

Tyrone Wong
1728 163rd Place, SE
Mill Creek, WA. 98012

April 12, 2015

The Covenant Hearing Board and
Joan N. Heath, Administrative Assistant
15524 Country Club Drive
Mill Creek, WA. 98012

Reference: MCCC letter to the undersigned, dated March 25, 2015

The MCCC document dated March 20, 2015 charged the following:

- 1 Partial quote from 3/8/15: "the Wong's had limbed **all** the trees up".
- 2 Quote from 3/13/15: " First complainant brought in pictures she'd taken after the Wong's trimmed **all** the trees behind their house".

Be advised that the Wong's did not limb **all** the trees behind their house. Seven small diameter trunk trees were limbed to remove mostly dead branches. Some branches had small portions of greenery at their tips. One larger diameter tree had long low hanging branches, which extended towards my house. These branches had a combination of dead and green leaves.

I repeat what I stated in the meeting, that last year I requested the MCCC office to schedule the arborist to inspect the trees behind my house to render his opinion and approval to remove dead trees and branches, so as to mitigate fire hazards fueled by dead wood. That request was not accepted because Tract D, the green belt behind my house is under the ownership/maintenance of the Amberleigh HOA. I subsequently discussed this situation with the HOA, but it responded that the MCCC would not approve removal of dead trees/branches and fallen trees.

HOA position on removing dead trees/branches and fallen/diseased trees from Tract D was misunderstood. The City's clarification email dated March 10, 2015 states that such dead growth may be removed with the City approval. I believe the HOA would have requested City's approval based on my request in 2014, had they known that such removal is permitted.

I request corrections to the records, which state that **all** trees were limbed.
I hereby pay the \$ 300.00 fine under protest, since the fine schedule is arbitrary and capricious.

Tyrone Wong

cc Amberleigh HOA



Architectural Control Committee
Plan and Specification Review Determination
Fence Application

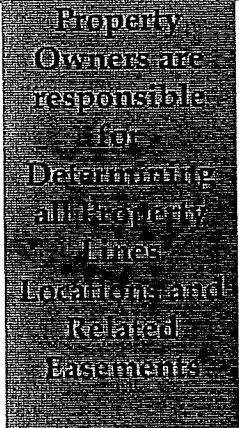
Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure. Please note: You may need the City of Mill Creek's approval. (425)745-1891.

Submittal # :

11794

Date Submitted :

7/25/14



ACC Insp. Month

ACC Insp.

Inspection Notes:

1. Applicant Information:

Applicant Name:

TYRONE WONG

Phone #:

425-385-2666

Applicant Address:

1728-163rd Place SE, Mill Creek WA 98012

2. Site Information:

Lot #:

5058

Division:

AMBERLEIGH

Site Address:

1728-163rd Place, Mill Creek WA 98012

3. Description of Fence:

Style of Fence:

WOODEN

Type of Material:

WOOD CEDAR 1x4 & 1x6 SLATS

Color & Dimensions:

RUSSET COLOR

4. Proposed Fence Construction Drawings:

construction on the next page of this form. A drawing of the proposed construction describing style and dimensions must also be attached to this form (per item #1 of "Basic Policy for Fence Construction" attached.)

REPLACE EXISTING WOODEN FENCE WITH SIMILAR DESIGN AS EXISTING

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

(☒) Approve () Reject

Date:

(☒) Approve () Reject

Date:

(☒) Approve () Reject

Date:

() Approve () Reject

Date:

() Approve () Reject

Date:

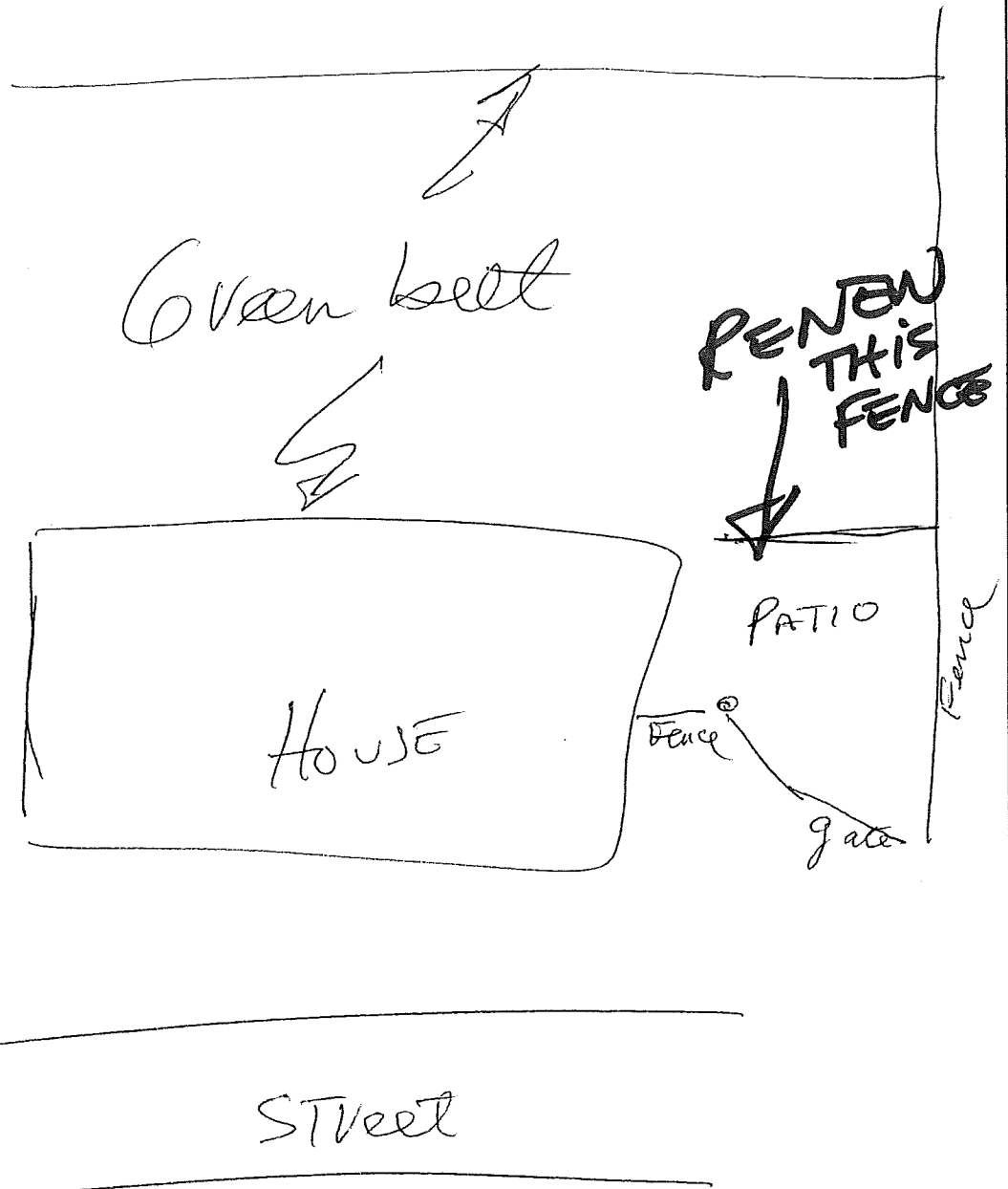
() Approve () Reject

Date:

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhome

[Signature] Date: 7/25/14
[Signature] Date: 7/25/14

Proposed Construction Drawing
(Property Sketch):



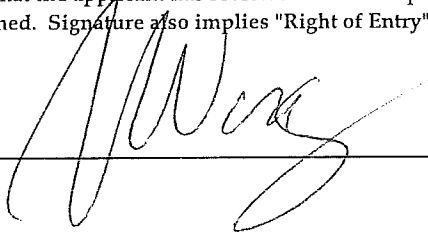
Architectural Control Committee
Basic Policy for Fence Construction

Fences are acceptable structures in Mill Creek, but must be constructed to maintain the integral character of the community and, pursuant to this concept, the following guidelines are hereby established by the Architectural Control Committee.

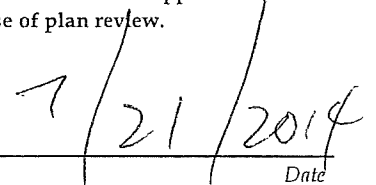
1. Prior to commencement and erection of any fence, a drawing of the design and specifications describing the type, shape, materials, height and color must be submitted, in duplicate, and approved in writing by the Committee. The detailed information must include the exact location of the fence in relation to the property boundaries and existing structures. It is the applicant's responsibility to locate and identify the property markers, both at the site and as submitted in sketch for accompanying the submittal.
2. Fences will not be permitted in the following areas:
 - a. Front yard of any lot
 - b. Rear yard of any Fairway lot except where enclosing a swimming pool.
 - c. Cutting preserve area along Village Green Drive and Trillium Boulevard, except when enclosing a swimming pool.
 - d. Any common property, or any portion thereof.
3. General conditions for fencing:
 - a. Natural evergreen screening is encouraged. If natural screening is installed, temporary fencing may be approved if erected simultaneously with natural permanent planting.
 - b. All fences shall harmonize with the existing or new landscaping. The Committee will consider, in addition, the harmony of external design and location in relation to topography and surrounding structures.
 1. Fencing is to be no higher than six feet as measured from average grade surrounding the fence.
 2. The finish shall be consistent with the material and color of the adjoining residence, except natural transparent stain may be used on cedar or redwood fencing.
 3. The finished side must face adjacent properties and streets.
 4. Chainlink and other similar products are strictly prohibited. (Article IX, Paragraph 9.1.10)
 5. All fences shall be maintained in a proper condition.

Please Note: Approved plans are subject to final inspection, if deemed necessary by the committee. In case of changes, the plans should be resubmitted to the committee. Any variance from presented plans may be subject to change or removal at the committee's discretion. Any construction without approval will result in a "Stop Work Order" being issued until such time that the property approval process has been complete.

This signature verifies that the applicant has reviewed the above policy, and agrees to abide by all guidelines and terms of approval set forth on the application attached. Signature also implies "Right of Entry" for members of the ACC for the purpose of plan review.



Applicant Signature



Date

☐ Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.*)



15728 Main Street Mill Creek, Washington 98012

Important Notice - You may also need a permit from the City of Mill Creek

In addition to approval from your Homeowners Association, you may also need a permit from the City of Mill Creek. Typical projects that require a City permit include tree removal, replacing your roof, building a fence, deck, or other small structure, and additions or remodels to your home or garage. Failure to obtain a permit prior to starting work may result in a fine and/or additional penalties. Please review the following information to determine if you may need a City permit.

Right-of-Way Use Permit

The City of Mill Creek requires a Right-of-Way Use Permit if your project includes certain activities and work in the public right-of-way, or if large equipment, trucks or dumpsters/containers are going to be used. The purpose of the permit is to protect the public's investment that has been made in the public improvements (roadway, sidewalk, curbing, etc.) and ensure that proper traffic control is provided to protect vehicles and pedestrians from being injured in the work zone and to maintain emergency service access. Right-of-Way Use Permits are usually required for building additions, tree removal, or landscaping work, and other construction activities. The cost of the Right-of-Way Use Permit is \$50 and the City also collects a minimum of a \$250 damage deposit to ensure damage to the right-of-way is properly repaired.

Your activity will likely require a Right-of-Way permit if the following will occur during your project: 1) If any portion of the sidewalk or the travel lane portion of the roadway will have to be closed to allow the work to be completed. 2) If your activities will require the placement or storage on the sidewalk or in the street of any materials or equipment.

Tree Removal Permits

A City of Mill Creek Tree Removal Permit is required to remove any native tree that is six inches or larger in diameter measured at breast height. The cost of a Tree Removal Permit is \$50. The \$50 is refundable if the tree being removed is dead or diseased as determined by an arborist. The City permit must be issued prior to removal.

Building Permits

A City of Mill Creek Building Permit is required to construct decks over 30 inches above grade, fences over 42 inches in height, re-roofs, buildings/structures over 200 square feet, and additions. Interior remodels may also require a building permit. Please note that structures that do not need a building permit (such as a storage shed less than 200 square feet in size) still must meet minimum City of Mill Creek property line setback requirements, usually five feet.

Please contact the City of Mill Creek at (425) 745-1891 to determine if a permit is required before beginning your project.

Administration, Community Development, Public Works

(425) 337-1116 (425) 745-1891

Fax: (425) 745-9650

Police

(425) 337-1115 (425) 745-6175

Fax: (425) 745-4680

From: redrocket70@me.com
Subject: Re: Sod
Date: April 24, 2014 at 12:21 PM
To: Tyrone Wong wongt1@mac.com, Beaumont Diana mdbeaumont@me.com

Morning Ty

I just talked with Condo the total will be \$304.41

\$278 +tax

I am not sure how Diana wants the check made out so why dont
you wait until she gets the invoice from Condo and she will let you know

Michael

On Apr 23, 2014, at 4:20 PM, Tyrone Wong <wongt1@mac.com> wrote:

Hi Mike,

The guys installed the sod today , after removing a ton of roots.

You gave me the price some time ago for \$ 200 plus. I forgot the exact amount.

Please tell me again, so that I can write the Assoc a check.

Thanks

Ty

From: **Diana Beaumont** mdbeaumont@me.com
Subject: Re: Sod
Date: April 26, 2014 at 1:23 PM
To: Wong Ty & Inger wongt1@me.com



Hello Ty,

Thanks for asking about where to make your check payable for the sod work. Your front yard looks nice. You may make your check payable to Amberleigh Homeowners' Association, and I will run it through the official books so there's a paper trail for everyone's benefit...and in case of audit.

I just received the billing from Condo Commercial today. The amount is \$278 plus tax @ 9.6% for 26.69 = total \$304.69.

Would you like a scanned copy for your records?

Kind regards,

Diana

Diana Beaumont

mdbeaumont@me.com

Visit our Beaumont website

www.beaumontfamilyhistory.com

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee Plan and Specification Review Determination Exterior Painting Application

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal #:

10649

Date Submitted:

4/3/12

1. Applicant Information:

Applicant Name: INGER WONG Phone #: 425-385-2666

Applicant Address: 1728 - 163rd Place, SE, Mill Creek

2. Site Information:

Lot #: 58 Division: AMBER LEIGH

Site Address: 1728 - 163rd Place, SE Mill Creek

3. Color: (please attach all color samples): BENJAMIN MOORE

House: WEIMERAN Trim: MASCARPONE Doors: BLACK
AF-155 AF-20

NOTE: Neutral colors and the use of either semi-transparent or solid color stains are strongly encouraged.

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

(☒) Approve

() Reject

Jon Erickson Date: 4-3-2012
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

(☒) Approve

() Reject

Joan Heath Date: 4/3/12
MCCA Administration or George Vernon, ACC Chair

() Approve

() Reject

Date:

() Approve

() Reject

Date:

() Approve

() Reject

Date:

AF-155

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