



## New Resident Registration for Homeowners Association

Physical Address in Keanland Park Neighborhood:

\_\_\_\_\_

PH: \_\_\_\_\_

Olympia, WA 98501

Lot #: \_\_\_\_\_

**Owner/Resident Name(s):**

\_\_\_\_\_

\_\_\_\_\_

We are:       Owners       Renters

If Renter box is checked above, please provide the mailing address for the **homeowner** for all HOA information and business relating to their KP property:

Name: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_ Ph: \_\_\_\_\_

I hereby give permission to the Keanland Park HOA to provide all HOA information via email, and I agree to provide the Keanland Park HOA Board Secretary and Treasurer timely updates in the event of any changes. Keanland Park HOA contact: [Info@keanlandparkhoa.org](mailto:Info@keanlandparkhoa.org)

X \_\_\_\_\_  
Owner Signature

X \_\_\_\_\_  
Owner Signature

Our preferred HOMEOWNER email addresses for HOA Information:

\_\_\_\_\_ @ \_\_\_\_\_

\_\_\_\_\_ @ \_\_\_\_\_

Please return this sheet to: KP HOA  
Attn: Secretary/Treasurer  
P.O. Box 482  
East Olympia, WA 98540-9800

**OR** scan in and email to: [info@keanlandparkhoa.org](mailto:info@keanlandparkhoa.org)

Subject: to Secty- new resident



**Keanland Park Neighborhood Association  
New Resident Information Sheet**

WELCOME TO THE NEIGHBORHOOD!

Below is introductory information for new residents of Keanland Park!

- The official Keanland Park Neighborhood Website: <http://keanlandparkhoa.org/>  
This is the **official HOA Board managed** information hub. The **full neighborhood CC&Rs, maps, septic information, finances, and other pertinent information** is stored on this website.
- To reach anyone on the HOA Board, email us at: [info@keanlandparkhoa.org](mailto:info@keanlandparkhoa.org)

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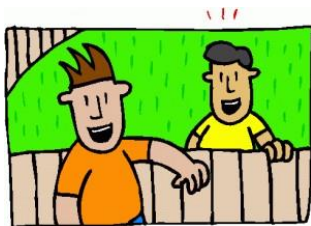
We have not yet had our first, in-person HOA body meeting. Due to COVID19 large group restrictions still in place, it is not yet possible, so we are doing our best to communicate by letters and emails instead. We hope to put together a ZOOM meeting to review our budget sometime later this year.

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There is a FACEBOOK group for Keanland Park residents. It was set up by a couple of our residents so that people could connect socially – “know your neighbors”, babysitting, pet sitting, buying/selling items, garage sale coordination, etc. The FACEBOOK group is **NOT an HOA Board created or managed platform** and as such, the Board takes no responsibility for any posted documents, information or conversations within the FACEBOOK group.

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**Your HOA Board and ACC are Your Neighbors**



As we move forward evolving our HOA and neighborhood into what we hope will be a vibrant, welcoming, enjoyable place to live, remember that your HOA board and Architectural Compliance Committee (ACC) members are your neighbors. They are not paid. They are volunteering personal time out of their busy family lives to tackle all the things required of their roles. Volunteers are hard to find and retain, so we ask that everyone work together in a collaborative, reasonable manner to build community and resolve issues together.

## A Little History and Background on Keanland Park's Development

During our first meeting with Todd Hansen, our builder, Todd explained that Thurston County allowed him to construct the KP development near sensitive wildlife and wetland areas but with a host of restrictions, requirements, and mitigations. The County's requirements are incorporated into the full CC&Rs with several sections (a full set is stored on the HOA's website). As most of you know, each homeowner agrees to abide by these when they purchase a home in Keanland Park, and title insurance companies typically require compliance with neighborhood covenants for continued coverage.



One example of a mitigation required of the builder by Thurston County was Keanland Park's special septic systems. Our type of system is a new technology system, quite different from older, typical septic systems, designed to help protect adjacent wetland and wildlife sensitivities and our community well water. Because we have these septic systems and special drainage systems in our front, back and/or side yards, it means there may be projects requiring strategic placement or may not be possible depending on the project. Many of the sheds constructed in our neighborhoods are not in the location homeowners initially requested, but were modified to avoid crushing underground drainage pipes, or covering septic and reserve drain fields, and off fence lines by the distance required by Thurston County codes. The builder also sought to help the Keanland Park maintain its esthetic appeal over time by including other requirements and restrictions in the CC&Rs. The builder filed and recorded the full CC&Rs and environmental documents with the County making it a legally enforceable instrument that is officially managed by the people on the HOA Board.

## The ACC as Your Project Partner – contact them **PRIOR** to starting a home or yard project

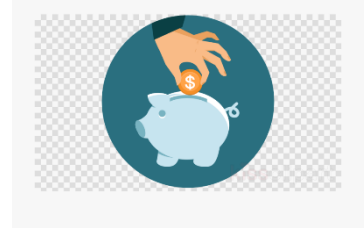


The builder included an Architectural Compliance Committee (ACC) as part of the HOA's Board, as is typical of most HOA's. The ACC members are designated by the HOA board. While it is ultimately the homeowner's responsibility to comply with all Thurston County codes and property laws, the ACC is tasked with helping KP residents make informed, proper choices *before* engaging in property projects to avoid potential issues with the County, adversely impacting their property or the adjacent property, and possibly incurring costly, negative consequences for the homeowner later in time. The ACC is also tasked with helping ensure the neighborhood, for everyone's sake, maintains an overall positive visual appeal. That is why obtaining approval from the ACC *ahead* of starting projects is critically important for everyone. If you are thinking about doing a project, go to the KP HOA ACC webpage to submit your plans with details to the ACC at: <http://keanlandparkhoa.org/acc/>

We anticipate most resident projects will be quickly and easily approved but some may need a modification if a project's placement or adverse impact potential is probable. It is, however, each homeowner's responsibility to read, learn and abide by the CC&Rs. **We highly recommend all residents take the time to READ the CC&R's** as there are some things that are expressly prohibited, some things we are all required to do, and self-managing allows us all to avoid having difficult conversations and potential unhappy consequences. Remember that our homes reside alongside sensitive wildlife and wetland areas and everything we put into our yards and stormwater retention areas runs off into our community well water.

## The ACC and HOA Board Already Saved Residents \$\$

Section 7.2.3 of the Design and Architectural Restrictions states that all project applications require a \$250 fee payable to the HOA. The ACC requested and the Board approved, the \$250 project application fee be waived for smaller projects that do not require hiring outside professional services (ex: small project – extending a patio a few feet; ex: large project requiring architectural consultation for a kitchen/bath/larger remodels or expansion). So, unless your project is more complex and requires the ACC to hire outside professional or technical services, we will not be assessing the \$250 project application fee.



### Let's DO this!



Thank you for taking the time to read this lengthy communication for a better understanding for new residents.

The HOA Board members hope to eventually meet everyone in person at some point, but as we currently continue to practice “safe distancing”, much of our information will be via email, posting on our websites, occasional newsletters, an occasional phone conversation, and a wave “hello” while on a neighborhood walk.

Thank you for your confidence in us and for doing your part to foster a kind, caring, safe, fun Keanland Park neighborhood that people really enjoy.

Respectfully,

Keanland Park HOA Board

Mike Ard, President  
Jim Huentelman, Vice President  
Danielle Grindle, Treasurer  
Lorraine Caton, Secretary

Chuck Klamm, ACC Lead  
Scott Jarmon, MTF Lead  
Lance Breitsprecher, ACC