

Liberty Park Owners Association
PO Box 1902
Ferndale, WA 98248

Dear Liberty Park Homeowner,

You are invited to our annual Liberty Park Owners Association meeting at **6:00pm on Monday, March 31st at the Ferndale Library, 2125 Main St.** All owners are encouraged to attend. We will discuss important Association business including repairs and maintenance to the retention pond system, reviewing the 2024-25 budget, approving a 2025-26 budget, electing officers, and other matters involving our neighborhood.

Retention Pond Repairs and Maintenance

There have been a number of extensive and costly repairs to the retention pond and dispersion trench this year. Our Treasurer, Shawna Walton, coordinated a lot of the repairs and contacted the City of Ferndale to get the pond system fixed. Attached in this letter is a list of bullet points from Shawna explaining the situation. We will be happy to answer questions about this at the meeting.

2025-26 Dues

Due to the significant cost of repairs to the retention pond system, dues for 2025-26 will be \$200 (an increase of \$50) and are due April 1, 2025. Per section 7.5 of our Bylaws, the grace period is 35 days after which the Board reserves the right to charge a \$15 late fee (10%) and in addition, delinquent assessments shall bear interest from the delinquency date at the rate of 12% per annum. Dues are considered delinquent as of June 15. Please mail your payment with the attached Dues Statement form.

Vacancy for Treasurer

Shawna Walton is our current Treasurer and wishes to step down as of the beginning of the new 2025-26 fiscal year on April 1, 2025. We will need someone to fill this role. Section 6.7 of our Bylaws describes the role of Treasurer:

The Treasurer shall exercise control over all funds and securities of the Association except those which are placed under the control of a Manager. The Treasurer shall deposit all funds of the Association in such federally insured financial institution(s) as may be designated by the Board of Directors. (S)he shall disburse funds in accordance with the Association's Budget and as ordered by the Board of Directors. With the assistance of any accountant or Manager employed by the Association, the Treasurer shall keep the books of the Association on an accrual basis, with detailed accounts of the receipts and expenditures affecting the Association, in at least the detail required by Section 8.4 hereof. The books and supporting vouchers and records shall be available for examination by the Owners, Mortgagees and their duly authorized agents or accountants or attorneys, during regular business hours in the manner set by the Board of Directors. All books and records shall be kept in accordance with generally accepted accounting principles, in a manner consistent with homeowners association auditing guidelines. The Treasurer shall be responsible for preparation of the Association's annual financial statement required by Section 8.5 hereof. An Assistant Treasurer may perform the duties and exercise the powers of the Treasurer in the absence or disability of the Secretary and shall perform such other duties as the Board of Directors may prescribe.

If you are interested in running for Treasurer, please contact President Susan Anderson.

Architectural Review Committee

The Architectural Review Committee (ARC) consists of homeowners who review and approve a particular homeowner's plans to make structural changes to their house or property such as building a shed or fence, painting your house, building an addition to your house, expanding your driveway, or making other such significant architectural changes. This is a reminder that ALL homeowners agreed when they purchased their house in this neighborhood to follow the Covenants, Conditions, and Restrictions (CC&Rs) and Architectural Control Standards (ACS), and are therefore **required to submit a written request to the ARC** when such structural changes are proposed. A simple email containing a brief description as well a couple of pictures or diagrams is often all that is necessary. Please submit your requests to VP Erik Slayter (chair of the ARC). If you would like to serve on the ARC, please contact Erik Slayter. You do not have to be a Board member to serve on the ARC.

If you would like a copy of the Bylaws, CC&Rs, and/or ACS, please contact Secretary Brian Gregory. It is recommended that all homeowners keep a copy of these documents.

We look forward to seeing you at the meeting!

Susan Anderson, President – ugoigo1456@comcast.net or 360-384-1904
Erik Slayter, Vice President – erik@slaytermail.com or 805-202-6362
Brian Gregory, Secretary – GregoryBGV@comcast.net or 360-223-5342
Shawna Walton, Treasurer – Shawna.c.walton@gmail.com or 360-305-2187
Paul Kitsen, Member At-Large – lilkit175@gmail.com or 360-383-8727

Timeline of Events from Shawna Walton Regarding Stormwater Retention Pond Repairs

Subject Property: N/A
Parcel Number: 3902283111040000
Case Number: 24009.ENF

Timeline:

On October 6th, 2022, we contacted the City of Ferndale regarding regulations regarding getting the pond inspected to determine what maintenance needed to be performed. We were given no clarity, and the City of Ferndale informed us they did not inspect ponds. We sought numerous bids to have the pond cleaned out, but it was very expensive, and the pond was very wet.

On March 8th, 2024, code compliance notified us that we had issues with our dispersion trench. I contacted Kyla Goff, the Assistant Code Compliance Officer, to find out what we needed to do.

March 18th, 2024, I received email from Stephen Murdock, Stormwater Technician, now Stormwater Program Director, explaining that our dispersion trench was leaking down into the property below us, so we needed to have it fixed. Videos were sent, and in the end, we met with Stephen Murdock and Eli Gallardo., Code Compliance.

March 20th, 2024, we hired Ramon Lanos, Land Development and Surveying Company to review our pond and the dispersion trench.

May 23, 2024, we met with Ramon and the team. They found issues with the pond and dispersion trench. The dispersion trench was leaking and needed to be cleaned out. At this point, it was wet all spring, and we could not get anyone to come to do the work until the pond dried up some in August. Other items were on the report, such as insufficient water in the pond to reach the pipe, and we needed an engineer to look at what needed to be fixed.

Late May 2024, I began the work to find Millennium Engineering, the ones who built the pond; they are no longer in business.

On June 1, 2024, I contacted Ryan Long with Jones Engineering.

July 1, 2024, Ryan Long did his first inspection.

July and August, we started the process of cleaning off the hill and all the blackberry bushes and briars. Ryan informed us that the pond was performing how it should but the trench definitely needed work.

August 21st, 2024 Ryan came back again, and we needed to remove more briars and blackberry bushes

By early September, we were formulating a plan, and we met again with the City of Ferndale, as they were going to require us to have a third-party review.

On October 17th, 2024, Ryan and I met in person with the City of Ferndale employees Eli and Stephen. They insisted that we needed a third-party review to do the work when we had a licensed engineer we had hired to fix the problem at the trench. We appealed and left the City of Ferndale with a plan.

October 23rd, 2024 we submitted a memo to the City of Ferndale from Ryan Long, Engineer Jones Engineering.

On October 25th, 2024, Stephen Murdock asked to inspect the pond. That same day, Stephen sent a memo with his findings, but from what I read, we proceeded with our engineer's memo's plans.

November 22, 2024: The work was in progress when we received another Code Compliance letter stating Eli and Stephen required us to have a third-party review of what had happened since the October 25th email that warranted this about-face. Again, we were in the process of following the plan set forth by our engineer.

In late November, I paid the \$1,500 fee.

We have continued to work with Ryan Long, and Paul Kitsen has completed all of the work.

January 12th, 2025 we submitted a inspection from Ryan Long

January 22, 2025 we received the documentation from Rechart and Ebe, the 3rd party required by the City.

On February 14th, we submitted the final inspection from Ryan Long.

We still have a lot to do, but it has been too wet.

Liberty Park Owners' Association

Dues Statement

Dues are \$200

Please complete this form and mail it along with a check made payable to Liberty Park Owners' Association to:

Liberty Park Owners Association
PO Box 1902
Ferndale, WA 98248

Name _____

Lot Number or Address _____

E-Mail Address _____

Phone Number _____