fawn Lane may be closed to traffic for up to 4 hours.
  - **Parking off Fawn Lane:** Due to intermittent periods of restricted daytime access, residents are encouraged to make alternative parking arrangements with neighbors.
  - **Mail delivery and garbage collection:** R&D will inform the Post Office and Murrey's Disposal about construction delays. Residents may wish to have their mail held for pickup at the post office.
  - **Newspaper delivery:** Residents should consider a vacation stop or otherwise giving notice of these delays to their newspaper delivery persons.
- **Communications between contractors and residents:** One of the R&D members will be present on-site to coordinate communications between the contractor and Fawn Lane residents. Residents are requested NOT to engage in discussions – whether questions, objections or suggestions – directly with the construction workers. Communicate those matters to a member of R&D: Ron Tognazzini, Gene Zeller, Bob Lakshas, or Lois Smaltz.
- **Do's and Don'ts for driving and parking on recently paved asphalt road:** That list appears on page 3 of this issue.
- **Striping and centerline reflectors:** This is the last phase of the Fawn Lane project and will be completed in the fall.

The attendees provided their email addresses and phone numbers so they could receive updated information as the work schedules evolve.

*CONTINUED ON PG 3*

Any HHMC member can request to be included in the construction information update by email. Simply send an email addressed to [info@hmcsequim.org](mailto:info@hmcsequim.org). In the subject line, please put: "attention: Lois". In the message body, please put: "Please include me on the Fawn Lane construction information update list."

In addition, the "Alerts" section of our home web page (click on the following link) <http://www.hmcsequim.org/Alerts.html> will have road construction updates.

## SOME DO'S AND DON'TS FOR DRIVING ON A RECENTLY PAVED ROAD

- Do not park a vehicle on new asphalt for at least 8 hours after paving. It takes this long for the asphalt to cool.
- A car may drive over new asphalt in just a few hours after paving, but the car should not park on the pavement, must not make sharp turns, and must not make fast stops or starts. The general rule is, "No aggressive driving!"
- Heavier vehicles (1 ton or more) may drive on the new asphalt 24 hours after paving is completed
- While driving during the first week after paving, do not turn the steering wheel unless the vehicle is moving. Make a slow, gentle turn in and out of the driveway onto the pavement.
- Heavy vehicles such as a motor home, boat and trailer including trailer tongue, should be parked on 2" x 6" x 12" boards to prevent indentations in the pavement. REMINDER: no vehicle parking is permitted on Fawn Lane or any other Association roadways.
- Delivery trucks and large construction trucks should not be driven on the new asphalt for at least one month.
- Do not drive on the side berm or the edge of the asphalt paving, because it will break off.
- Petroleum-based products such as gasoline, diesel fuel, motor oil and hydraulic oil are very destructive to the asphalt. Petroleum products can be washed off with soap and water, such as Simple Green or dish washing soap. If you observe a petroleum spill on any of the HHMC roads, please notify the chair of the Roads & Drainage Committee so that the spill may be remediated, if necessary.

*Your Roads & Drainage Committee*

# ANNOUNCEMENT

The July 1 HHMC Board meeting was continued to await the receipt of the Bids for the Fawn Lane Project. The bid closing date is Friday, July 10, 2009; review by Roads & Drainage Committee on July 11-13; delivery of recommendation to the Board on July 14; and consideration by the Board and award on July 15. The meeting will resume at 7:00 p.m. at HHMC's office at the Olympic Commons, 502 Still Road, Suite 203, Sequim, Washington, on July 15, 2009.

**The Highlander  
is a great way  
to stay in touch  
with the most  
local of  
happenings,  
but I can't do it  
alone...  
Your contribution  
will help enrich  
The Highlander  
as a viable  
community  
newsletter!**



Submissions for publication can be sent to the editor, Holly Brown, at [hmcchighlander@gmail.com](mailto:hmcchighlander@gmail.com). Share your interests, activities, or travels with your fellow Highlanders. Please keep text to 300 words or less and include a photo, if possible. Photos taken of plants, wildlife, etc from the neighborhood would also be appreciated. All submissions for the upcoming issue must be submitted no later than 4 days after the next Board Meeting. Publication will be at the Editor's discretion and on a space-available basis.

## Having a Safe Summer

With our pleasant summer weather each year, comes an increase in the number of reported speeding incidents on the hill. Over the past ten years, speeding is our most reported safety incident, and the majority of those have occurred in the spring and summer months. As has already been pointed out in the President's Message of this issue of the *Highlander*, summer brings increased road and pedestrian traffic, making speeding even more dangerous.

Further, our roads contain a number of 'blind spots' where both drivers and pedestrians have limited visibility of the road ahead (e.g., the 100 to 200 block of Ravens Ridge, the upper Doe Run 'S' curves, and Covey Lane as it nears Doe Run). Such locations increase the risk of the accident, none of us wants to have happen.

Lastly, based upon who has been reported speeding over the last three years, parents with teenage drivers are asked to remind them (and their visiting friends) of our speed limit policy, as well as noting to them the factors that make speeding here even more dangerous in the summer months.

**David Stahl**  
Chair, Safety &  
Awareness Committee

# BOARD MEETING HIGHLIGHTS July 1, 2009

**ATTENDANCE:** Seven trustees (Bob Conklin and Bob Greer were absent), three Committee Chairs, and four additional members.

**TREASURER:** As of June 23, 2009 cash and receivables, net of construction deposits were \$615,733.25. One matured CD was placed in a new money market account.



**ARCHITECTURAL CONTROL:** Approved emergency tree removal at 643 Owls Nest, rejected a request to add an external wall into the 25 foot setback area at 1602 Fox Hollow Rd., and is now reviewing the number of mature trees removed at Parcel 32, lots 3 & 4.

**COMMUNITY ENVIRONMENT:** The removal of the oversize contractor sign at 22 Fox Hollow is complete, the disposal of tree sections at 443 Doe Run is in progress, and the report of a visible trash container at 585 Owls Nest is to be investigated.

**HIGHLANDER:** Fifty one property owners have sent e-mail addresses and requested notification that they wish to be appraised of the electronic publication of *The Highlander*. It was reiterated that regular mail will still be used for such items as the AGM and Notification of changes to Board Policies, etc.



**MOWING:** Mowing of thirty of the contracted lots is complete and debris removal on the contracted lots is nearly complete.

**ROADS AND DRAINAGE:** Presented for review and approval, the contracts for Ditch Repair and Ditch Mowing were presented by the committee and awarded by the Board. The response of three bidders for the Fawn Lane project are due on July 10 and review by the committee should be completed and a recommendation made to the Board by July 14.

**NOMINATING:** The committee will review applications for Board membership in mid to late July.

**UNFINISHED BUSINESS:** Follow-up to homeowners that are renting their properties and that have not responded to Board inquiries regarding compliance to BP 1-7 will continue. A draft letter to the City of Sequim regarding charges for HHMC sewer fees is in process. The Digital Imaging Services claim is unresolved. The refund of the Moore construction deposit is proceeding. A draft of a new Board Policy regarding HHMC requirements for the installation of Solar Energy Panels was presented, discussed, and approved by the Board.

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## BOARD ACTIONS:

Motions made and approved: Ditch Repair & Ditch Mowing Contracts; New Board Policy 3-10 for Solar Energy Panels.

The meeting was recessed at 8:45 PM and will be continued at this same location on July 15 at 7:00 PM.

# The Highlander



*Serving the Highland Hills Community in Sequim, Washington*

## 2009 MONTHLY BOARD MEETINGS

☀ **Next Meeting: Wednesday August 5<sup>th</sup> at 7 p.m.** ☀

Olympic Commons, 502 Still Road, Suite 209 (across Washington Street from Blake Sand & Gravel)  
Subject to change by the Board, each regular monthly meeting in 2009 will be held at the same time and place, on the first Wednesday of the month. Members will be given notice of any change at least 10 days in advance.

☀ **Members are encouraged to attend Board Meetings** ☀

Meetings are tape recorded by the Secretary to assist in the preparation of minutes.  
Recording by any other member is a violation of Washington Law and Board Policy 1-3.

### HHMC Board of Trustees

#### PRESIDENT

Don Smaltz      don.smaltz.2@gmail.com      681-4467

#### VICE PRESIDENT

Mary Jane Moore      mjim@yojimbo.com      582-0607

#### SECRETARY

Martin Squires

#### TREASURER

Bob Greer      greerrob@hotmail.com      681-4977

Bob Conklin      rwconklin2004@yahoo.com      683-5098

Pat Johansen      pjohansen@olypen.com      582-3737

Bob Lakshas

Lew Norris      landjnorris@olypen.com      461-5915

Jim Barn father

### Committees Contacted Most Often

#### ARCHITECTURAL CONTROL

Ed English

*Reviews and responds to proposals for, and administers PC&Rs and Board Policies related to, excavation, new construction and additions. Reviews and responds to requests for tree cutting and additions.*

#### COMMUNITY ENVIRONMENT

Lew Norris

*Administers PC&Rs and Board Policies relating to non-construction issues.*

**NOTE:** A complete list of our Committee Chairs can be found on our website.

HOW TO CONTACT HHMC by U.S. Mail: HHMC P.O. Box 2198, Sequim, WA 98382