



www.greenfieldhoa.org

2020 Highlights/Updates

Water Pressure:

Some of our neighbors have noticed that they have high water pressure (High being defined as above 80 psi). According to the City of Olympia's Pressure Zone Map, Greenfield Estates is in an area of high pressure. The City does offer a rebate for the installation of Pressure Reducing Valves. You can check their website (<http://olympiawa.gov/city-utilities/drinking-water/conservation.aspx>) for more information. The typical cost of installation is \$400-600, and the rebate is for up to \$125. Reducing the water pressure going into your home means less wear and tear on your plumbing and appliances!

Tree Plan update:

The 7-year Tree Plan (2019-2025) is progressing well, regarding removals. With about 88 trees still awaiting removal (~16/year), the remaining trees have been carefully color-coded as High, Medium and Low priorities depending on the rise in the concrete sidewalk panels. The 2018 Arborist Report is on the HOA website (<https://www.greenfieldhoa.org>). The Board works with the City of Olympia Urban Forestry Department which permits the tree removals and guides the replanting project.

Owners not wanting to wait due to potential sidewalk damage may remove trees at their own expense. These owners will be reimbursed in 2026 or earlier, at the rate the Board contracts with its tree service. Please contact the board if you plan to remove the trees on your own.

The Board will review any changes that have occurred in the past year to update the Tree Plan, and finalize the 2021 tree removals at their February meeting. The corresponding owners will be contacted by the end of February.

House Painting:

Many homes in the neighborhood are due for new paint. If you are planning to paint your home, please ensure that you complete the necessary paperwork (available on the website). Colors that are not approved per our Covenants may be subject to correction at homeowner expense.

Email address of homeowners:

The Board recommends and requests homeowners to provide email addresses to the Board for any future correspondence. Please send them to our HOA President, Kim Abbey at kabbey48@gmail.com.

Annual HOA meeting:

Due to Covid-19, the City of Olympia recommends no in-person meetings this winter. The Board has decided to instead attempt a Zoom meeting on **2/22/2021** at 7:00 p.m. A link to the Zoom meeting should be available a few days before the meeting, through email or on the HOA website.

Our annual meeting consists of a President's report, a budget report, the election of Board Members, an opportunity to discuss concerns about our community and a discussion of future projects (such as planning for the common space currently occupied by the gazebo). Taking care of our neighborhood is a big job and we encourage you to participate by sharing your ideas and talents. We welcome your input. If you are unable to attend the meeting, you can find an electronic copy of the meeting minutes on the website. We also invite input and ideas via email.

Mailbox Keys:

Have you ever wondered who to call if you lose your mailbox key? You can call B.K. Mailboxes at 360-455-9078, and they can help you get a new lock and keys.

Be a good neighbor!

SLOW DOWN! Please follow speed limits when driving through the neighborhood. Consider talking with your teen about safe driving. It may just save a life!

Maintain your yards, trees, shrubs and street drains, keeping them free of debris (Addendum to Covenants).

Keep your garbage cans out of view from the front, and placed towards the rear of your house as indicated in the Covenants (Article III, Section I).

New Treasurer

The board would like to thank long-standing board member Fran Frazier for her commitment to our Greenfield community these past 12 years. Fran has served in many different positions over the years, and we will miss her institutional knowledge of our HOA and her funny stories. Thank you also to Michael Haynes for taking on the position of treasurer.

Questions? Check out the FAQs section on the website!

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