


The Highlander



Serving the Highland Hills Community in Sequim, Washington

President's Message –

 With the annual meeting of our association on November 15 – just a few days away – I hope that you have had an opportunity to review the packet of information sent you and that you plan to attend. If you can't attend, then please utilize the enclosed proxy materials so you can cast your vote on the three matters at issue: the 2010 Budget, the Election of 3 Trustees, and the Amendment to the By-Laws. For your proxy to be valid, it must be received at HHMC's Post Office Box by Saturday, November 14, or delivered to HHMC's office by noon on Saturday, November 14, the day before the meeting.

At the meeting there will be reports from our exacting Treasurer, Bob Greer, who will explain the current financial condition of your Association, the proposed 2010 Budget, and why the assessment has increased from \$728 to \$791 per acre. Since Roads & Drainage accounts for in excess of 90% of our operating budget, that committee will explain recent additions and changes to our existing and future programs, and the anticipated attendant costs.

By attending the meeting, you'll also hear from our Committee Chairs and meet other Members in attendance. Remember that, except for the legal and accounting services, HHMC is an all-volunteer organization. Remember also that, without our volunteers, our assessments would be much more expensive than they are.

I hope you have reviewed the letter in your packet dated August 11, 2009, addressed to Linda Herzog. It appears to your Board that since July of 1999, the City of Sequim has been charging HHMC residents an improper monthly sewer rate. The President's Message in your materials sets forth the background facts and explains why you may have a claim.

Please take a moment to check out the HHMC website at www.hhmcsequim.org – particularly the Safety & Awareness section. You'll find a host of articles authored or edited by David Stahl, as well as citations to various web sites compiled by Wayne Marano, which Wayne has linked to the appropriate topics identified under the Safety & Awareness heading. It is a cornucopia of valuable information on each of eight subjects. A copy of the Section as it appears on our web site is reprinted on the following page.

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*Mark your calendar for these important dates:
HHMC Board Meetings:*

December 2, 2009

January 6, 2010

February 3, 2010

~ ~ ~

2009 HHMC
Annual General Meeting
November 15
2:30 p.m.
John Wayne Marina

~ ~ ~

21st Annual HHMC
Pot Luck
Sept. 12, 2010

**Your contribution
will help enrich
The Highlander as a
viable community
newsletter!**

Submissions for publication can be sent to the editor, Holly Brown, at hmc Highlander@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 HHMC 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.

Opinions submitted by individuals are published as a courtesy, and do not necessarily represent those of the HHMC Board of Directors and/or its Members.



Thank you, David and Wayne. This is an excellent compilation!

That's all for now, folks. Hope to see you at the meeting this Sunday – downbeat at 2:30 p.m.

Don Smaltz
President

Safety & Awareness

 <p>Crime Prevention & Reporting</p>	 <p>Neighborhood Watch</p>
 <p>Disaster Preparedness</p>	 <p>Personal Safety</p>
 <p>Driving Safety</p>	 <p>Winter Road Safety</p>
 <p>Fire Safety</p>	 <p>HH Incidents Summary</p>

If you have ideas or suggestions for improving or adding to these safety articles, please email them to David Stahl at davidstahl@bellhill.net

BOARD MEETING HIGHLIGHTS November 4, 2009 *by Martin Squires*

ATTENDANCE: All nine Trustees, two Committee Chairs, the HHMC Ombudsman, and three additional members.



TREASURER: As of October 31, 2009, cash and receivables, net of construction deposits, were \$329,889. Payment was made to Lakeside Industries for \$35,670 toward the work done rebuilding Fawn Lane.

ARCHITECTURAL CONTROL: New construction was approved for the Stevers, Parcel 4, Lot 2 on Fox Hollow. The ACC approved the removal of several trees and reported the near completion of two houses. Also reported was a PUD project on Hawks Way that was conducted without notification to the ACC or Roads & Drainage. PUD has been notified of the need to coordinate such activities with HHMC, so as to minimize the disruption of road traffic.

COMMUNITY ENVIRONMENT: Received an e-mail notification regarding outdoor burning, but investigation revealed no evidence of any burning.

MOWING: Reported that three lot owners have not yet paid for mowing and that late notices have been sent.

ROADS AND DRAINAGE: Reported on one no-bid and one no-response for the culvert repair at the intersection of Doe Run/Fox Hollow and that weed spraying would be conducted next week, weather permitting. Motion was made and passed to accept the proposal from Rainbow Sweepers for snow removal, sanding, and de-icing for HHMC roads this winter.

SAFETY AND AWARENESS: Reported on the progress of the Covey Run bench vandalism and the completion of articles for the Highlander concerning Crime Watch, Disaster Preparedness, and Crime Prevention and Reporting. Also reported was the acquisition and installation of four signs (Crime Watch and No Soliciting).

UNFINISHED BUSINESS: Statistics for and the improvement of the Clallam County Fire District #3 were reported, as well as the costs to install water lines and hydrants in Highland Hills.



Following a brief executive session, the meeting was resumed and then adjourned at 8:40.

NEIGHBORHOOD WATCH – THE ESSENTIALS

by David Stahl

At the August 10, 2009 crime prevention meeting (covered in the August 2009 *Highlander* and that article is now posted on the HHMC website: <http://www.hhmcsequim.org/Crime.html>), Neighborhood Watch was one of the programs described by the presenters from the Clallam County Sheriff's Office. This article describes the essentials of that program for the Highland Hills community.

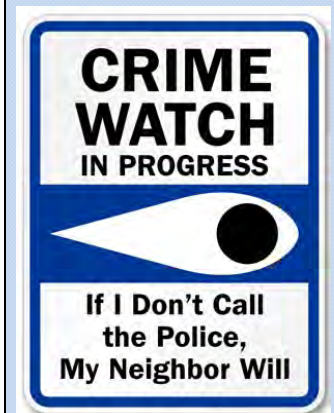
An effective neighborhood watch program includes (1) awareness, (2) information, and (3) neighbors watching neighbors and reporting suspicious activity.

Awareness began with the August meeting and the subsequent article in the *Highlander*. It has since continued with the posting of Crime Watch signs at the two entrances to Highland Hills.

Information on Neighborhood Watch programs was provided at the August meeting and continues with this article. The essence of Neighborhood Watch was summed up well by Sequim Police officer Maris Turner in a 2008 *Sequim Gazette* article on Sequim's Block Watch program:

"A block watch is simply a group of neighbors who have organized, come to know one another and decided to work together to improve the place where they live. The biggest part of it is that they are looking out for each other."

Neighborhood Watch thus comes down to this: getting to know and trust your neighbors and extending that to maintaining an awareness of activity in your local neighborhood. This can often start by specifically asking a neighbor to watch your house when you're going out of town. My belief is that we already have a good measure of this activity.



Regarding the President's Message in the October 2009 Highlander:

The spectacular view is the reason most of us moved to Highland Hills. Huge trees growing on empty lots and in residents' yards can obscure the very thing that makes Highland Hills such an enjoyable place to live.

People love trees. Trees are beautiful, and there are many places to live where a homeowner can be surrounded by tall trees. However, Highland Hills cannot be one of those places. We live in a view *community*, and tall trees are the "enemies" of views. The situation will continue to worsen as trees grow, destroying property values and enjoyment of the views we moved here for.

When the covenants were written, volunteer trees were no doubt considered desirable since they were then small saplings. Decades later, they have grown into large view-blocking frustrations for many residents and can be a fire hazard for the community.

We encourage our Board to take steps to ensure that protecting residents' views is a priority, instead of the current emphasis on protecting trees. These steps might include: 1) Imposing a height restriction on trees. The current restriction on rooftop height, without a restriction on tree height, doesn't make sense if protecting views is important. 2) Fining owners who refuse any resolution to the problem of trees on their property blocking neighbors' views. 3) Encouraging homeowners planting new landscaping to plant shrubs and trees that will not become a future view problem to neighbors. 4) Allowing homeowners to remove as many trees on their own property as they wish, without being fined. Thank you for the opportunity to comment on the issue of trees.

Jerry and Diane Hayman

You can learn the details of recognizing suspicious activity, suspicious persons, and suspicious vehicles in the Neighborhood Watch manual (provided by Clallam County). This 13 page manual is now available under the Neighborhood Watch link on the Highland Hills website home page:

<http://www.hhmcsequim.org/N-Watch.html> .

The last but crucial piece of Neighborhood Watch is reporting. Suspicious activity can be reported either directly to the Clallam County Sheriff at 417-2259, or anonymously via the Crime Net website:

www.clallam.net/features/onlineservices.html .

Finally, understand that 'Neighborhood Watch' is but one of many methods of 'Crime Prevention'. There is a lot more to say about Crime Prevention and that information is now available on the Highland Hills website under the Safety & Awareness link: <http://www.hhmcsequim.org/Safety.html>

FIRE HYDRANT ON HAWKS WAY?

by James Barnfather

An issue was raised by a Highland Hills member as to the feasibility of installing a fire hydrant on Hawks Way, since no hydrant exists on this road. In short, it is possible, but the cost involved would be borne by the individual(s) who request it. In other words, it is not the responsibility of the Highland Hills Community.

If a hydrant were to be installed at the cul-de-sac (approximately 1,000 feet), the estimated cost would be as follows:

Item	Cost
Hydrant	\$3,000.00
Bottom Shut-off Valve	\$1,500.00
Pipe (8" Minimum)	\$50.00 per ft. X 1000
Total	\$54,500.00



These are 2007 prices, and do not include tax or permit costs.

In actuality, the installation of a fire hydrant would not change or improve the way our Fire District would attack a residential house fire in this area. If a house fire were reported, the typical fire response would include 2 to 3 fire engines, each carrying 750 gallons of water. The first arriving unit would use its own water supply for a fast attack, followed by the second engine company bringing a supply line from the nearest hydrant (Doe Run Road). Since a typical house fire is extinguished with far less water than is carried on one truck (even if it were fully engulfed), this fast-attack method is preferred for saving lives and property. Additionally, our fire engines are equipped with the modern CAFS system (compressed-air foam system), which includes a wetting agent which dramatically improves the water's ability to penetrate the fire.

FIRE HYDRANT ON HAWKS WAY *continued*

It is also noteworthy to say that a new fire hydrant would not lower the fire insurance rates for residents in this area. Due to the efforts by our Fire District in the last few years (addition of a new fire station, addition of more firefighters, new apparatus, training, etc.), the National Bureau of Insurance Ratings has recently awarded our Fire District a new rating of 6 (from 8a). This significantly reduces the cost of a homeowner's insurance rates up to several hundred dollars, with most companies. Check with your individual company to see if they are aware of this new rating.

Did YOU IDENTIFY THESE HIGHLAND HILLS RESIDENTS?



Mr. Jiggs, who is a Fila Brasileiro (aka Brazilian mastiff), walking with Don Smaltz
Photo by Lois Smaltz

We have many canine neighbors in Highland Hills who regularly walk their people, thus contributing to the general good health of the citizens of our community. In fact, some neighborhood walkers are most easily identified by their profile.

This silhouetted photograph was the first of a series, in which you were challenged to identify the names of the pooch in the picture and its walking companion. Did you take it to the next level by identifying the correct name of the canine breed?

It is my hope that you enjoyed this creature-feature and I welcome you to submit a photo puzzle for future publication. Just send a good profile shot and tell me the names of the dog(s), breed info, and name of person(s) in the photo. I will create the silhouette and put it in line for the next available slot. Also, please include your name so that I can give you a photo credit. ~ Holly Brown, ed.



Wandering why I chose that particular piece of art to lead off the President's Message?

Well, it just so happens that the Sequim High School Drama Club is putting on performances of "The Miracle Worker" later this month, in the Sequim Performing Arts Center located on the high school campus.

This story about Helen Keller and her teacher, Annie Sullivan, was written by William Gibson. This production is directed by Christy Rutherford and produced through special arrangement with Samuel French, Inc.

Highland Hills resident Heather Brown is delighted to be performing in the role of Helen Keller.

NOVEMBER 20, 21, & 27
at 7 PM

NOVEMBER 28
at 2 PM and 7 PM
tickets available at the door
\$7 general admission

\$5 for SHS students w/ASB
Seniors over 65
Youths under 12

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2009 MONTHLY BOARD MEETINGS

☀ **Next Meeting: Wednesday, December 2nd 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

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Committees Contacted Most Often

ARCHITECTURAL CONTROL

Ed English bellhillacc@att.net 582-9916
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 landjnorris@olypen.com 582-9574
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. To contact individuals who have not provided a personal e-mail address, please use the link below and your correspondence will be routed to the proper person.

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