

POYB Fall News Oct 2026

Halloween is coming up! If you would like to welcome our neighborhood 'trick or treaters' on the 31st, please leave porch lights on and have treats ready :)

Coming in November ~ Annual fire alarm system check 11/3
~Gutter cleaning
~ Annual budget ratification meeting

FYI~the master HOA Insurance policy with 50k deductible was renewed. All owners must also carry an HO-6 condo policy. documents are available through steveweidenbachagency@amfam.com or call 509.933.2200 Ask your agent to update your policy

Security~ PLEASE REPORT ANY SUSPICIOUS ACTIVITY OR PERSONS ON OUR PROPERTY TO THE KIRKLAND POLICE DEPT 425-587-3400 or call 911
At night leave front lights on, garage doors closed and vehicles locked
Please do not leave deliveries visible at your front door
Let your neighbors know if you plan to be away on vacation

Friendly reminders~
Please do not store trash bins outside & bring bins inside by Monday evenings
Parents, kids and drivers please be extra careful while on the streets. The speed limit is **15mph**
Guest parking areas are reserved for short term guest parking
All remodels require HOA Board review

Winter is just around the corner so please be sure to cover hose spigots to prevent pipe damage during cold temps. Report any water intrusion immediately. Review location of water & Gas shut off valves.

Fire safety tips~
Clean lint screens and hoses on clothes dryers. Service furnace, HVAC and fireplace & water heater annually. Change smoke detectors. Never leave candles unattended. Consider adding a smart electrical sensor like'Ting' (your insurance company may offer these free of charge)

Sewer back up prevention~
Never flush baby wipes even if they are labeled 'flushable'. Do not pour grease, rice, coffee grounds etc down kitchen sinks. Report any plumbing issues asap

There are currently 5 active leases and 4 homeowners on the lease wait list

There is one home for sale ~ 3713

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