



HOA Newsletter Autumn 2026

Important contact information for you:

Our HOA's Website: www.thevhwa.org
Protocol Property Management
1756 Watson Street North
Enumclaw WA 98022
Phone: 360-802-2000
Contact person: Betty Chalfant
Email: betty@PPMSouth.com
Email HOA: newcastlevineyardhoa@gmail.com
Newcastle Police Department
Non-Emergency Dispatch: phone 206-296-3311

Looking down onto Newcastle from the heights at the Newcastle Golf Club

Police Vacation House Check:

Contact Newcastle WA police department's home page, click on Search, and then click on vacation house check. Please consider this service when going out of town

Our Annual Dues:

Protocol Property Management requests that if you are paying your dues by check, to please be sure that your current Vineyard address is noted on your check! Be sure to use Protocol Property Management's correct address:

1756 Watson Street North

Enumclaw WA 98022 You can also pay your dues via Pay Pal through our HOA website: www.thevhwa.org.

You need to know!

If you are planning to change the color of your house, or are planning to do major landscaping changes like ripping up your front lawn, chopping down trees and shrubs in front of your house, or having any unusual equipment stored on your property or in your driveway such as construction equipment, recreational vehicles, boats, trailers, or anything else that you can imagine... You FIRST need to inform the Vineyard HOA Board. Simply go onto the Vineyard Website at: www.thevhwa.org, click on "Contact", and fill out the paperwork.

Any change to your property affects your neighbors and our entire community.

Now more than ever: Trash cans need to be put back out of sight by the evening of trash collection day please.

Apparently, thieves think that if trash cans are still sitting out after trash day, then possibly you are not at home! Here in the Vineyard, the incidence of crime is very low

compared to other neighborhoods. Even so, we still need to be careful. **We also are required by our CC&R's to store our cans out of sight....so please put them back into your garage or behind a fence**

The Vineyard is a neighborhood block watch community. Neighborhood Watch Committees receive regular email updates from the police concerning break-ins, security issues and other important news. If you are not receiving notices, or if you would like more information on our block watch program, please contact Lisa Edwards at: grangerenterprises@comcast.net

Are you interested in becoming a board member or a committee member of the Vineyard HOA?

Your HOA is looking for enthusiastic and engaged individuals with a positive attitude who enjoy working in a group situation. If this sounds like you, please consider volunteering your time with the Vineyard HOA Board! If you would be more comfortable being on a committee such as the architectural committee - that would also be wonderful, and would be a good way to gradually become familiar with the duties, responsibilities, and tasks of your HOA. Committee members do not have to run for election, but we do need to know that you're interested! Let us know any time. If you are interested in running for a board position, please send us an email by October 20th to: newcastlevineyardhoa@gmail.com so that we can put your name on the ballot. To give you an idea of the time commitment, our board meets the first Wednesday of every month this year - and will continue to do so in 2027.

Your HOA board members are also your neighbors - Jim Quigg, President; Philipp Schmidt-Pathmann, Liaison to the City of Newcastle ; Dee Mulford, Secretary; Vikas Luthra, Treasurer; and Leslie Karis Larson, our Architectural chairperson.



What we need to know about the Wildfire risk across the state of Washington.

Approximately 90% of all wildfires are caused by human activity rather than natural events. These include trash burning, sparks from chain saws, sparks from dragging vehicle chains, overheated cars parked on lawns, and unattended or poorly extinguished recreational fires.

There is a fire burning now at Kachess Lake which is just east of Snoqualmie Pass. Right now, at this printing, King County has issued a ban on all recreational burning.

What can we do to protect our properties?

Keeping living trees and shrubs properly hydrated is an important part of fire-resistant landscaping. Well-watered plants retain more internal moisture, making them much harder to ignite than drought-stressed or dry vegetation. But what we do must be balanced with local water rules and the complete removal of dead material. Fire agencies recommend a “lean, clean, and green” zone around structures, where healthy, irrigated plants serve as a resilient buffer. However, dead vegetation must be removed entirely from your landscapes. Water cannot save a dead plant. Watering dry, dead, or dying shrubs, will not make them fire-safe.



To legally protect your home without violating state water laws, local fire authorities like Eastside Fire and Rescue, recommend focusing on your landscape design rather than heavy watering.

1. Focused irrigation. Only heavily irrigate plants located within 30 feet of the home. Ensure these plants are healthy, adequately spaced, and completely clear of dead wood or dry debris.
2. Keep lawns mowed to a height of 2 to 3 inches. Clean your roofs and gutters of dry pine needles and leaves.
3. Utilize drip systems and other controlled irrigation during the late night or early morning hours to maximize soil absorption and to comply with any mandatory city water conservation restriction which may also be in effect.