

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee Plan and Specification Review Determination Fence Application (Page 1 of 3)

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.

For MCCA Use

Submittal Number

12932

Date Submitted

6/29/16

Attach color samples
here.

ACC Insp. Month

ACC Insp.

Inspection Notes

Application may be mailed to or dropped off at the MCCA Office in the bottom floor of the John L. Scott Building at 15714 Country Club Drive.

11/07/07

1. Applicant Information

Name: Phyllis Lufkin

Phone: 425-337-4534

Address: 16320 18th DR SE, Mill Creek, WA 98012

2. Site Information

Division: Amberleigh

Lot Number: #62

Site Address: 16320 18th DR SE, Mill Creek, WA 98012

3. Fence Description

Style of Fence: See Attached Photos

Type of Material: Wood

Color & Dimensions: See Attached Photos

4. Proposed Construction Drawings - see Page 2.

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:

(X) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

(X) Approve () Reject

() Approve () Reject

Condominiums & Townhomes ACC or Board Approval

MCCA Administration

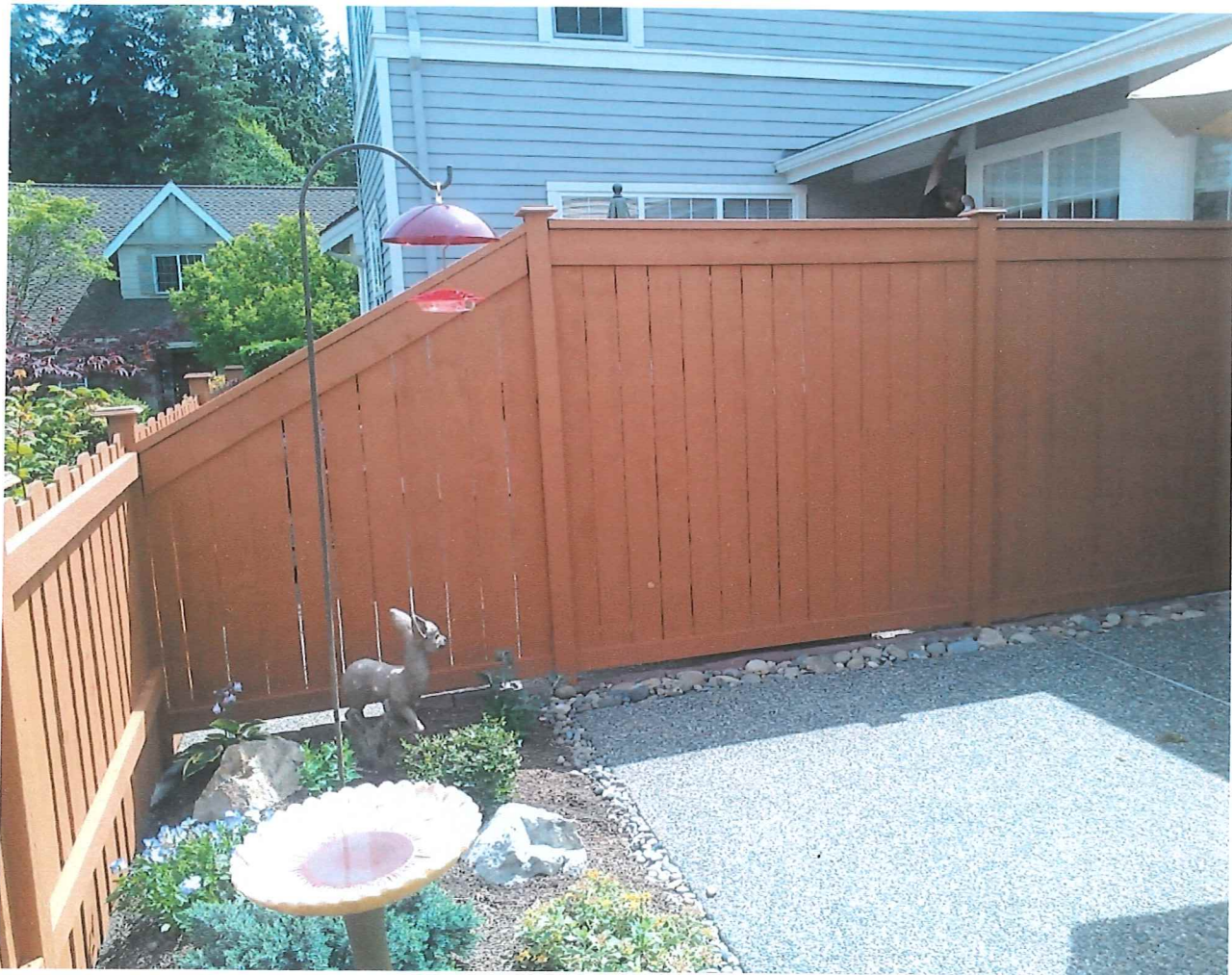
Chairman, Architectural Control Committee

Date: 6-28-16

Date:

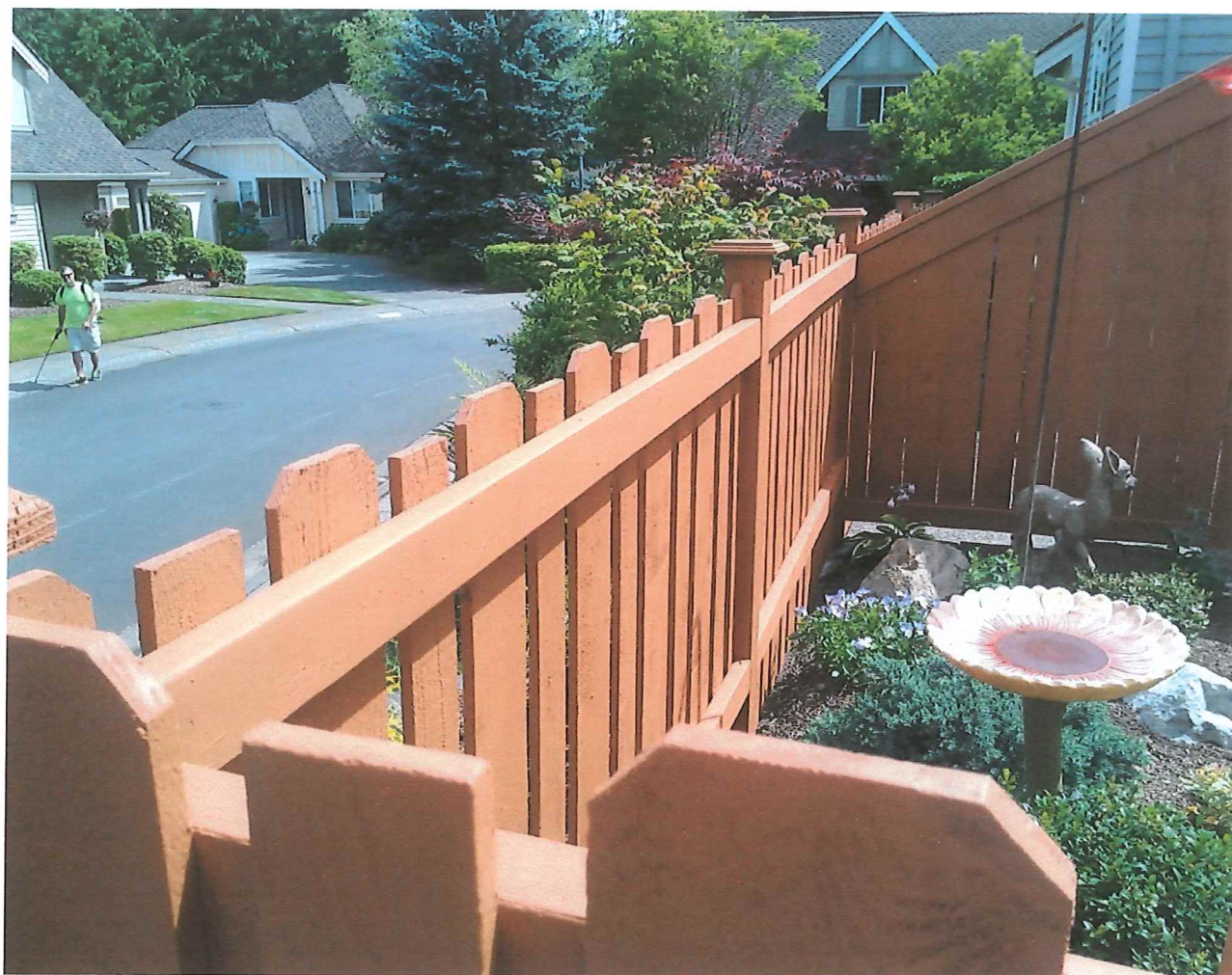
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Download Full screen

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Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee Plan and Specification Review Determination Roofing 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.

| |
|------------------|
| For MCCA Use |
| Submittal Number |
| 12197 |
| Date Submitted |
| 5/29/15 |

| | |
|---|-----------------------------|
| 1. Applicant Information | |
| Name: Phyllis Lufkin | Phone: 425-337-4534 |
| Address: 16320 18 th Dr SE, Mill Creek, WA 98012 | |
| 2. Site Information | |
| Division: Amberleigh | Lot Number: 62 |
| Site Address: 16320 18 th D SE, Mill Creek, WA | |
| 3. Roofing Information | |
| Manufacturer: CertainTeed | Type: Presidential TL |
| Color: Autumn Blend | Contractor: Allways Roofing |

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

☒ Approve () Reject

☒ Approve () Reject

() Approve () Reject

() Approve () Reject

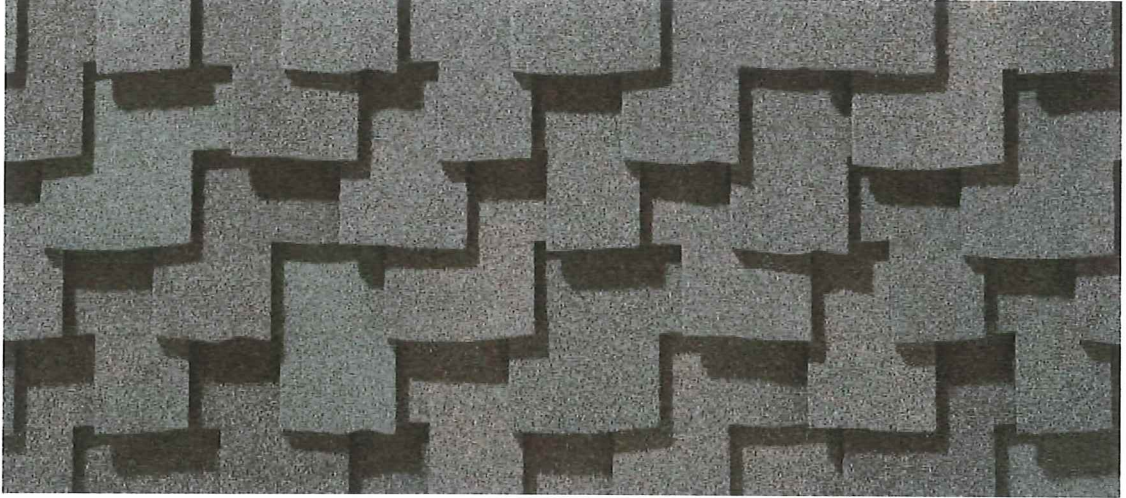
() Approve () Reject

Jon Erickson Date: 5-28-15
Condominiums & Townhomes ACC or Board Approval
Donna Kaveney Date: 5/29/15
MCCA Administration
Michael Brownout Date: 5-28-15
Chairman, Architectural Control Committee

Attach any color samples here.

Application may be mailed to or dropped off at the MCCA Office in the bottom floor of the John L. Scott Building at 15714 Country Club Drive.

Autumn Blend



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 #:

10015

Date Submitted:

7/29/10
7.22.10

1. Applicant Information:

Applicant Name: Phyllis Lufkin Phone #: 337.4534
Applicant Address: 16320 18th Dr SE

2. Site Information:

Lot #: 62 Division: Amberleigh
Site Address: 16320 18th Dr. SE

3. Color: (please attach all color samples): No change.

House: Brown Trim: White Doors: White

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

Date: 7/26/2010

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

(☒) Approve () Reject

Date: 7/29/10

MCCA Administration or George Vernon, ACC Chair

() Approve () Reject

Date:

() Approve () Reject

Date:

() Approve () Reject

Date:

Architectural Control Committee
Plan and Specification Review Determination
Additions

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 #:

7181

Date Submitted:

6.15.04

ATTACH PAINT
SAMPLES HERE

No
change

1. Applicant Information:

Applicant Name:

Phyllis Lufkin

Phone #:

337.4534

Applicant Address:

16320 18th Dr SE

2. Site Information:

Lot #:

62

Division:

Amberleigh

Site Address:

16320 18th Dr SE

3. Type of Structure:

Deck:

Patio:

Hot Tub:

Addition:

Replace certain
Siding.

Separate Building:

Other (specify):

4. Description of Structure:

(Include exact location, type of materials, style color, etc.)

South exterior wall, horizontal siding. Existing h-P siding to be replaced with hardy plank. No color change. Area of work

5. Proposed Construction Drawings:

is below kitchen window, length of house

IMPORTANT: Please include a sketch of the property on the next page of this form (per item #3 of "Basic Policy for Additional Construction" attached.) An elevation drawing or a perspective drawing of the proposed construction must also be attached to this form (per item #2 of "Basic Policy for Additional Construction".)

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

() Approve () Reject

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

Angie Wong

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

Date: 6/15/04

George Vernon, ACC Chairman

Date:

George Vernon

Date: 16 JUN 04

Date: 6/18/04

Date:

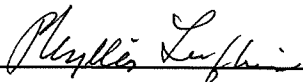
Architectural Control Committee
Basic Policy for Additional Construction

Additions Page 3

Any additional construction upon a building site must be submitted to and approved by the Architectural Control Committee prior to commencement. In the event approval has not been received, a "Stop Work Order" will be issued until such time when the property paperwork has been received and processed by the MCCA office. As part of the submittal procedure, the following information must be furnished to the ACC before the submittal is acted on:

1. Detailed information, written or printed, on type of addition that is planned for the site. This information should include exact location, finished dimensions, color, style, materials, etc.
2. An elevation drawing or a perspective drawing of the proposed additional construction sufficiently detailed so as to show the appearance of the addition and its relationship to the existing structure.
3. A sketch of the property showing the relationship between the proposed addition and all other adjacent structures. It is the homeowner's responsibility to locate and identify all property markers, both at the site and on the sketch included with the submittal.
4. As a matter of record, a projected completion date is requested by the owner. The self-addressed postcard included with written approval must be returned to the Association Office upon completion of the project so final inspection may occur and the submittal file closed. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified.
5. Approved plans are subject to final inspection if deemed necessary by the Committee. All plans become the property of the Association and will be filed in the lot file. In case of changes, plans should be resubmitted to the Committee prior to construction. Variance from approved plans may be subject to the change at the homeowner's expense or removal at the discretion of the Committee.

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

6-15-04

Date

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



Called 12/18/02

To MCCA
ACC

Architectural Control Committee
Plan and Specification Review Determination
Additions

BEW

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 #:

6651

Date Submitted:

12/14/02

1. Applicant Information:

Applicant Name:

Phyllis Lufkin

Phone #:

425
337-4534

Applicant Address:

16320 18th Dr SE

2. Site Information:

Lot #:

62

Division:

Amberleigh

Site Address:

16320 18th Dr SE

3. Type of Structure:

Deck:

Patio:

Hot Tub:

Addition:

Separate Building:

Other (specify):

stair rails,
front porch to sidewalk.

4. Description of Structure:

(Include exact location, type of materials, style color, etc.)

Specs and drawing attached

wrought iron 1/2" square 1 3/4 x 1/2 top rail

Black

5. Proposed Construction Drawings:

IMPORTANT: Please include a sketch of the property on the next page of this form (per item #3 of "Basic Policy for Additional Construction" attached.) An elevation drawing or a perspective drawing of the proposed construction must also be attached to this form (per item #2 of "Basic Policy for Additional Construction").

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

() Approve () Reject

(✓) Approve () Reject

(✓) Approve () Reject

() Approve () Reject

() Approve () Reject

Date:

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

Date:

George Vernon, ACC Chairman

Rod Zwern

Date:

12/8/02

Bea Tufre

Date:

12/15/02

Angie Wong

Date:

12/4/02

Lee Noren

Date:

12-4-02

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SAMPLES HERE

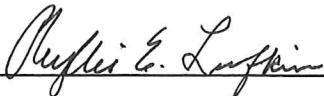
Architectural Control Committee
Basic Policy for Additional Construction

Additions Page 3

Any additional construction upon a building site must be submitted to and approved by the Architectural Control Committee prior to commencement. In the event approval has not been received, a "Stop Work Order" will be issued until such time when the property paperwork has been received and processed by the MCCA office. As part of the submittal procedure, the following information must be furnished to the ACC before the submittal is acted on:

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3. A sketch of the property showing the relationship between the proposed addition and all other adjacent structures. It is the homeowner's responsibility to locate and identify all property markers, both at the site and on the sketch included with the submittal.
4. As a matter of record, a projected completion date is requested by the owner. The self-addressed postcard included with written approval must be returned to the Association Office upon completion of the project so final inspection may occur and the submittal file closed. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified.
5. Approved plans are subject to final inspection if deemed necessary by the Committee. All plans become the property of the Association and will be filed in the lot file. In case of changes, plans should be resubmitted to the Committee prior to construction. Variance from approved plans may be subject to the change at the homeowner's expense or removal at the discretion of the Committee.

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.

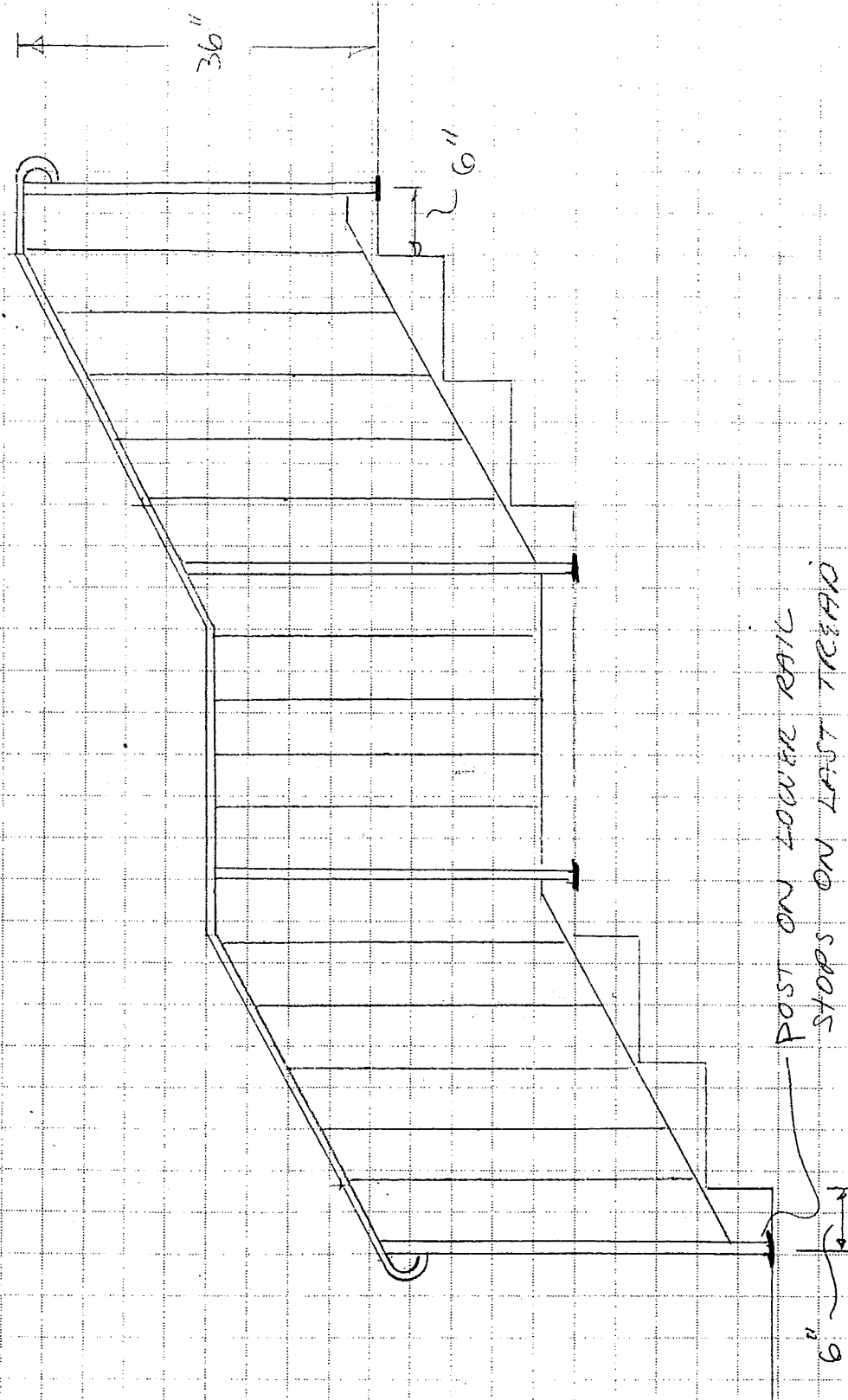


Applicant Signature

12-4-02

Date

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



TOP RAIL DRAWN

POST ON LOWER RAIL
STOPS ON LAST TREAD

MATERIALS

= TOP $\frac{3}{4}$ " X $1\frac{1}{2}$ " REC. TB

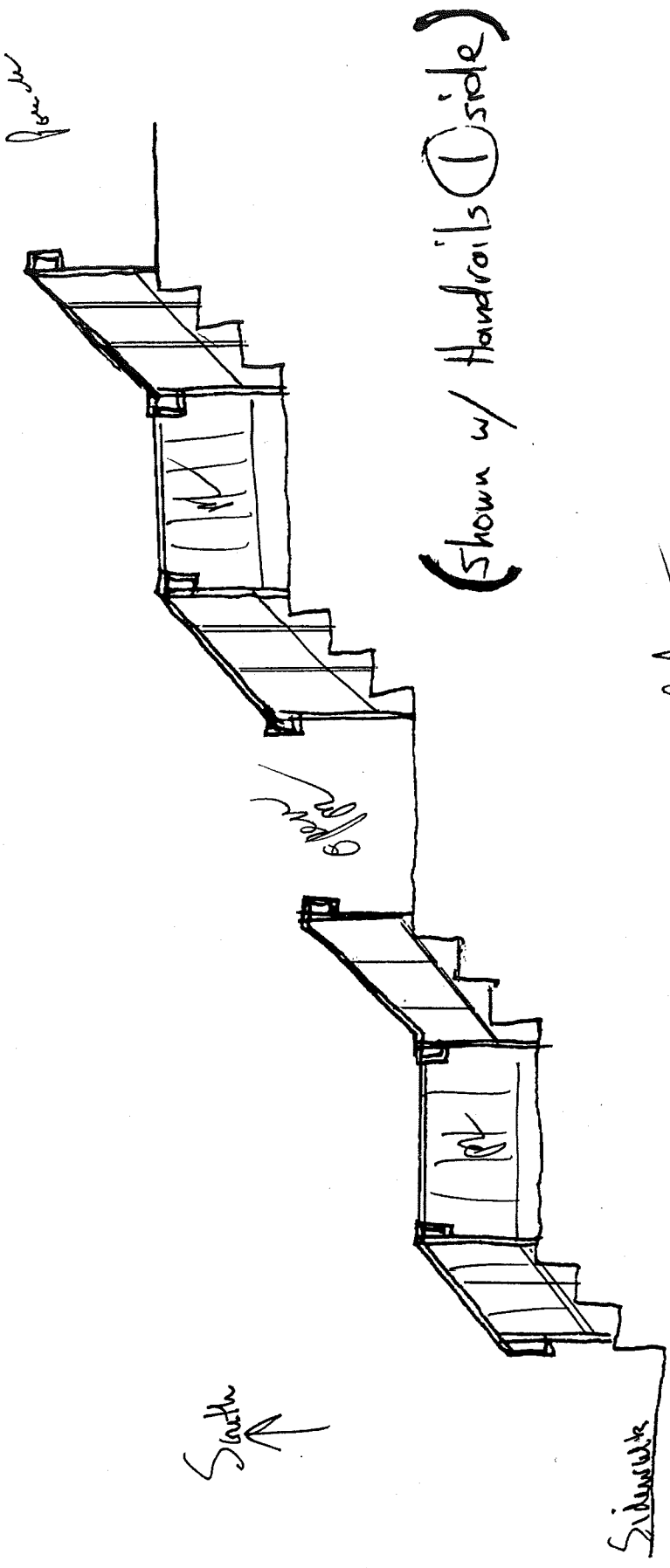
POSTS = $1\frac{1}{2}$ " SQ. TB THICK WALL

$\frac{1}{2}$ " SQ. TB VERTICALS

$\frac{1}{2}$ " X $1\frac{1}{2}$ " CHANNEL BOTTOM HORIZONTAL

DECORATIVE IRON, INC.
1517 183RD STREET S.E. SUITE 2
BOTHELL, WASHINGTON 98012
(425) 481-4202
FAX (425) 481-8257

JOB *Mrs Luckin*
SHEET NO. _____
CALCULATED BY _____
DATE *11/27/2002*
CHECKED BY _____
SCALE *$\frac{3}{4}$ " = 1 FT*



(Shown w/ Handrails @ side)

OK RBT



Architectural Control Committee
Plan and Specification review Determination
Building Exterior Painting Permit

Submittal # :

6234

Date Submitted :

8/7/01 AHOA

8/10/01

ATTACH PAINT
SAMPLES HERE

Completion Date:

reed upon by the
entative of the
ectural Control
ittee and the
int):

1. Applicant Information:

Applicant Name: Phyllis Lufkin

Phone #: 425.337.4534

Applicant Address: 16320 18th Dr. SE

2. Site Information:

Lot #: 62

Mill Creek Subdivision # Amberleigh

Site Address: 16320 18th Dr. SE

3. Permit for Painting:

House: ☒

Trim: ☒

Doors: ☒

Other (specify): Fence stain Fence treatment: clear

4. Color: (please attach all color samples): Same: soft brown; white trim & doors

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

Schedule: last wk. of August.

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

George Vernon, Chairman

G. Corbally

Date: 8-14-01

(☒) Approve () Reject

R. Duerson

Date: 8/21/01

The decision of the majority of the members of the Committee shall be the decision of the Committee (Article VIII, Paragraph 8.3.2).

AMBERLEIGH H.O. ASSOC APPROVES REPAINTING OF HOME,
DOORS & TRIM IN SAME COLORS AS ORIGINAL

BY: Robert Rucklts
President 8-7-01



Architectural Control Committee Tree Cutting Permit

It is the policy of the Association to require the replacement of trees as follows: "In cases of approved removal, the Association shall require replacement on a 1-1 ratio with 8-10 foot trees; unapproved removal shall require replacement on a 2-1 ratio with 8-10 foot trees. Trees to be planted on private property or at other locations determined by the committee. Removal of a native evergreen will require replacement with an evergreen."

Submittal #:

5747

1. Applicant Information:

Applicant: Phyllis Lufkin

Applicant Phone #: 425-337-4534

Applicant Address: 16320 18th Dr. SE

Date Submitted:

2/2/00

2. Site Information

Lot #: 62

Mill Creek Subdivision: Amberleigh

Site Address: 16320 18th Dr. SE

3. Permit for Cutting In:

Street right-of-way: _____

Park or Common Area: _____

Cutting Preserve: _____

Personal Property: above address

4. Reason for Proposed Cutting:

Major branch tore off in wind. Smaller branch also tore off and died.

5. Proposed Tree Cutting Sketch: See arborist's report attached.

IMPORTANT: Please include a sketch of the property showing exact location of proposed tree(s) to be cut on the next page of the form. Mark all trees to be cut (per Item #5 of "Policies for Tree Cutting Permits" attached.)

Pursuant to the provisions of Article VII, Paragraphs 7.1.3, 7.1.5, 7.1.7, Article VIII, Paragraphs 8.2.2, 8.3 and Article IX of the MILL CREEK DECLARATION OF RESTRICTIVE COVENANTS, the following determination by the Architectural Control Committee is hereby given:

Approval subject to the following changes:

Rejected for the following reasons:

Completion Date
(As agreed upon by the
representative of the
Architectural Control
committee and the
applicant):

() Approve () Reject

Date

() Approve () Reject

Date

(☒) Approve () Reject

Date

(☒) Approve () Reject

Date

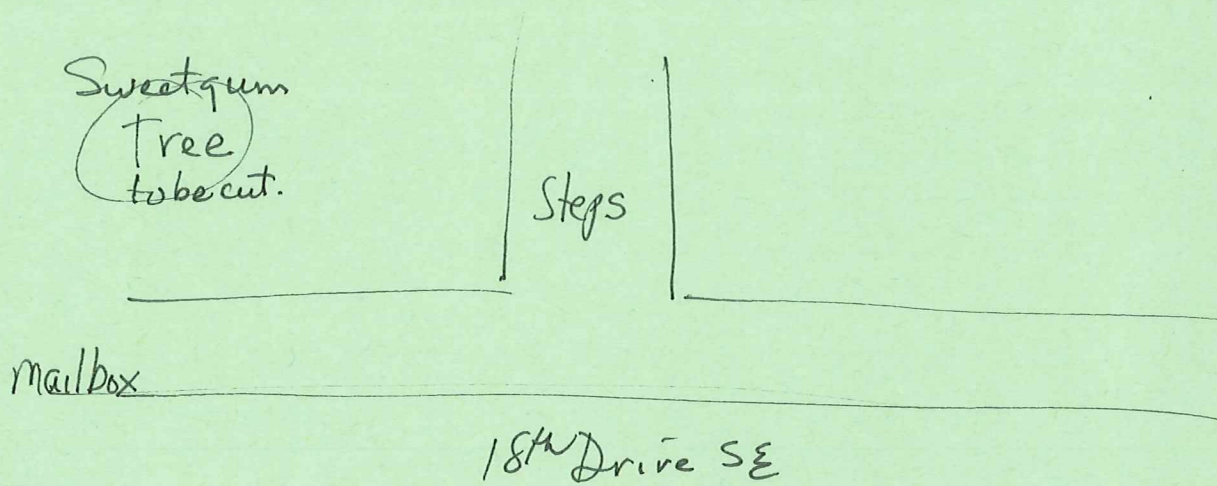
Shelly Newsum Date 2/7/00
Christy Mendenhall Date 2/4/00

The decision of the majority of the members of the Committee shall be the decision of the Committee (Article VIII, Paragraph 8.3.2).

☐ Owner requests ACC members call before entering property for review (discuss specifics of project, pet in yard, children at home alone, etc.)

Architectural Control Committee
Tree Cutting Permit Page 2

Proposed Tree Cutting (sketch):



Use this area to indicate proposed tree replacement (sketch). Please state type of tree(s).

There are sufficient shrubs and trees (rhodies and Hinoki cypresses) that no replacement is planned.

The tree would be cut flush with grade and the site covered with rocks such as those already in use on the slope.

Architectural Control Committee
Basic Policy for Tree Cutting Permits

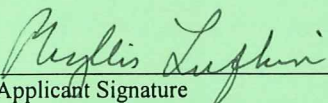
Policies:

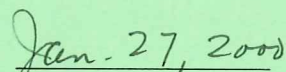
1. It is the intent of the Guidelines that native evergreens/firs will not be removed unless said trees are dead or pose an immediate threat to property. If necessary, a report from an authorized tree specialist (arborist) will be required, at the requesting homeowner's expense. In the event an arborist opinion is required, the submittal will be placed in abeyance and the thirty (30) day clause voided. Removal of other trees may be approved if a particular problem is found in permitted the tree to remain. Removal of landscape trees and plantings is permitted.
2. Concerning trees in cutting preserves and common property, no tree will be removed unless a particular problem exists or the tree is dead. Approval is required, as outlined in Item 1 listed above.
3. Contact adjoining property owners, especially where trees/vegetation to be removed are located in cutting preserves.
4. Mark all trees to be cut.
5. Permit to be on-site during the cutting of trees.
6. Dispose of limbs and waste from lot.
7. ALL WORK TO BE COMPLETED WITHIN THE ALLOTTED TIME FRAME. RETURN OF THE ACC POSTCARD (BLUE) WILL BE REQUIRED FOR FINAL INSPECTION AND CLOSE OF FILE.

Procedures:

1. Homeowner submits application, marks the trees to be cut, and contacts adjoining property owners.
2. Committee inspects trees and if necessary, requires applicant to provide written opinion from arborist as to its condition, approves or denies permit, and notifies applicant of decision. MCCA to remove those trees identified within common area.
3. Homeowner and Committee will establish a time frame for completion of all work.
4. Homeowner cuts trees, disposes of wastes, and replaces cut trees.
5. Committee inspects cuts, insures proper disposal of wastes, and insures replacement of trees (if required).

The signature below verifies that the applicant has reviewed the above stated policy and procedures, and agrees to abide by all Guidelines and terms of approval as directed by this form and the Architectural Control Committee. Further, the signature serves as "Right of Entry" for members of the Committee for the purpose of plan review.


Applicant Signature


Date



CUSTOM TREE SERVICE I.S.A. CERTIFIED ARBORIST #96

14131 - 55th West • Edmonds, Washington 98026 • (206) 742-6810

Phyllis Lufkin
16320 18 Dr.S.E.
Mill Creek WA. 98012

Phyllis on 1-15-2000 I inspected a six inch
sweet gum on the south side of your ~~drive way~~. Here
are my findings. *Steps.*

Considering this tree has an injury that puts
it at a risk for failure, and greatly reduces the life
expectancy. I would recommend the removal of the tree.

If you have any questions call me.

SCOTT NEUERT



October 22, 2012

Phyllis Lufkin
16320 18th Dr. S.E.
Mill Creek, WA 98012

Re: Arborist Day, October 19, 2012
Amberleigh/Lot #62

Dear Ms. Lufkin,

Enclosed you will find the arborist application and notes from your arborist appointment. The arborist looked at several trees and with permission first from your own Amberleigh HOA you can then remove the said tree, but only unless you get your board approval first.

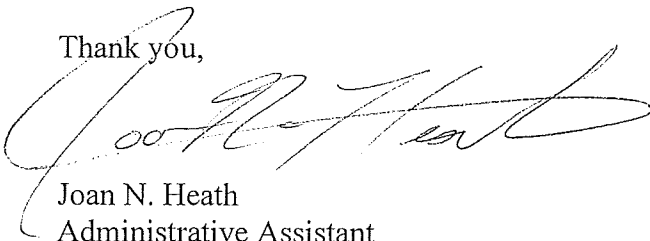
If you have a board member come in to see me regarding this issue I then will have this paper work ready.

If you should decide to remove any trees as suggested by the Arborist please know that the attached application is your approval from us; in addition, you must go to the City of Mill Creek for approval if required for these trees, as this report only acts as a permit for removal or trimming given by the MCCA HOA.

We would like to take this opportunity to thank you again for your participation in M.C.C.A. Arborist Day and hope that you found it informative and helpful.

If you have any questions please feel free to call.

Thank you,



Joan N. Heath
Administrative Assistant

Cc: Lot File

15714 Country Club Drive • Mill Creek, Washington 98012

PHONE 425.316.3344 | FAX 425.357-9737 | E-MAIL joan@mcca.info | WEBSITE www.mcca.info



COMMUNITY ASSOCIATION

ESTABLISHED 1975

Architectural Control Committee
Arborist Day
Tree Application

It is the policy of the Association to require the replacement of trees as follows: "In cases of approved removal, the Association shall require replacement on a 1-1 ration with 8-10 foot trees; unapproved removal shall require replacement on a 2-1 ration with 8-10 foot trees. Trees to be planted on a private property or at other locations determined by the committee. Removal of native evergreen will require replacement with an evergreen."

| |
|-------------------------------------|
| OFFICE USE ONLY |
| Submittal # : <u>10979</u> |
| Date Submitted : <u>10/19/12</u> |
| Payment: |
| Appointment Time: |

1. Applicant Information:

Applicant Name: Phyllis Lufkin Phone #: 425.337.4534
Applicant Address: 16320 18th Drive SE

2. Site Information:

Lot #: 62 Division: Amberleigh
Site Address: 16320 18th Drive SE

3. Trees are located in:

Street right-of-way: _____ Park of Common Area: _____
Cutting Preserve: _____ Personal property: Lot 62 plus reference to Lot 61

4. Reason for review of the trees:

(5-TREES)
I asked Alderwood Water for advice about tree roots and pipes and was told to consult an arborist. Tree roots are getting larger and are advancing toward the house. I want to prevent invasion of tree roots into the pipes.

5. Property & Tree Cutting Sketch:

IMPORTANT: Please include a sketch of the property showing exact location of proposed tree(s) to be viewed on the next page of this form.

Pursuant to the provision of Article VII, Paragraphs 7.1.3, 7.1.5, 7.1.7, Article VIII, paragraphs 8.2.2, 8.3 and Article IX of the MILL CREEK DECLARATION OF RESTRICTIVE COVENANTS, the following determination by the Architectural control Committee is hereby given:

Approval subject to the following changes:

Rejected for the following reasons:

() Approve () Reject _____ Date: _____

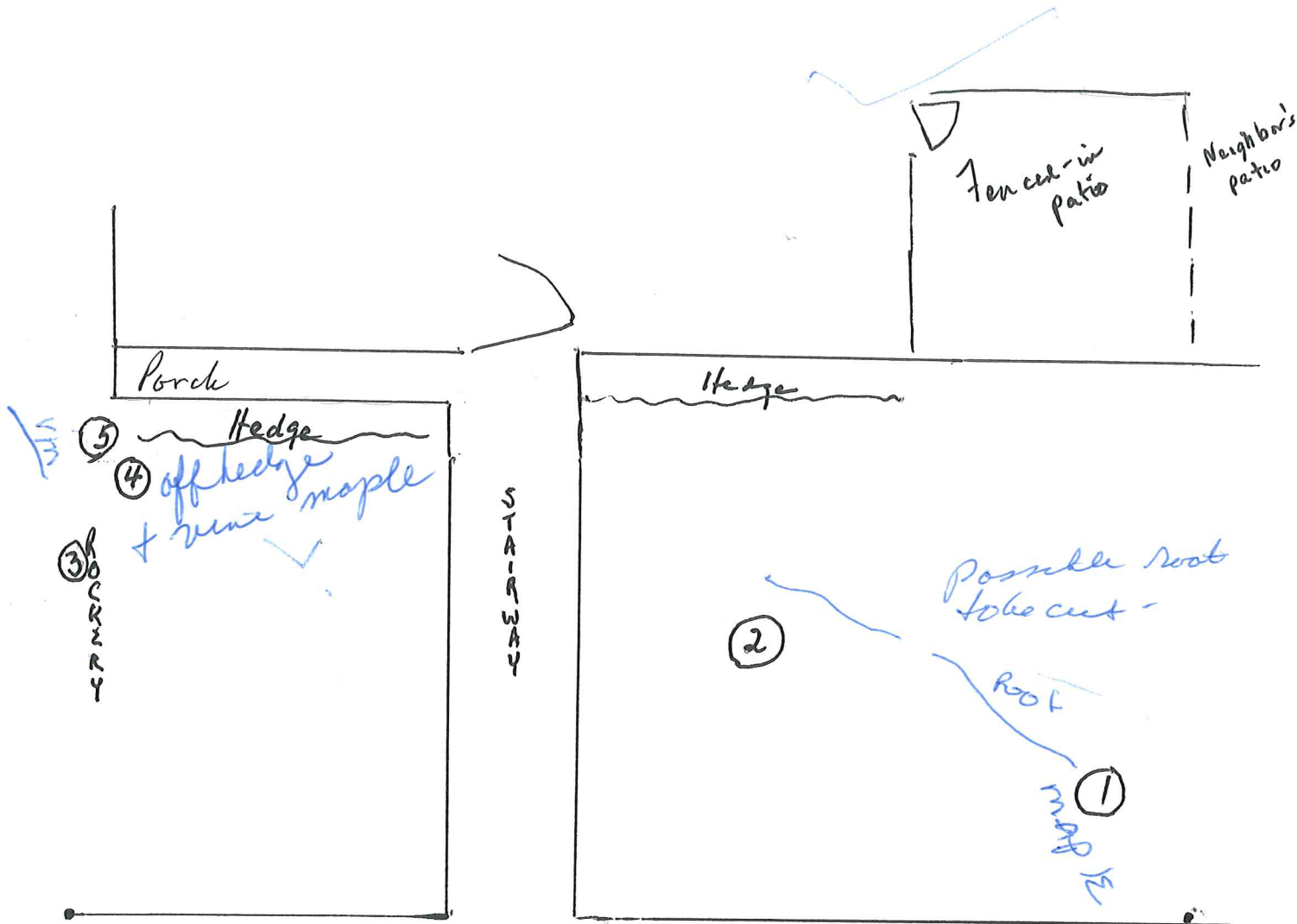
() Approve () Reject _____ Date: _____

2
If old
By Amb.
then will
get app
to make
map



Map of trees, roots and property
Not to scale.

Inside
Main Water
Valve
*



Trees ① and ② are of particular concern because of visible roots.

Visible root ③ at the base of the rockery may be from the South neighbor's tree ①N

Visible root ⑤ may be from the vine maple ④

Amberleigh Lot 62
16320 18th Dr. SE.

October, 2012 P. Luyfman

Arborist/ACC Notes:

- ? on ^{maple} trees with roots too close to the water mains
- Noted we do not grow the trees that have been planted for street trees - deciduous trees "street scape"
- Recommend - possible pruning of tree ①
Jim Burgess - Arborist to prune tree
- Roots 2" in size can be Clean cut