

FAQ for Edgewater Residents

What is a Homeowners' Association?

A homeowners' association is an organization of homeowners whose purpose is to provide a common basis for preserving, maintaining, and enhancing its homes and property. Most HOAs are non-profit and subject to state statutes. Jubilee and Edgewater residents are all members of Hawks Prairie Community Association (HPCA) with equal voting rights and equal opportunities to serve on committees or the Board of Directors.

What is Jubilee?

Jubilee, an active adult community to the east of Edgewater, is a sub-association of HPCA. All Jubilee residents are members of the HPCA. They pay an equal amount for common area maintenance and management services.

Is there a community website?

There is an information/reservations website managed by a volunteer. It's www.hawksprairiecommunityassociation.com. If you have never logged in you will need to get a log in username and password. It's where reservations for the Pavilion area and pickleball courts can be made. There is also a Facebook page managed by a volunteer (search for Edgewater). Vantage has its own website. (see end of document)

How do I reserve the park area?

You can reserve Edgewater Park pavilion for picnics, parties, or other social events on the HPCA website. You can also reserve the pickleball courts (FOR PICKLEBALL ONLY) any time outside of The Pickleball Club time.

Who cleans up?

Whoever uses the area must clean up. The Board is considering a fine if the area is not cleaned up satisfactorily. There are trash cans in several places. There is a rest room available at Edgewater Park as well. The code to the door is on the website.

Why are there Jubilee residents on the courts and parks in Edgewater?

Jubilees pays an equal amount for maintenance of the parks and trail and can use them equally.

Can Edgewater residents use the tennis courts?

The tennis courts and pavilion park area are paid for and maintained solely by the Jubilee Community Association. Those amenities are private, as the Lodge is private. The Lodge, however, is used for HPCA meetings whenever possible.

What does my monthly assessment pay for?

Your monthly assessment pays for management services (Vantage), maintenance of your front yard (mowing, weeding to a degree, pruning a few times a year, sprinkler system repair). Large lots pay a little more than smaller lots. The assessment also pays for maintenance of the common areas (parks, trails, landscaping along Meriwood, Marvin, Columbia, and 41st as well as a section of Vashon.) In addition your common assessment pays for backflow testing, reserve accounts, capital improvement funds, enhancements, insurance, etc., All members of HPCA pay the same amount for these common expenses so there are approximately 1,500 homes paying a like amount.

Where do I send my monthly assessment?

The best and simplest way of making your monthly payment is through ACH (Automated Clearing House), an electronic network for financial transactions in the United States. That is done through your bank and filling out the correct paperwork with the management company. Or you can send your payment each month to Vantage. There is also a drop box at their office.

Is there a website where I can check my account?

The Vantage-managed website is the best source to find out if your check has cleared, what your account balance is etc. It is best to go to the website rather than calling Vantage. The website is <http://www.hometastic.com/h/hpml/edgewater/home>

What are ways of getting involved?

Any owner in good standing is eligible to be on the Board of Directors or a committee. There are four committees: Design Review, Landscape, Parks and Trail, and Budget and Finance. All need volunteers who want to help make a difference in their community.

When are committee and Board meetings?

Board meetings are generally the last Wednesday of the month at 1:00. Committee meetings are set in January of each year.

Why do I need to file a Property Improvement Request (PIR)?

The CC&R requires that most things you do to the outside of your home require approval of the DRC. These would include fences, landscape (front/rear/sides), exterior paint, etc. If ever in doubt, check with the DRC first.

Why does it take so long to get an answer back on my PIR?

Currently there is not a quorum of the Design Review Committee (it should have five to seven) so they cannot approve as a committee. There must be Board approval and the Board only meets once a month.

Do I need to fill out a PIR for anything in my backyard?

Yes, you should fill out a PIR to protect your neighbors from encroaching plants and trees and improper drainage. There are plants that are not approved because they are invasive, trees can get too tall or be too close to the property line etc. If you want to put a trampoline in your back yard that is fine. If you want to change your fence, add a fence, etc. you need approval.

To whom do I report landscape problems?

If you have an irrigation problem or dead plants, etc. please contact Vantage. Do not engage in conversations with the maintenance workers. The best way to contact is to send an email, being as detailed as possible, including your name, address, phone, and the best time to contact you and your lot number if you know it. If you see a problem in the common areas please report that as well. After hours, in an emergency, call the Vantage office and you will be connected with their emergency answering service.

Can I control my watering schedule?

The watering schedule is controlled by the City of Lacey. HPCA has three watering days a week. The landscape contractor will turn the systems on in the spring and off in the fall. **If you are one of the many who have the controls in your garage you must turn your system on and off.** If you do not, you will be responsible to replace your dead lawns and plantings. Homeowners should not change the controllers once they are set.

How do I report a potential violation, request service or make a suggestion?

The best way to contact us is through written request. Therefore we've created a "Request for Action" form housed under the Documents tab of your community website <http://www.hometastic.com/h/hpml/edgewater/Documents>. This is an all purpose form where you can ask questions, offer suggestions, and be part of the eyes and ears of the community.

What is backflow testing and who pays?

A backflow prevention device is used to protect potable water supplies from contamination or pollution due to backflow. Backflow testing is mandated and done by a hired contractor once a year. The amount charged is included in each homeowner's monthly assessment.

What do I do about burned out streetlights?

Please make note of the number on the light and call the city of Lacey to report it. Do not call Vantage.

Can I have garage sales?

According to the governing documents there are two allowed garage sales per year, in spring and fall. The Board is working to amend the rules to allow more.

What about cars parked where they don't belong?

The streets are public streets so any parking issues must go to the city of Lacey, NOT Vantage.

Where do for sale signs belong?

For sale signs belong in the planting beds, not on the street strip, not in the lawn area.

What if I feel I'm fined in error?

For fines and/or compliance issues you have questions about, please send Vantage an email or call and leave a message.

How do I appeal a fine?

If you are not satisfied with the response from Vantage you can request a hearing with the HPCA Board of Directors.

How long does it take to get a message returned?

Vantage staff manages many homeowner associations so their call volume is high. It may take up to 72 hours to get a return call or email. However, if you are gone during the day when they would return a call, leave a number where you can be reached, or send email that can be responded to more easily.

Is it better to email, call or go in to the office?

If you go into the office you may have to wait, the person you want to talk to may be busy or out of the office, so please email if possible, wording your email carefully so they know where to route it.

Important contact information:

Vantage Community Management: (360) 455-4464

8290 28th Ct NE Ste C, Lacey, WA 98516

9AM – 5PM, M-F Closed for lunch daily: 1 – 1:30PM

Email: hoa@vantagecommunities.net

OFFICIAL EDGEWATER WEBSITE: <http://www.hometastic.com/h/hpmi/edgewater/Home>

Vantage Community Management: <http://www.vantagecommunities.net/>

For General Information and Reservations: [HPCA:www.hawksprairiecommunityassociation.com](http://www.hawksprairiecommunityassociation.com)

City of Lacey: (360) 491-5600