



## HOA Newsletter Spring/Summer 2023



### Important contact information:

**Our HOA's Website:** [www.thevhwa.org](http://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](mailto:betty@PPMSouth.com)

**Newcastle Police Department's**

**Non-Emergency Dispatch**

**Phone:** 206-296-3311

### 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! Also 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](http://www.thevhwa.org) . **Please note....there will be a nominal increase in the PayPal service fee next year**

### Police Vacation House Check:

Contact Newcastle WA police department's webpage:

<https://www.newcastlewa.gov/departments/police>

then click on vacation house check. Please consider this service when going out of town

The Vineyard HOA wants to take this opportunity to thank every homeowner for working so hard in keeping up the appearance of their property. Overall, our community is really looking beautiful.

## Landscaping . . .

For everyone who owns a mature Thundercloud tree, check it to see if there are dead branches or “suckers” that need to be removed, or overhanging branches that might need to be pruned back. If so, please avoid having the people who mow your lawn being the ones who you hire to prune your tree!



*A Vineyard sunset in early spring*

There are a few Thundercloud trees in our neighborhood that have been terribly abused by well-meaning but ill-informed people. Thundercloud trees should be trimmed by a professional arborist. Two local arborists you could contact include:

The Davey Tree Expert Company: 425-429-7449  
Bartlett Tree Experts: 425-481-6529.  
For very helpful pruning information, you can also visit the Arbor Day website:  
<https://arbordayblog.org/askanarborist/ask-arborist-rules-pruning/>

If you have a thundercloud sapling taped to a pole, please loosen the tape now so the tree can grow!

Since we are discussing landscaping, remember to care for your lawn. Please mow it, feed it, and remove weeds. Weed seeds travel. It is just common courtesy to prevent the spread of your weeds onto your neighbor's property. Also keep shrubs and trees that are growing near the sidewalks trimmed so there is a clear path for pedestrians to walk.

## Creating a safe 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. Below are some other good ideas for keeping your property and your family safe....

**1. Walk around the exterior of your home and scout out its weaknesses.** The best way to protect your home from the outside is to survey it with the eyes of a burglar. If you can easily tell that a window could be pried open, a thief will definitely be able to come to the same conclusion. While you're checking for vulnerable spots, take note of any expensive electronics, art, or furniture that is easily spotted through windows.

**2. Keep shrubbery around entrances and walkways trimmed.** The last thing you want is to make it easier for a thief to hide when attempting to break in, so eliminate his options for hiding spots. You could even plant thorny shrubs by your windows to make it not only difficult to break in, but painful!

**3. Stow expensive items like grills, cars, and bikes in the garage.** Though it may seem like a hassle to roll out the grill for every barbecue, leaving it out makes it an easy target for thieves. They don't even have to enter your home to grab it, and if it's got wheels it can be a breeze to sneak away with.



**4. Use curtains on garage and basement windows.** These areas don't need the sunlight!

**5. Please install motion sensor lighting and cameras around your home, especially at entrances.** Shine a spotlight on a potential intruder before he can even touch your doors or windows by adding extra lighting with motion detectors at entrances and especially dark corners of your home. Lighting activated by the motion of a potential intruder is a more effective deterrent than dusk to dawn lighting. If you have a home security system, place the notice sign on your front lawn. You can also receive new replacement signs every year from your company for free.

**6. Get to know your neighbors.** Crime tends to be lower in tight-knit communities because neighbors are more likely to look out for one another and can easily spot a stranger. Your neighbors can be one of your best assets in home crime prevention because they offer extra eyes and an outside perspective. Plus if they have a different work schedule from yours, they might be around during the day when you're away and can alert you to any suspicious activity.

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](mailto:grangerenterprises@comcast.net)

**7. Keep your yard free of toys, tools, and ladders.** A yard littered with toys signals to a thief that the house may be filled with equally interesting entertainment inside. A ladder or toolbox left out even briefly for an afternoon can give an opportunistic thief help in gaining access to your home.

**8. Contact Puget Sound Energy if you notice a street light burned out.** Simply go onto the PSE website and fill out the form. (You will need to include the pole's serial number found on the side of every pole.)

**9. Keep fences, gates, and garage doors locked.** It's best to leave them locked at all times. Never leave your garage door open if you aren't in it or outside and able to keep an eye on it.

**10. Be sure your house number is visible from the street.** This makes it easier for police to identify your home in the event of an emergency.

**11. Secure your car.** *Vineyard homeowners are required to park two cars inside their garage....but* if you must park in your driveway, bring valuables like cell phones, purses, GPS devices, and satellite radios inside. Never leave anything of value in plain view, and always lock the doors and roll up windows.

**12. If you find yourself witnessing a crime,** call 911 immediately and start recognizing, remembering, and documenting everything you are seeing. Be calm when talking to the 911 dispatchers; they have set questions they will need to ask such as: What are you reporting? Where are you? Suspect information ....approximate age, height, clothing; as well as any vehicle involved. Remember to be a witness, not a victim. Safety should be your #1 priority.

### **And Lastly ...**

Not to be outdone by criminals, Introducing the latest threat to our community



*"I'm going to make a night of it," he said. "The old sheep was right—What eating! And what drinking! And everywhere good hiding and good hunting."*

By the way, This is the only cute rat ever ...  
Templeton ... a character in the story Charlotte's  
Web ... And the only reason he is cute is because  
he is fictional !!

A group of rats is called a Mischief! Rats are  
mainly nocturnal and live in burrows under ground  
or in your crawl spaces. If they decide that your  
crawl space is near their food supply, that's where  
they will set up their home. The damage they can  
do to your home can run into the tens of  
thousands of dollars in repair bills.

The Vineyard HOA is suggesting to people that  
since our weather has been mild, there really is no  
need to feed birdseed to our wild birds nor should  
our homeowners ever be putting raw compost  
into their gardens. This is what has attracted these  
freeloading "Templetons" to our community in the  
first place.

And apparently, one of our affected homeowners  
doesn't even feed bird seed or put out compost.  
But their neighbors do! Many situations  
attract rats:

- A hole or a crack in your home's foundation.

They will find it

- Bird seed

For bird watchers, a great alternative is planting  
bird friendly plants and bushes, especially those  
that have seeds all winter like lavender.

- Outside dog food bowls

Bring them inside, we don't want rats, raccoons, or  
coyotes near our back doors.

- Garbage (including buried garbage)

This is not the first time our community has  
experienced a rat infestation. Years ago, it was  
found that a neighbor had been burying garbage in  
their backyard. Another fact was that their  
neighbors were aware of the situation and did not  
take action. All of us need to be part of the  
solution.

If you want to compost your garbage, that's fine,  
but please put it out in the green trash cans every  
week for our trash company, Waste Management,  
to haul away. A composting bin in your yard

should only be used for decomposing mowed  
grass, leaves, and similar yard waste.

Also, if you really want to grow a vegetable  
garden, PLEASE HARVEST ALL OF IT !

Meanwhile, if you suspect that you have a rat  
infestation, contact a pest control company  
immediately. They will be able to handle the  
situation safely. And the sooner the problem gets  
taken care of, the less costly it will be in the long  
run. Let your neighbors know that you are  
experiencing this problem so that they can check  
their homes as well.

It is unlikely rodent damage is covered by your  
homeowner's insurance, but you never know. It's  
certainly worth  
rereading your  
policy to find out.



### Upcoming Community Events:

Sunday April 2<sup>nd</sup> 12:00 noon **The Spring Egg Hunt**  
in Lake Boren Park!

This year it will be hosted by your  
Vineyard HOA and the Quigg family.  
Refreshments and fun for everybody.  
Come greet your neighbors for the first  
time since 2019!

May 6<sup>th</sup> (rain Date May 7<sup>th</sup>) SE 83<sup>rd</sup> Court 4 pm

**The Vineyard Cinco de Mayo party.**

May 13<sup>th</sup> 2023 9am to 4pm.

Olympus Community Wide **Garage Sale**

\$10 to register as a seller.

Contact the Olympus HOA's website:

[www.olympusnewcastle.org](http://www.olympusnewcastle.org)

July 2023 Summer **Concert Series** in Lake Boren  
Park. Check the Newcastle city's website  
for more information