



December 9, 2020

President Mark Beales  
Amberleigh HOA  
Mill Creek, Washington

Dear Mark:

I apologize for my delay in responding to your letter of November 16, 2020.

It's difficult to know where to start when your letter opens with the statement "At the current time Amberleigh receives no benefit from MCCA for the dues we pay MCCA." This is especially surprising coming from a former Board member and president of the MCCA. I have to assume that at least some of the Amberleigh residents enjoy our many social and recreational amenities, not to mention the higher property values that can be attributed to the appealing appearance of our 51 divisions of which the MCCA plays a large part.

As you know, MCCA living units are divided into several types and pay different assessment amounts, but all have access to and benefit from the maintenance of the MCCA commons areas, the architectural control approval process, security patrols and assistance, volunteer opportunities, use of the office Board room for meetings (pre & post-pandemic), Board procedural consulting, and access to the PayHOA document system for record keeping.

To address your specific concern regarding the MCCA landscaping effort, we take responsibility for all of the MCCA common areas, but not city owned property, private homeowner property, or sub-association entrances and associated common areas. If we are not caring for MCCA common area property please let me or Hilary know so it can be rectified. We want to have a good relationship with you, your Board, and your residents. It's important that Amberleigh see value for every assessment dollar given to the MCCA.

Sincerely,

A handwritten signature in black ink, appearing to read "Terrence Gemmill".

Terrence Gemmill  
MCCA President

cc: Hilary Bublitz