



# Whispers

WHISPERING HEIGHTS / COLLINGWOOD

NEIGHBORHOOD ASSOCIATION

NOVEMBER, 2006 VOLUME 15, ISSUE 4

WWW.WHCCA.ORG

4957 LAKEMONT BLVD SE, PMB 342, BELLEVUE WA 98006

## Inside this issue:

<i>The hot sheet</i>	1
<i>Rants &amp; raves</i>	2
<i>List of dues payees</i>	2
<i>City codes can help</i>	3
<i>Excerpts from city codes</i>	3
<i>Board of directors news</i>	4
<i>Membership &amp; dues</i>	4

## City codes can help when CC&Rs falter

Face it—most of our architectural control committees (ACC) are not currently active. While the covenants that protect property values are still active, they are hard to enforce without an ACC to facilitate the process, and the WHCCA board is not chartered to serve that role.

If you have a problem with a neighbor regarding appearances or maintenance, try to resolve the matter amicably one-on-one. If that fails, arbitration is offered by the city for non-code matters. But city code enforcement can also help in many cases (see P. 3).

## New entrance-landscaping proposal

As we mentioned in the last newsletter, the board of directors has been discussing the possibility of re-landscaping some or all of the neighborhood entrances. The board wants more input from WHCCA members. Please attend the annual meeting so you can contribute your views!

## The Hot Sheet! For more information, go to [www.whcca.org](http://www.whcca.org)

### Annual meeting, November 14th (Tues), 7pm, Lewis Creek Park

Come one, come all! The WHCCA Annual Meeting will be held at Lewis Creek Park Pavilion on November 14th from 7-9 pm. This beautiful new venue is across from the fire station on Lakemont Blvd.

Agenda items will include the following topics, plus topics from the floor:

- (1) Introduction of WHCCA Board of Directors and Guests
- (2) Bellevue City Presentation
  - Discussion of those city codes of interest to residential areas
  - Neighborhood Improvement Program
- (3) Review of 2006 Activities
- (4) Treasurer's Report
- (5) Discussion of possible entry Island upgrades
- (6) Volunteers Needed:
  - New board members
  - Emergency Planning
  - Block Captains

See you there!

*Wally Larson, WHCCA President*

### Have you paid your WHCCA dues yet?

Every year the all-volunteer board of directors of your neighborhood association spends money on numerous WHCCA-sponsored events and services (see [whcca.org/events.shtml](http://whcca.org/events.shtml) for details).

A list of those who have paid this year can be found on page 2. The organization is totally dependent on the voluntary dues it collects each year from residents. For some unknown reason, this year's payments are substantially behind the normal rate. Please take a moment to use the form on the back of the newsletter and mail your dues today!

*Bob Blaisdell,  
WHCCA Treasurer*

### Need assistance?

Often times we become overwhelmed with the little things that need doing: that fence that needs a new board, the gutter that came loose in the last windstorm, or the shrubs that are getting a little out of control. Sometimes an extra set of hands

or the loan of a tool for a few minutes can make a huge difference.

Since I moved to this neighborhood, one thing that stands out is the willingness of my neighbors to provide that extra set of hands, or loan a ladder or tool. In return, I've tried to be that extra set of hands for others whenever I can.

WHCCA can help in this regard too, especially for those residents who are a little older and finding things they can't do as well as they used to. If you need some help, contact a WHCCA board member. We'll try put you in touch with someone who can give you a hand. Chances are you'll meet a neighbor that will be happy to help.!

*Jon Smith  
WHCCA Vice President*

### New neighborhood play group

A new playgroup has started for Whispering Heights/ Collingwood/ Horizon Crest neighborhoods. Currently we meet every other Friday at 10:30am and rotate the location among participants. If you would like to be involved, please contact me at 425-458-1758 or [kkjobech@hotmail.com](mailto:kkjobech@hotmail.com).

## Rants and raves! Selected compliments and complaints from the 'hood

By Howdy Neighbor

### Barking dog late at night for three years

I am a dog lover and I love everything about Whispering Heights except the one dog next door who barks at odd late hours of night.

We are talking here about every night, typically after 11:00 pm, continuing for 20 minutes to a half hour! During the day it's just the same and the owners just ignore him. The 4:00 am and 1:00 am barking episodes are really the worst, but fortunately they are infrequent.

Perhaps if the owner were to accompany the dog outside until it is finished, it wouldn't have to bark to be let in again? If that is unacceptable, bark control collars may be helpful. Or simply paying attention to your pet at night may solve the problem.

There are ordinances in most cities regarding dog barking after 10:00 pm and fines that go along with it. But really, it just isn't fair to your neighbors to let this happen night after night! Please be aware if your animal is making noise after 10:00 and your neighbors will greatly appreciate your efforts.

SC, Whispering Heights

*Editor's note: King County Animal Control handles complaints about barking dogs (206-296-PETS). They require documentation that three persons (families?) are affected in order to treat the problem as a public nuisance.*

### Low hanging tree branches

Have you ever walked on the sidewalk when it is dark and been struck by a tree branch that is about head high, or had to walk off the sidewalk because of sprawling bushes?

My wife and I, and well as many others, like to walk around our neighborhood - good exercise and a chance to meet other neighbors. Please check your sidewalks for these nuisance conditions and use your trimmers --- that's being a good neighbor --- and we have a good neighborhood. Thanks!

LB, WHCCA neighborhood

### Garbage & recycling cans left out

I don't like complaining, but it really irks me when people leave their garbage and recycling cans in

plain view, and sometimes even out on the street long after pick-up day.

We all have covenants in the WHCCA which say these cans need to be out of sight except on pickup day. If more people would actually pay attention to the covenants, it would help improve our property values!

WD, Collingwood

### Submitting future Rants or Raves

If you see something in the neighborhood that warrants a Rant or a Rave, mail a **brief** note to our WHCCA mail box, Attn: Howdy Neighbor Rants and Raves, PMB 342, 4957 Lakemont Blvd SE, Bellevue, WA 98006. Or email it to the Whispers editor.

We will do our best to publish all comments (at least those which don't get censored!) in the next Whispers.

Howdy Neighbor

## Thanks to those who have paid their 2006 WHCCA dues! If you haven't yet, please mail a check today...

A,B,  
\*Abler, Larry & Pat  
Abolrous, Sam &  
Camelia Solomon  
Afforde, Mark & Sharon  
\*Ahrens, Doug & Linda  
Akamine, Dr. Jack & Helen  
Anderson, Mark & Tamzin  
\*Anthony, Kevin & Karen  
Becker, Jane & Irv  
Bellinger, Ned & Gale  
Bennett, Lowry & Dorothy  
Bennett, Bonnie & Douglas  
Berry, Richard & Sandra  
Bigley, Raymond  
Blaisdell, Bob & Charlene  
Blatt, Zanetta  
Boldo, Dan & Tal  
Bonnema/Daley, Nancy  
& Michael  
Boyd, Steven & Sheila  
Bradshaw, Kirk & Cari  
Brewer, Don & Judy  
Brickman, Larry & "D"  
\*Brown, Carol & Lee  
Brunette, Sally & Andrew  
Buckholtz, Paul & Connie  
Burgess, Robert & Hildegard  
Burke/Stuckey, Pat & Carol  
\*Butterworth, Stephen & Angela

C,D,E,F  
Campbell, Neil & Loree  
\*Carr, Alan  
\*Cash, Rob & Michelle  
Chace, William & Katherine  
Chappell, William & Catherine

Chen, Qi & Feng Chou  
\*Chiang, Norm & Cheryl  
Chin, Kevin & Linda  
Christ, Steve  
\*Claeys, Paul & Janice  
Claypool, James & Frances  
Coppess, Robert & Doris  
Cozart, Steve & Elaine  
Curtis, John  
Czamey/Romanchuk, Ron  
& Wendy  
Davenport, Frank & Yvonne  
\*Dawson, Joe & Bev  
Dupuy, Paul & Klina  
Durenberger, Donald & Ingrid  
Egaas, Dave & Lorrie  
\*Eng, Peter & Margaret Li  
\*Epstein, Robert & Karen  
Fleck, Dennis & Jan  
Funcke, Craig & Donna

G,H  
\*Garrett, & Dunward & Anne  
Gianni, Monica  
\*Graham, Daina & Malcolm  
Graham, Rick & Therese Arends  
\*Grantham, Capt Al & Pearle  
Griner, Janice & Dan  
Griswold, Patricia  
Gujarati, Shailendra & Sonali  
Haas, Brian & Amy  
Hall, Muriel  
Halliday, Mike & Cathy  
Halling, John & Caroline  
Hanks, John & Betty  
Harding, Brent & Cindy  
Hargreaves, Will & Karen

Harper, Rebelanne  
\*Hauge, Patrick & Stephanie  
Henn, Kristin & John  
\*Henn, Gary  
Henson, Walter  
\*Heric, Todd & Karen  
Holding, Boyd & Cheryl  
Hollenbeck, Rod & Margo  
Holmen, Reidar & Polly  
Hsie, Tadd & Elena  
\*Huang, Jason & Xucheng

I,J,K  
Ishida, Yoichi & Saachiko  
Iwamura, Hiroo & Nobuko  
Johnson, Wayne & Carol  
\*Johnston/Sellen, JJ & Pat  
Jung, Betty  
Kao, Hung-Yen & Shiu-Mei  
Kawaoka, Susan & Milton  
Kessler, Randy & Jennifer  
Kiefer, Jeremy & Kerri  
Koo, Ja-Il & Wha Rim  
Krikorian, Carl & Mary  
Kuhlmann, Andreas & Edda

L,M  
Lance, Stanley  
\*Landy, Michael & Patricia  
Larson, Wally & Bobbie  
Lee, John & Liz  
Lee, Young & Hana  
Lee, Jin & Kwang  
Lee, Agnes & Edward Lin  
\*Lee, Janet & Steven  
\*Lee, Dick & Dianne  
Lew, Gregory  
Liao, Mike & Nanyan Jiang  
\*Lin, Yun & Difei Yang

\*Lindsey, Gretchan & Kyle  
Liou, Yong & Esther  
Liukkonen, Ray & Janis  
Louisell, David & Judy  
\*Lowenson, Minna & Jeffrey  
Ma, Qinglin  
Mainella, Frank & Pat  
\*Martin, Jeff & Donna  
Maruchek, Michael & Wendy  
Mathews, Lafayette  
Mattox, Mary & Kevin  
Densmore  
McBeth, James & Patricia  
McDonald, Doug & Judy  
McEachran, Robb & Rebecca  
\*McEachran, James & Nancy  
McLean, Kathryn & Kristine  
Mez, Paul & Julianne  
Milton, Larry & Carol Ann  
Minch, Peter & Leslie  
Mix, Carole  
Molenda, Jim & Carrie  
\*Monwai, Peter & Marian  
\*Mullen, Charles  
& Carol Wilson  
Myers, Eric & Linda

N,O,P  
Niyama, Craig & Chisaki  
Nordie, Marieia  
\*O'Conner, Jim & Viki  
\*O'Neill, Dennis  
Ong, Tin-Fook & Daphne  
Ono, Louise  
Osborn, Carolyn & Howard  
Ota, Shinji & Miyuki  
Parazyński, Ed & Linda  
\*Parker, Rodney & Heather  
Peery, Dr. Allen & Suzanne

\*Pfa, Patricia L  
\*Phillips, Jim & Laurie  
Plewa, Ken & Lynne Boeger  
Poleschuk, Marilyn & Ilya  
Prudente, Shane

R,S  
Raftery, Christopher & Sally  
Ralph, David & Margaret  
Rands, Gary & Marilyn  
Reeves, Richard & Setsuko  
Rehr, Friedrich & Joan  
Reines, Steve & Susan  
Rhinehart, Bill & Beth  
\*Richards, Byron & Diane  
Rittenhouse, William Jr. & Suzanne  
Rodan, Brian  
& Cheryl Zakrzewski  
Rosen, Ruth & Stuart  
Rosenthal, Al & Wafa  
Saiki, Terence & Wendy  
\*Sanford, Steve & Lin  
Savas, Keith & Noel  
\*Schaff, Duane & Marty  
Scheidegger, Grace & Ralph  
\*Schreier, Andy & Kelly  
Schultz, David & Christine  
\*Sekijima, John & Celia  
\*Shertz, Bill & Pat  
Sherwood, Karen  
Shonyo, Harold & Margaret  
Silbaugh, Dale & Diane  
Silverstone, Vladimir & Iraida  
Skordal, Dick & Gigi  
\*Smaaladen, Landis & Patricia  
Smith, Jon & Michelle  
Smith, Lisa & Matt  
Sorensen, Robert & Linda

Sunada, Marc & Karen  
Sunwoo  
Swaigood, Dick & Jan  
Swindler, Fred & Shirley

T,W  
Tellefson, Corinna  
Templeman, Sharon  
Thompson, John & Diane  
\*Tjoelker, Rod & Tenda  
Tobin, Jim & Vicky  
\*Townsend, Rebecca & Nate  
Tsang, Michael & Lisa  
Turner, George & Lieberta  
Tuskes, Kenneth  
Viafore, Ken & Cara Cella  
Vorley, Natasha & Wade  
\*Vossler, Dave (M.D.)  
& Michelle  
Warren, Bruce & Laura  
\*Watanabe, Kaz & Mary  
Waters, William & Carol  
Wheat, Max & Yvonne  
Winter, Scott & Danielle  
\*Woltz, Diane  
Wood, Laura & David  
Wood, Paul & Michelle

X,Y,Z  
Xia, Yiping & Hua Liu  
\*Yamamura, Lilly & Ted  
Yamane, Susie & Jeff  
Yasuno, Joe & Sachiko  
Yee, Sam & Dorina  
Zornow, Bruce  
\* Denotes those who have contributed more than the suggested \$20. Thank you!

## *City codes protect property values*

### **Maintaining Resident Beauty and Value**

Attractive neighborhoods don't just happen! High property values and pleasant, attractive surroundings are the result of hard work. Every time you mow your lawn, pull your weeds, or paint your siding you contribute to this effort. But when negative trends or activities appear, CC&Rs can be an invaluable tool in restoring the desirable qualities to their full measure.

These CC&Rs were established by the original developers some 30 years ago in hopes that the long term attractiveness and value of our Whispering Heights and Collingwood neighborhoods would be preserved.

Our CC&Rs were legally incorporated into every sales contract, entitled "Declaration of Covenants, Conditions, Restrictions, and Easements," and a copy was supplied to each owner

at the time of purchase. The CC&Rs are still legally in force to this day as the responsibility of the owner and by extension to a renter.

There are about 14 sets of CC&Rs covering the 500 residential sites in WHCCA, but they are all very similar. If an owner does not have a copy of the CC&Rs, it can be procured through a real estate agent (they are available as public records). Examples are also online at [whcca.org](http://whcca.org).

WHCCA directors occasionally receive complaints from neighbors about violations of the CC&Rs, though the board has no legal authority in such matters. These violations include the following:

(1) Inoperable vehicle, trailer, RV parked long-term in the driveway, or in front or side yard without appropriate screening from street and adjacent neighbors.

(2) Recycle/garbage bins in driveway or on front lawns on other than collection days.

(3) Unkempt lawns and landscaping. 'Stuff' in and around house...building material, children's toys, generally messy

(4) Inhabitable facilities in street or yard (e.g. tent, RV) long term

This continuing problem has been mentioned periodically over the past years in Whispers. All the above ARE violations, and they detract from the attractiveness and the value of the neighborhood.

If you are guilty, please take action to clean up your property. If you would like a copy of the controlling CC&Rs, start by checking the WHCCA website. If you want advice, talk to a WHCCA board member.

*Wally Larson, WHCCA President*

## *Excerpts from Bellevue City Codes: Parking of boats, RVs, non-operational vehicles*

Keep in mind that the CC&Rs may be more strict than Bellevue city codes, so just because you comply with these codes does not mean you are legal.

### **Recreational vehicles, watercraft, and utility trailers**

A. Parking or storage of recreational vehicles, watercraft (whether mounted on trailers or unmounted), or utility trailers, except for loading and unloading activities completed within a three-day period within any given two-week period, is not permitted unless:

(1) Housed within a vented garage or within a carport which is sight-screened from abutting properties by solid board fencing or sight-obscuring landscaping at least six feet in height.

(2) may be located within a side or rear yard if in compliance with setback requirements applicable to accessory structures and sight-screened from abutting properties by solid board fencing or sight-obscuring landscaping at least six feet in height.

(3) If there is no reasonable access to a rear or side yard, either one recreational vehicle, watercraft or utility trailer not exceeding 28 feet in length may be located in the front yard as follows:

a. In the driveway perpendicular to the right-of-way, provided setback requirements applicable to the primary structure are met and the vehicle or watercraft is sight-screened from the closest abutting property by solid board fencing or sight-obscuring landscaping at least six feet in height; or

b. Within the required front setback area, provided the vehicle or watercraft is completely sight-screened from the right-of-way and from the closest abutting property. The sight screening must consist of plant material; however, a gate is permissible if necessary to maneuver the vehicle or watercraft;

c. A vehicle or watercraft stored under this subsection A.3 must be licensed and operable.

(4) For purposes of this section, all sides of a property which abut a right-of-way constitute a front yard.

*Editors note: Canoes and kayaks do not need to be screened, though it only makes sense that they will be safer and the neighborhood will look nicer if they are stored indoors and/or out of sight.*

### **Inoperable motor vehicles**

Inoperable vehicles, (including vehicles under repair for more than 7 days) must be screened from neighbors and from the street by a legally permitted solid structure or solid fence.

### **Contacting Bellevue Code Compliance**

If you feel there is a code violation that is causing a problem, you may report the problem online at <http://www.bellevuewa.gov/reportproblem.htm>.

This web page has a great overview of the types of problems they deal with. You can also call during business hours: 425-452-4570.

**2006 BOARD OF DIRECTORS**

**Officers –**

**President:** Wally Larson  
bobstewlar@aol.com, 425-746-1757,  
4632 154th Place SE

**Vice President:** Jon & Michelle  
Smith Jonlsmith@gmail.com, 425-  
945-0524, 16200 SE 46th Way

**Secretaries:** Mike & Cathy Halliday  
halliday.m@comcast.net,  
cphalliday@comcast.net, 425-614-  
3520, 4708 155th Place SE.

**Treasurer:** Bob Blaisdell  
rgblaisdell@att.net, 425-746-3346,  
15911 SE 47th Court.

**Board Members at large –**  
Donald & Ingrid Durenberger  
kingrid@earthlink.net, 425-603-1802,  
15832 SE 47th Place.

Richard Reeves  
ole\_bull41@hotmail.com, 425-747-  
0318, 15812 SE 47th Street.

Laura & Bruce Warren  
gypsygirl6@hotmail.com, 206-388-  
3191, 4631 161st Avenue SE.

Scott & Danielle Winter  
Dswinter66@msn.com, 425-746-  
3346, 15723 SE 46th Way.

Mark and Sharon Afforde  
Mdafforde@yahoo.com, 425-641-  
3478, 4685 150th Place SE.

Gretchan Lindsey  
GretchanL@yahoo.com, 425-644-  
4580 15422 SE 47th St.

**RETIRING BOARD MEMBER**

**Wally Larson**, the current WHCCA Presi-  
dent, joined the board for the umpteenth  
time in 2004 and is finally hanging 'em up  
after this year. He will be taking a well-  
deserved rest from community service.

In addition to numerous stints on the board  
of directors, he has been a key force be-  
hind the creation of our neighborhood  
emergency preparedness and Block Watch  
programs.

The other past and present board members  
will miss his enthusiasm, his willingness to  
volunteer, and his persistence in working to  
improve the quality and safety of living in  
Whispering Heights-Collingwood.

We wish him the very best!

*The Editor*



Wally Larson, retiring WHCCA President

**WHCCA ADJUNCT FUNCTIONS**

**Communication:** Al Patterson,  
allenp@cryptosafe.com, 425-  
643-1905

**Emergency planning, block-  
watch:** Wally Larson, bobstew-  
lar@aol.com, 425-746-1857

**Residents database:** Steve  
Sanford,  
steve.sanford@comcast.net,  
425-649-9042

**Landscape liason:** Mike Halli-  
day, halliday.m@comcast.net,  
425-614-3520

**Web site:** Will Hargreaves,  
willhargr@aol.com, 425-643-  
0549

**Whispers distribution:** Lin  
Sanford, lins@johnlscott.com,  
425-649-9042

**Whispers editor:** Will Har-  
greaves, willhargr@aol.com,  
425-643-0549

*Newsletter production*

In past years the board has purchased the 500+ copies  
of each newsletter issue at a cost of ~\$200 per issue.  
This year your newsletter copies, including occasional  
color pages, are being donated by the editor's Bothell  
company, Kinesis Corporation (www.kinesis.com).



*It is getting late for 2006! Please send your dues today!*



COMPLETE & MAIL this form with check payable to "WHCCA". Send to:

WHCCA Treasurer, PMB 342, 4957 Lakemont Blvd. SE, Bellevue WA 98006

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL ADDRESS FOR OCCASIONAL WHCCA MAIL \_\_\_\_\_ (NOT SHARED OUTSIDE WHCCA)

Dues enclosed \$ \_\_\_\_\_ (\$20 suggested) I am also enclosing an additional donation of \$ \_\_\_\_\_

I'd like to help on these neighborhood activities:  WHCCA Board of Directors,  Whispers Newsletter,

Annual Picnic,  Easter Egg Hunt,  Newsletter editing or distribution,  July 4th Bike Parade,  Emergency Planning,

City liaison,  Block Watch,  Garage Sale,  Spring Clean-Up,  Membership Drive,  Other interest/expertise (please de-  
scribe) \_\_\_\_\_

So that we may realistically assess the role our website (www.whcca.org) can play in helping keep you informed, tell us:

Do you have internet access at home?  YES,  NO; How often do you use the internet at home?  DAILY,  WEEKLY,  OTHER