



Deer Park News

Fall / Winter 2025-2026

The President's Message

Greetings!

It has been a while since we've sent out a newsletter, and wanted to take a chance to get in touch with our old and new residents alike to share some best practices for living in Deer Park. For some of you, you might be first time homeowners and haven't had to deal with things like Homeowners' Associations, Architectural Control Committees, "Covenants, Codes, Restrictions and Easements", yard and home maintenance, etc. For those that have lived here longer, you might be wondering what you need to do when you need to repair or replace a fence, remove a problem tree, replace your roof, paint your house, etc. Our goal with this newsletter is not only to share the latest HOA news, but to share some helpful information for living in Deer Park.

The Deer Park Homeowners' Association (Deer Park HOA) is a group of volunteer homeowners that serve 3-year terms to take care of the administration of the neighborhood. The HOA exists to help ensure the beauty of the neighborhood, to ensure that maintenance standards are followed, and to maintain the common areas and trails of the neighborhood – areas like our entrances, landscaping, walking trails, cul-de-sac islands, mailboxes, etc.

I would like to make a personal plea to all of you, whether new to Deer Park or a long-time resident, to consider service on our board. We are in need of a Vice President, a Secretary, a Maintenance Committee Chairperson (who would also be a member-at-large), and also welcome additional members. Board service is a great way to get to know your neighbors, is not a big burden in terms of time, and can actually be fun! Your service also helps keep our dues low – the less we have to outsource, the lower our expenses. I've included more on board positions below.

We decided a few years ago to forego in-person HOA meetings for virtual ones, to make it easier for folks to attend. We will be holding our Annual Homeowners Meeting on Monday, December 8th at 7PM via Zoom. Additional information and links are below.

As always, we appreciate your being part of Deer Park! Feel free to reach out to me or the board (deerparkhoa.board@gmail.com).

Best regards,

Michael King, President - Deer Park

Message from the Treasurer

My name is **Phil Howe**, your new Treasurer. My wife Karen and I have been proud residents of Deer Park for 35 years, and I'm honored to serve our community in this role.

As I prepare to send out the **2026 HOA dues invoices by email**, I want to ensure we have the most up-to-date contact information for everyone. Please take a moment to email me your preferred address for HOA communications at:

DeerParkHOA.treasurer@gmail.com

I've noticed that even my own address on file was outdated, so this is a good opportunity for all of us to refresh our records.

Thank you for your prompt response, and I look forward to serving our neighborhood.

Warm regards,

Phil Howe
Treasurer, Deer Park HOA

Annual Meeting of the Membership – December 8th, 7PM

Each year the Association hosts a meeting for all homeowners (members). We typically hold this meeting the first or second Monday in December, and this year it will be on Monday, December 8th at 7PM. We'll take a few minutes to introduce our board members and attendees, review what the board has been working on and what is happening in the neighborhood, review our actual and projected expenditures for 2025 and 2026, review homeowner responsibilities, and have a chance to answer any questions that you might have. Of course, we'll also vote to sustain current board members and elect and sustain any new members!

Zoom Meeting Information (Meeting ID: 833 0417 1264, Passcode: 354243)

<https://us06web.zoom.us/j/83304171264?pwd=muaXMQdZjt1bpPDiZ8O08uVwb1DUBd.1>

Deer Park HOA Board

The Deer Park Homeowners' Association Board of Directors (the "board") is a group of volunteer homeowners that perform the administrative functions for our neighborhood. The HOA is a Washington State non-profit corporation that exists to serve our homeowners. Deer Park has 140 homes, two major sets of trails, 8 cul-de-sac islands, 9 mail cluster box units, three landscaped and signed neighborhood entrances, and a drainage pond! There is a set of rules called the "Declaration of Covenants, Codes, Restrictions and Easements of Deer Park" that provides an overview of the

organization of the HOA, and includes a section on *Architectural Use and Control* that explains what homeowner responsibilities are with regard to the use of your property – including things like maintenance, roofing, painting, fencing, tree removal, adding structures, garbage cans, permitted vehicles, permitted and not-permitted pets and animals, setbacks for any construction, etc. These rules exist to help ensure that properties are safely used, remain attractive, and that the neighborhood remains a beautiful place to live.

The board ideally has NINE members:

1. President
2. Vice-President (**currently vacant**)
3. Secretary (**currently vacant**)
4. Treasurer
5. Architectural Control Committee Member 1
6. Architectural Control Committee Member 2
7. Architectural Control Committee Member 3 (**currently vacant**)
8. Maintenance Committee Chair (**currently vacant**)
9. Member-at-Large (**currently vacant**)

As you can see, we are not running at full capacity right now and we need your help to fill the positions on the board. The Vice President is learning the ropes to succeed the President. The Secretary helps schedule our meetings and take notes. The Architectural Control Committee members are responsible for reviewing Property Change Requests and fielding and answering questions from our homeowners about property use and maintenance. They review things like applications to paint, to re-roof, to add play structures and sheds, to build or replace fences, to remove both healthy and unhealthy trees, etc. The Maintenance Committee Chair interacts with our homeowners, the ACC, and our contracted landscape providers to ensure necessary work is completed and of high quality. At-Large members help other members as required and can take on special assignments, as needed.

One important thing we could use, ideally as a board position or simply as a volunteer, would be an At-Large Web and Social Media administrator who would take the lead on updating/maintaining our website and social media presence.

The board meets as needed, typically quarterly via Zoom, conducts most business via e-mail, and duties generally take an hour or two a month at the most.

Please consider serving your fellow Deer Park homeowners and joining the board! We'd love to have you – and we NEED you!

Annual Dues

Annual HOA dues are used to provide for signage, trail, entrance, cul-de-sac and other area maintenance, tree maintenance, storm debris removal, mailbox maintenance, and related community expenses such as insurance for the HOA board, general liability coverage for the neighborhood, funding for special events like neighborhood cleanups (Dumpster Days), the HOA website, PO Box rental, etc.

Dues have been maintained at a very low level compared to other neighborhoods in Sammamish. This year's dues will remain at \$175 per household, payable through QuickBooks Online invoices which you will receive via e-mail. While you can pay this invoice via debit/credit, please consider paying it via Zelle or via check, as these help us keep our costs lower (no fees for these services).

Please mail checks to:

Deer Park HOA
704 228th Ave. NE #225
Sammamish, WA 98074

Zelle payments should be sent to DeerParkHOA.Treasurer@gmail.com.

Homeowners and the Deer Park CCREs **Caring for Your Home and Yard in the Fall and Winter Months Ahead**

During the Fall and Winter months the falling of leaves and branches and the coming of storms can make sidewalks dangerous and block stormwater and snowmelt drainage. Homeowners are responsible for keeping the sidewalks and drains in front of your homes clear. Be sure to note where drains are located and keep debris from blocking them. Any clogged drains should be reported to the City of Sammamish.

In addition to these seasonal concerns, as part of living in Deer Park, all homeowners have agreed to, and are subject to, the provisions of the Covenants, Conditions, Restrictions and Easements (CCREs) of the Deer Park Homeowners' Association. The purpose of the CCREs is ultimately to protect the economic value and desirability of our homes and the neighborhood. This is accomplished through ensuring that Deer Park architecture is kept uniform and within the scope of the original neighborhood plan, by providing for the maintenance of common areas, and by helping and encouraging residents to keep their properties in good order and using them in such a fashion to be good neighbors.

The Board of Directors encourages all residents to visit the Deer Park website (<http://www.DeerPark-HOA.org>) and familiarize themselves with the CCREs, particularly Section 4 - Architectural Use and Control. In addition, the Board offers these reminders:

Parking

Section 4.C (3) of the CCREs designates that streets shall not be used for overnight parking of any vehicle other than private family automobiles and shall not be used for the storing of any boats, trailers, camper vehicles, trucks or other vehicles of any nature... [except that] during the months of May through September storage of boats/trailers/campers is allowed on the lot for a period not to exceed three consecutive days and not to exceed one occurrence per month.

The Architectural Control Committee (ACC) also reminds residents that Sammamish traffic codes, updated in 2012, make it a civil infraction to stop, stand or park a vehicle within the City unless it has a properly displayed and current license plate and tabs. The City also has a restriction on parking any vehicle in any street within the City for more than 72 hours consecutively.

Lawn Care

Section 4.C (3) of the CCREs states that all yards and landscaped areas, including lawns, flower beds, shrubbery, significant trees, other trees and planters, shall be cut, pruned, watered, fertilized and weeded as necessary to maintain a healthy growing condition. Lawns and beds need special attention during the growing season with mowing and weeding, and leaves and other debris need to be removed weekly.

Home Improvements

A number of paragraphs in Section 4 of the CCREs set forth the conditions for making improvements or changes to your property and outline the process for obtaining HOA approval. Some of the most commonly asked questions concerning home improvements include:

1. How do I get approval for my home improvements?

- You must complete a "Property Change Request Submittal Form". Depending on the complexity of the project, it may take up to 14 days to complete the approval process. Please be sure to plan ahead! The Form can be found on our website at <http://www.DeerPark-HOA.org>.
- Please review your intended project with your adjacent neighbors and have them sign the Property Change Request form.

- When you have completed the Form send it and all supporting documentation to the Architectural Control Committee (ACC) at DeerParkHOA.ACC@gmail.com.

2. What needs ACC approval?

ACC approval is required for the following modifications to your property. Note, this is not an exhaustive list – basically, if you are seeking to make a significant change or addition to your property, check with the ACC first.

- Basketball hoops
- Fences
- Building/replacing a deck
- Additions to your home or garage
- Installation of swimming pool or hot tub
- Covers for decks/pools/hot tubs
- Installation of swing sets/recreational equipment
- Tree removal
- Roof replacement - which can only be shake or architectural-grade composite
- House painting (if changing color)
- Sheds
- Satellite dishes

3. What type of fencing is allowable?

Fences shall be well constructed of suitable fencing materials and be artistic in design. They can be no taller than **six feet** in height with the **finished side facing out**. Woven cyclone fences are strictly prohibited.

Many property changes, such as removal of trees and construction, may also require permission and permitting from the City of Sammamish. Whenever digging, you must contact utility location services by dialing 811 to protect against damaging underground lines.

Approval of changes by the ACC does not relieve the property owner of the responsibility for obtaining necessary approvals and permits from the City, County, or various utilities. When in doubt, reach out to contact them and ask.

Should you have any questions on any of these items, please contact a member of the ACC at DeerParkHOA.ACC@gmail.com.

Maintenance

Most of your annual dues pay for the maintenance of our HOA common areas such as our entrances, the pipeline and wetland trails, and the landscaped areas associated with these. We all participate in neighborhood maintenance by maintaining and caring for our homes and yards. Thank you for helping keep Deer Park a great and beautiful place to live!

Here are a few reminders to help us keep things neat!

Garbage/Yard Waste/Recycling

- Please put your bins out no earlier than Sunday evening and ensure they are put away after collection on Monday. All bins should be stored out of site from the street (in your garage or behind the fence). Bins are to be placed in the street adjacent to the curb, and NOT on the sidewalk.



Boats, Trailers, RVs

- During the months of May through September, storage is allowed in front of your home for a period not to exceed three (3) consecutive days and not to exceed one (1) occurrence per month. Storage is permitted in garages or behind ACC-approved screened areas at all times. Please refer to Section 4.C.3 of the ACC rules in the CCREs posted on our [website for additional information](#).
- The streets in front of the lots shall not be used for the overnight parking of any vehicle other than private family automobiles and shall not be used for the storing of any boats, trailers, camper vehicles, trucks, or other vehicles of any nature. No boat, boat trailer, house trailer, camper, recreational vehicle, or other vehicle other than private family automobiles shall be stored or permitted to remain on any residential lot or building site unless the same is stored or placed in a garage or other screened area as approved by the ACC. Also note, per City of Sammamish [46.30.060](#), vehicles are not to be parked on the street for more than 72 consecutive hours.

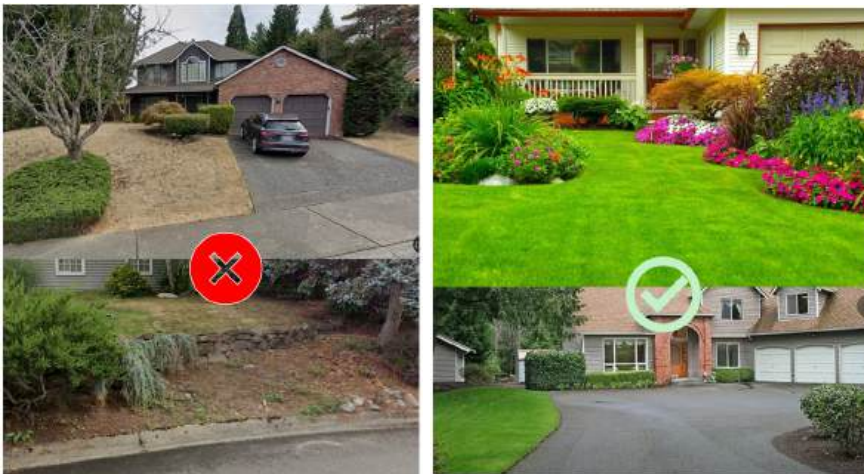
Home Maintenance

- Each property owner shall keep the exterior of the property, including structures and the property . . . in good condition and repair and shall do all redecorating, painting, and landscaping, and maintenance at all times necessary to maintain the appearance of the structure and the lot in the manner consistent and in general harmony with surrounding properties



Yard Maintenance

- Homeowners are responsible for mowing lawns weekly during the growing seasons, and seeing that lawns and beds are kept free of weeds and that trees and shrubs are pruned. This includes sidewalks and streets, where branches should not interfere with pedestrians or vehicles. Fallen leaves and branches should be regularly picked at least weekly throughout the year and may not be left to sit on visible lawns and landscaped areas.



Pets

- No live poultry or animals shall be permitted on said property other than songbirds, and not more than two (2) dogs and two (2) cats as household pets.

Please refer to your [Deer Park Covenants, Code, Restrictions and Easements](#) (the rules on homeowner property use) for additional information, and be sure to be aware of items needing Deer Park Architectural Control Committee approval – read on to learn more!

Deer Park ACC

The Deer Park Architectural Control Committee (ACC) works with homeowners to approve homeowner requests to make changes or modifications to your property and to enforce terms and conditions of the Deer Park HOA's [Covenants, Codes, Restrictions and Easements](#) relating to property use and appearance.

As Architectural Control Committee (ACC) members we work with you to make sure your questions and requests are processed in a timely manner. Approval is necessary by the ACC to ensure your projects adhere to Deer Park Covenants, Codes, Restrictions and Easements (CCREs) and to maintain a consistent + attractive appearance to the neighborhood.

IMPORTANT!... Note that approval by the ACC does not relieve the property owner from obtaining any necessary approvals from the City of Sammamish, King County, and various utilities and other agencies. Contacting the City of Sammamish <https://www.sammamish.us> is always a good starting point!

Chuck Suter and Scott Rouse are your Friendly Deer Park ACC Members.

E-mail them at: DeerParkHOA.ACC@gmail.com

Here are some of the more commonly asked questions about architectural requirements of the CCREs and how to get approval:

HOW DO I GET ACC APPROVAL FOR MY IMPROVEMENTS?

- Complete a "Property Change Request Submittal Form". Depending on the complexity of the project, it may take up to 14+ days to complete the approval process.

WHAT NEEDS DEER PARK ACC APPROVAL?

- ACC and adjacent homeowner approval is required for the installation or building of:
 - Basketball Hoops / Rec. Equipment
 - Fences & Decks
 - Swimming Pools / Hot Tubs
 - Exterior Additions

- Swing Sets
- Area Covers / Trellises / Pergolas
- Sheds (Tools, Storage)
- Significant Tree Removal (see below)
- Satellite Dish and/or Antennas
- House painting (*if changing color*)

TREES?

- The removal of any significant tree(s) is **strictly prohibited unless approved by the ACC**. If the Owner wishes to remove any significant tree(s), **written ACC permission must be obtained prior to removal**. Significant tree(s) that are dead, damaged, diseased or pose a safety hazard will be reviewed by the ACC on a case-by-case basis. A significant tree is defined as a new or existing tree which, when measured four feet above grade, has a minimum diameter of: (1) Eight inches for evergreen trees, or (2) Twelve inches for deciduous trees.

City permits are also required for tree removal. More info here:

[Permits for Removing Trees | City of Sammamish](#)

PAINTING?

- **Changes to the color scheme of the house require ACC approval along with the approval of your adjoining neighbors.** Just fill out the change request approval form and we'll get back to you promptly. Suggestion is to have samples painted on a wall for review, but at a minimum, you should have the color chips/samples available. If you are repainting in identical colors to your existing scheme, no ACC approval is required.

ROOFS?

- Replacement roofing materials should consist of cedar shakes or architectural grade composite shake only. Rubber, metal, tile, or 3-tab asphalt shingle roofs are strictly prohibited. Replacement roofing material other than cedar shake should mimic cedar shake in its natural or weathered state. Colors outside this spectrum, such as blue or green tones, are prohibited. Composite roofing material must meet a minimum 25-year warranty and meet ASTM D 3462 standard for wind resistance. Full sheet samples must be submitted to the ACC for approval at least two weeks before scheduled roof replacement. The ACC will approve only those replacement roofing materials that maintain the architectural integrity of the neighborhood.

SHEDS?

- Sheds are specifically allowed provided they meet the following criteria. Maximum shed dimensions are as follows: 8 feet x 10 feet base, with a 10 foot height at the tallest point. The shed roof pitch must be 45° or match the house roof pitch. Shed roofing material must match roofing material of

the house. The shed must have siding, painted to match the house color. The shed must have an exterior grade door with a lock or safety latch. The shed must be built on either concrete blocks or a crushed rock or cement pad foundation.

FENCES?

- Fences must be well-constructed of suitable fencing materials and be artistic in design, and no taller than six (6) feet in height above grade with the finished side facing out. Wire cyclone fences are strictly prohibited.

SWING SETS AND PLAY STRUCTURES?

- No children's play areas, including but not limited to sandboxes, swing sets, jungle gym sets, etc., may be installed or maintained in a manner such that they are an objectionable feature in the neighborhood or to adjoining owners. ACC and adjoining homeowner approval is required prior to installation.

ANTENNAS, DISHES, SOLAR PANELS, ETC.?

- No house-top television, radio or other type of antenna shall be erected or placed on any residential site without the written approval of the ACC. Nor shall any rotary antenna tower, beam, satellite dish, or other similar device be constructed on any residential site or building without the written approval of the ACC. While Solar Panels are not explicitly covered by our CCREs, the board will address these as we would any other roof-mounted structure proposals. A general guideline for the neighborhood is that visibility of these should be limited from the street. Just because you may have a legal right to install doesn't mean that you are relieved of the responsibility of seeking review and approval from the ACC for said installation.

EASEMENTS

- Easements are rules that allow others (such as utilities providers) to use your property for specific purposes and that may stipulate you can use these portions of your property in only the specified manner.
- In general, the front five (5) and over the rear two and a half (2.5) feet of each Building Site; and (2) over a five (5) foot strip along each side of interior Building Site lines. Within these easements, no structure, including such items as patios, barbecues, etc. shall be placed or permitted to remain, nor shall any activity be permitted within said easements which may damage or interfere with the installation and maintenance of existing and future utilities or which may change the direction of flow of drainage in the easement areas.

CITY OF SAMMAMISH APPROVAL?

- Remember permits, permission and/or approvals may be required from the City of Sammamish for many property changes, such as removal of trees and construction!

- Any digging requires the use of utility location services to prevent the unintentional damage of underground lines and services. Be sure to call the Washington Utility Center at 811 before you dig!
- More information at: <https://www.sammamish.us>

Community Safety

Whether you are a long-time resident or new to Deer Park we welcome you! Don't hesitate to let us know if you have any questions – DeerParkHOA.Board@gmail.com.

Sammamish is Wild! We have raccoons, possums, owls, rabbits, bobcats, coyotes, deer, and even bears that pass through our neighborhoods. Be cautious if you see them and maintain a safe distance. If you see something, say something and if you wish to share the story with a neighbor, a board member [or post to our Facebook page -- Deer Park Community](#), please do so!

Safety on our Roads:

We would be interested in hearing if you have observed speeding in the neighborhood. We are always concerned about the safety of our neighborhood, and while the city has taken some measures to control speeds, they have generally been in areas adjacent to our neighborhood. Please reach out to the board with any observations and feedback you have.

"If you see something, say something."

The Sammamish Police Department reminds all residents to pay attention when you see vehicles or persons in the area that you don't recognize, particularly if they're parked in your neighbor's driveway, or walking around their yard.

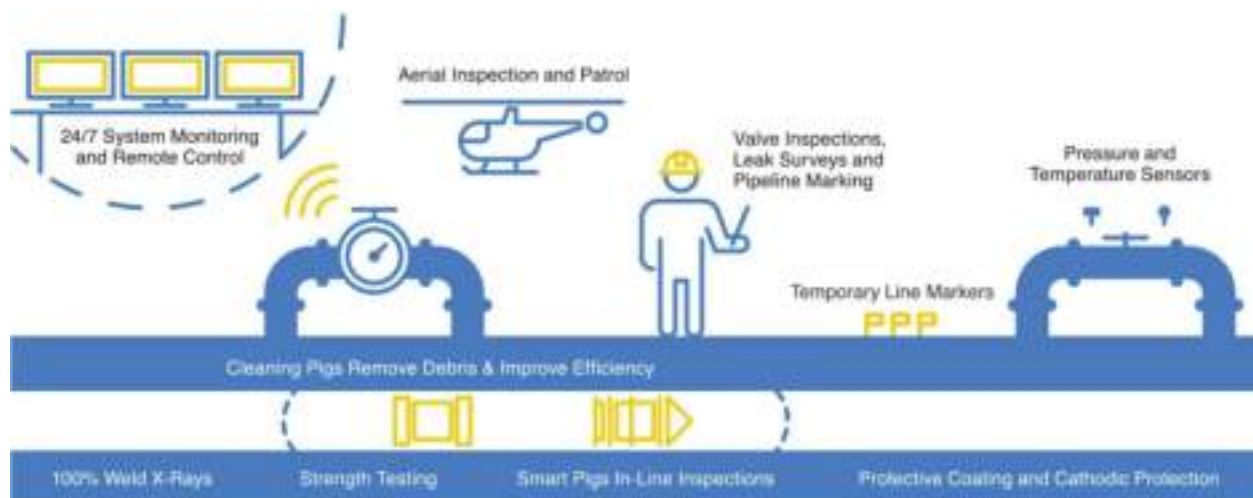
Call 911 or 206-296-3311 to report any suspicious activity to the Sammamish Police Department.

Follow Sammamish Police Department on:

- ✓ Twitter: [#SammamishPD](#)
- ✓ Facebook: [FB-SammamishPD](#)

Did you know we live next to a 3,900-mile-long interstate gas pipeline?

The Williams Northwest Pipeline runs through our neighborhood greenbelt in the 60-to-90-foot-wide corridor that runs behind many of our homes. A pipeline capacity replacement project impacted us in 2006 when the older of the two pipelines that carry gas was replaced with a new pipeline. The pipeline is regularly inspected by weekly flyovers and other scheduled maintenance.



Pipeline Markers



Everyone can contribute to safety and security by knowing where pipelines are in our communities and how to recognize unauthorized activity or abnormal conditions. One of the greatest single challenges to safe pipeline operations is the accidental damage caused by excavation, construction, farming activities — or even homeowner construction and maintenance. By working together, we can reduce third-party damage to the pipeline, prevent accidents and maintain public safety.

Call Williams Northwest Pipeline immediately if you see suspicious activity and/or unauthorized construction near the pipeline right-of-way. No one should conduct blasting, digging, ditching, drilling, leveling, or plowing near the pipeline right-of-way without contacting the local one-call center at least 48 hours in advance to have underground utilities marked.

Recognizing Pipeline Leaks:

LOOK

- Dense white cloud or fog
- Discolored or dead vegetation
- A pool of liquid on the ground
- Flames coming from the ground or an exposed pipeline valve
- A slight mist of ice or frozen area on the pipeline
- Continuous bubbling in wet, flooded area
- A rainbow or a sheen on water
- Dirt or water being blown or appearing to be thrown in the air

SMELL

- An unusual odor or scent of gas or petroleum
 - The products in Williams pipelines are primarily odorless but may contain a rotten egg smell from the odorant mercaptan, which carries a pungent rotten egg odor

LISTEN

- An unusual hissing or roaring noise coming from a pipeline
- A “bubbling” sound

What do you do in an emergency?

- Call **911** if there are any life/safety issues, and/or
 - Call Williams Northwest Pipeline’s 24x7 Emergency Center at **800-972-7733**

Deer Park HOA Board of Directors & HOA Contact Information

- HOA Website www.DeerPark-HOA.org
- Facebook Page [Deer Park Community | Facebook](#)
- HOA Board Email: DeerParkHOA.Board@gmail.com
- President DeerParkHOA.President@gmail.com
- Treasurer DeerParkHOA.Treasurer@gmail.com
- Maintenance DeerParkHOA.Maintenance@gmail.com
- ACC: DeerParkHOA.ACC@gmail.com
 - [Property Change Request Form](#)

Board Position	Member	Year Elected
President	Michael King	2024
Vice President	Vacant	
Secretary	Vacant	
Treasurer	Phil Howe	2024
ACC Position 1	Scott Rouse	2024
ACC Position 2	Chuck Suter	2024
ACC Position 3	Vacant	
Maintenance Chair	Vacant	
At Large	Vacant	