

# The Shorewood News

March – 2014

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## President's Letter

Well, it appears that Spring is raising it's pretty little head over our lovely Shorewood on the Sound. My first azalea blossoms have now appeared. My neighbor's tree is blossoming. There are blossoms all over the neighborhood. The rain stopped long enough today for me to start pruning my roses. Each year I vacillate on when to do this task. I once heard that you do it when you do your taxes (April 15th?), and I think that was from the rose experts at Washington State. Somebody else told me mid to late February, but it's really too cold and wet to do it then. Recently, my wife, Patty, and I drove up to Bellingham to visit our daughter and the roses in the Cornwall Rose Garden in Bellingham had been beautifully pruned, so I decided the time had come. Now if I can get enough sunshine to finish the task!

A lot of hard work has been put into bringing the covenants issue before our community. We'll have another meeting on covenants in May at the Shorewood Elementary School. Y'all come.

I'm the guy who picks up the dues payments at the post office box. If you have not yet sent in your dues payment, please do so. People include various comments with their dues payments. The following is one I received (either submitted anonymously or I lost the name of the person submitting it) with the statement "A little something for the Shorewood News:"

Here is that statement: For those with a Sound view and Internet access who have not discovered them, there are some web sites that show the Ship Traffic and descriptions for vessels equipped with AIS locating systems. All commercial vessels are required to carry the system and many large private vessels opt to. I prefer a free website called: [www.marinetraffic.com](http://www.marinetraffic.com). From the map page zoom in on the Puget Sound or anywhere in the world and it shows where the vessels are. You can left-click on the ship icon and get a detailed description, port of call, track, etc of the ships you can see going by. Informative and good entertainment.

Your President doesn't have a clue what this ship thing means, but it was fun trying it out.

President  
**Barrett W. Knudsen** – President, 206-246-2525

## Salmon Creek Ravine Work Party

We can always use extra help removing invasive plants and planting native plants. Contact Jean Spohn at [jeanspohn@centurylink.net](mailto:jeanspohn@centurylink.net) if you would like to help.

## Covenants Next Steps

The Shorewood on the Sound Community Club CC&R Committee has the proposed final covenant draft for your viewing on the community website, <http://www.shorewoodonthesound.org>. This is the result of a number of community meetings with community input. The next steps for covenant voting by residents and the voting process will be discussed at a community meeting at the end of May. The tentative date is Wednesday, May 28, 2014. The time is 7:00 PM to 8:30 PM. The location will be at Shorewood Elementary school. If this date is revised the community will be advised. Remember that you will have four options to be aware of. Please review the letter from the CC&R Committee enclosed with this newsletter to understand your options. Contact Joe Cail (206.242.6315), Kevin DeLashmutt (206.932.3200), Gary Harris (206.431.0435), Tim Wilhelmi or John Kelly for more information.

- The CC&R Committee

## Understanding the Covenant Enclosure

With this newsletter you will find an enclosure about the proposed changes to the Shorewood Covenants. Please do not be confused about what it is and what you are being asked to vote for. It is only a summary of progress on this proposed CC&R renewal, and an informal survey so you can let us know what you think.

- 1. The enclosed form is just a soft survey about how you currently feel about the proposed, possible covenant changes. It is not an official vote for a change to your neighborhood's covenants. The actual vote will take place later this year for four of our neighborhood subdivisions.**
2. For the four neighborhoods voting this year on their covenants, they must have completed their voting before January 1, 2015.
3. If you live in the **Shoremont #1, Shoremont #2, Shorewood Addition #1 & #3 areas**, you can see the possible changes that you might be able to really vote on this year on the Shorewood on the Sound website: <http://www.shorewoodonthesound.org>.
4. For the other areas of the neighborhood that are not voting this year, you can also look at the website to see what is proposed for your areas in later years.
5. If you are having difficulty reading the online tables and figuring out what they mean, please contact a member of the Covenant committee or come to the May meeting. Committee member's names and phone numbers are posted elsewhere in this newsletter.
- 6. Before any area votes on their covenants, the CC&R Committee suggests that you have a neighborhood meeting within your division to discuss your options. You can invite someone from the Covenant Committee to help you at your meeting.**

7. The CC&Rs can be enforced and have been enforced in our neighborhood. If you feel a CC&R has been violated then you can contact a board member for an opinion. If they agree a violation has occurred the board may contact the offending party to explain covenant rules. The Community Club itself does not bring legal action against neighborhood residents in supporting CC&Rs and has no authority to do so.

**8. The value of covenants is to preserve the character and development of the neighborhood and to allow the neighborhood residents to control their neighborhood.**

That is why most of you brought homes in the Shorewood Neighborhood. The City of Burien does not protect the individual neighborhoods and the City can easily change the current and future codes and regulations that would affect the character of your neighborhood without you even being informed. Neighborhood Covenants do have legal standing in the courts against city master plans. Without covenants, neighborhoods have no real protection against city ordinance and regulation changes or land use changes.

9. The Covenant Committee has been putting extra effort on these proposed changes for the past 5 years with the assistance of an attorney. Please honor their efforts.

**10. Please vote on the enclosed soft survey form and return it to the Covenant Committee so that they have an idea of what your opinion is about the proposed covenant changes. Only one vote is allowed per household. Attend the meeting in May for further information.**

- Newsletter Editor, C. Edgar

## The Streets of Sales

This year's garage sale is Saturday June 7th. If you have never participated before let me take a few lines to convince you. The Streets of Sales is one of the longest running Shorewood events, beloved by neighbors and shoppers! If you asked my opinion, I would say it's a great time to get rid of your treasures and see your neighbors! Not that anyone asked me, but it's also a great way to earn a buck or teach someone young about earning a buck! You can go big or small or even team up with a friend or neighbor and wheel and deal together.

The sale officially opens at 9 AM, I hope to see you there! If you want to sign up, please call or email me to be included on the map! I can answer any questions and give you some tips for a great sale if you want to pick my brain! --Heather Ingersoll, event chair 206-369-9080 or [hing12133@gmail.com](mailto:hing12133@gmail.com)

- Heather Ingersoll

## Salmon Creek Monitoring

A group of interested club residents will be volunteering their time to survey Salmon Creek. During the next few months they will be taking stream measurements, evaluating the habitat, monitoring water temperature and quality, etc. One of the goals of our club and the Burien Comprehensive Plan is to restore Salmon Creek for the return of Salmon and this activity will begin to move us towards that goal. We can always use extra volunteers. If you have questions or would like to help, contact Jean Spohn at [jeanspohn@centurylink.net](mailto:jeanspohn@centurylink.net).

## Upcoming Community Events

May 28, Community Covenant Meeting  
June 7, The Streets of Sales

## Burien Citizen of the Year

At their March 17, Council meeting, the Burien City Council voted to recognize all three nominations for Burien Citizen of the Year. Two individuals, Betty Olson Vacca and Maureen Hoffman, were recognized along with the local group Neighbors of Seahurst Park. The Neighbors of Seahurst Park is a non-profit group that works to protect Seahurst Park and recently helped to develop a settlement with Westmark to reduce the Westmark footprint and to protect the wetlands. Awards and recognition will be given on April, 21014 at City Hall.

## Letter to the Editor

There has been much discussion in this newsletter over the past year about CC&Rs, or Covenants, Conditions, and Restrictions. The Covenants Committee has focused its attention on drafting new, potentially more restrictive CC&Rs. We want to highlight that there are four possible options available for consideration when your CC&Rs come up for renewal:

1. Keep your existing CC&Rs;
2. Keep your existing CC&Rs, but remove the illegal and offense language regarding racial makeup of the neighborhood;
3. Adopt a new set of CC&Rs, assuming a consensus can be developed with regard to what new restriction should be added and what existing restrictions should be deleted; or
4. Abandon your CC&Rs.

Keeping your CC&Rs as they are requires no action. The remaining three options require a vote of the majority of homeowners in your Division. We would advocate that any such vote should be well documented, transparent, and ensure that homeowners can choose from all of the available options.

We are writing this letter to encourage you to explore all of your options. Many people expressed a desire to do just that at the community meeting held last September. On the Shorewood On The Sound Website, under Resources (<http://shorewoodonthesound.org/resources/ccandrs-and-covenants/>), you will find helpful information, including a table/grid for each Division that compares the various options. At the time the tables were produced, the "Cleaned Up" version removed the racial language and other outdated language. Your division could choose to just remove the racial language. Adoption of new CC&Rs presumes that the existing CC&Rs are valid and enforceable. Legal opinions have been expressed on both sides of this issue. One is that they can still be enforced. Another is that due to lack of enforcement, the CC&RS have been effectively abandoned and are no longer enforceable. Additionally, most of the existing CC&Rs defer to county (and now City of Burien) code where the two conflict, further questioning whether current CC&RS are enforceable. There are also differing opinions about the legality of a majority vote imposing significantly more restrictive covenants on a minority of homeowners.

This is a serious and complex issue and one that will affect your property and property rights. We encourage you to take the time to become well informed and discuss the various options with others in your Division. Each Division needs to decide how it wants to move forward.

Lori & Steve Buchsbaum  
Betsy & Dana Wheelock