

Trailside Estates

WELCOME PACKET

Dear New Homeowner:

Welcome to our neighborhood and congratulations on the purchase/rental of your home! On behalf of the Trailside Estates Homeowners Association Board and the other homeowners of Trailside Estates, we would like to welcome you to your new home and our community.

The operation of your homeowners association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the Bylaws and Covenants documents you received during the home purchase process. Copies are available on the community web site.

Our community web site at: www.TrailsideEstates.com is the official communication channel between the Board of Directors and the membership. Upcoming activities and events, announcements, deed restrictions and bylaws and architectural review forms can all be found there. Please take a few minutes to visit and familiarize yourself with its resources. The web site provides ready answers to most of the questions homeowners have. If you don't find the information you need there, the Board of Directors can be contacted through the email link at the bottom of the home page.

JC-Higgins is our contracted property management company. They can be reached at (253) 841-0111 or through the company website, www.JC-Higgins.com. They should be contacted for service issues on community property and any questions regarding your annual homeowners' dues assessment.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Association has an Architectural Review Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to maintain a pleasing environment and the value of our homes. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the Architectural Committee for approval before any work begins. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes.

Again, welcome to the Trailside Estates community!

Sincerely,

Trailside Estates Homeowners Association Board

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Covenant Information	Copies of all the HOA guidelines can be found on the community website.
Architectural Committee Information	<p>All modifications to the exterior of your property, including painting, must be submitted to the Architectural Committee for approval prior to beginning the project.</p> <p>Forms for submitting requests for approval can be found in the document area on the community website.</p>
Property Inspections	<p>Our HOA management Firm will drive through the neighborhood periodically to ensure HOA compliance and to identify any maintenance problems or violations. If any issues need to be addressed, the homeowner will be notified by mail.</p> <p>One warning will be issued each calendar year. Homeowners are subject to fines if not corrected before date mentioned on letter.</p>
Deed Restriction Violations	To report any violations, the request can be found in the document area on the community website.
Trash Collection	<p>Trash is picked up every Monday.</p> <p>Recycling is picked up every other Monday.</p> <p>Trash is picked up by LeMay (360) 555-5555.</p>
HOA Management Firm	<p>Alonna Bailey JC-Higgins 802 39th Avenue SW Puyallup, WA. 98373</p>
Annual Assessments	<p>Annual Assessments (HOA Dues) are due January 31 each calendar year for the prior year.</p> <p>Payments may be mailed to:</p> <p>Trailside HOA P.O.Box 731029 Puyallup, WA. 98373</p>