



## HOA Newsletter Spring/Summer 2025

### 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**

**Non-Emergency Dispatch**

**Phone:** 206-296-3311

### 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

### 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).

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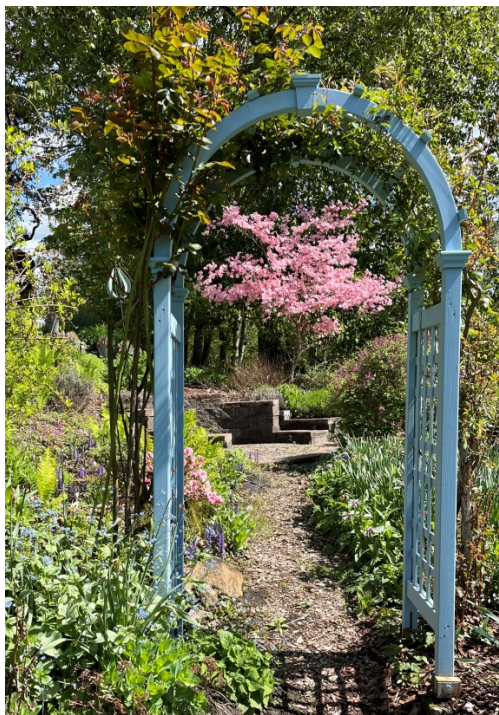
Page 6: your invitation to the Cinco De Mayo Party



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 flowering 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! Also keep shrubs and trees that are growing near the sidewalks trimmed so there is a clear and safe path for pedestrians to walk.



There are a few flowering trees in our neighborhood that have been terribly abused by well-meaning but ill-informed people. Flowering trees should not be trimmed when in flower. All trees should be trimmed by a professional arborist. Two local arborists you can 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/>

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.

## **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.... **You also are required by our CC&R's to store your cans out of sight....so please put them back into your garage or behind a fence!**

**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. Install motion sensor lighting 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. 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.) Or go on line to: [SeeClickFix.com/newcastle](http://SeeClickFix.com/newcastle)

**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 as 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. Reminder: be a witness, not a victim. Safety should be your #1 priority.

### **What's coming up next in our Neighborhood?**

**Gather your families, and immerse yourselves in the warmth and joy that is a part of our community**

#### **April**

19<sup>th</sup> Vineyard/Olympus Egg Hunt Lake Boren Park  
12 noon

#### **May**

3<sup>rd</sup> Vineyard Cinco DeMayo Barbecue (Rain date May 4<sup>th</sup>) Starts 4 pm

10<sup>th</sup> Olympus/Vineyard Garage Sale. (See Page 4)

#### **JULY**

3<sup>rd</sup> Fireworks on the Lake. Lake Boren Park. 6 pm

23<sup>rd</sup>, 30<sup>th</sup>, Concerts in the Park 6-8:30 pm

#### **August**

6<sup>th</sup>, 13<sup>th</sup>, Concerts in the Park. 6-8:30 pm

#### **September**

6<sup>th</sup> Newcastle Day. 10 am – 7 pm

Join the city of Newcastle for the city's signature community event on Saturday, September 6<sup>th</sup> in Lake Boren Park! Featuring live stage entertainment, giant inflatables, carnival games and other kids' activities, community and vendor booths, food trucks, and more.

**Information about the May 10<sup>th</sup> Garage Sale from the Olympus HOA ---Vineyard residents are also invited to participate:**



**Olympus/Vineyards Garage Sale 2025**  
Saturday, May 10th - 9am-4pm

Olympus and Vineyards homeowners,

The Olympus Garage Sale is confirmed again this year. The [Garage Sale application](#) is now on our Olympus website—[olympushoa.org](http://olympushoa.org) with all the info—go to the website and click on '[News and Events](#)' > '[Garage Sale](#)' to print the application and view Notes to Participants.

**Attach your check made out to the 'Olympus HOA' for \$10 to cover the advertising costs and map copies and give check and application to Sue Stronk (12917 SE 86th Place) no later than May 7th.**

Happy selling and drive carefully that day with all the activity in the neighborhood!



\*Safety alert: be sure all items being sold are outside your house and on the driveway. Do not allow strangers to enter your house or back yards.

**Application due by 6pm Wed, May 7th**

This is to allow time to make the map and make copies to hand out on the day of the sale to customers.

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You are receiving this email because you opted in at our website or via our neighborhood Block Watch program.

[OlympusHOA.org](http://OlympusHOA.org)

**Our mailing address is:**  
Olympus Homeowners' Association  
c/o Protocol Property Management  
1756 Watson Street North  
Enumclaw, WA 98022

**Sidewalk repairs.**

Do you have a cracked or crumbling sidewalk in front of your home? If so, you can go on line to:

[seeclifix.com](http://seeclifix.com)

Simply take a picture of the problem with your cell phone add attach it with your request. Don't forget to include your address!

**A note from our president...**

Your HOA Board is working hard to keep our neighborhood beautiful and safe. But we always appreciate your help.

If you notice something that doesn't look right or deserves our attention, please let us know.

You can email us anytime at:

[newcastlevineyardHOA@gmail.com](mailto:newcastlevineyardHOA@gmail.com)

We will reply to you very quickly. The Vineyard is our home too, and we want to help you and all our neighbors to preserve the attractiveness and value of our homes and community.

--- Jim Quigg



*The 2025 Vineyard HOA board members, left to right...*

*Jim Quigg, Dee Mulford, Vikas Luthra, Leslie Karis Larson, and Philipp Schmidt-Pathmann*



# Come Celebrate Spring!



Join Us at the  
Vineyard/Olympus  
Egg Hunt!

*Place: Lake Boren Park Newcastle*

*Date: Saturday April 19th*

*Arrive Time: 11:30*

*Hunt begins at 12 noon*

Meet your neighbors and the Bunny  
*Sponsored by your Vineyard HOA*

You are invited to....



*The Cinco De Mayo*  
**Vineyard Neighborhood**  
**Block Party and Barbecue!!**

**DATE:** Saturday May 3<sup>rd</sup> 2025  
(rain date May 4<sup>th</sup>)

**Time:** 4:00pm til 8pm

**Place:** SE 83<sup>rd</sup> Court

Please bring your favorite beverage, a dish to pass,  
and your lawn chairs!!