



POYB

Fall News

Oct 2025

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 ~ Gutter cleaning & repairs
Annual budget ratification meeting (dates tbd)
Daffodil bulb planting ~ please contact Jill if you would like to help!
jscrowson@gmail.com

FYI~A new master HOA Insurance policy with 50k deductible was signed. All owners must also carry an HO-6 condo policy. Updated documents will be available. Ask your agent to update your policy asap.

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
Please keep dogs on leash

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. Have furnace and fireplace serviced 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 or anything similar.. Report any plumbing issues asap

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

Welcome to new homeowners ~ Sue and John and Josephine

POYB emergencies and account inquiries ~ Cole properties russ.cole@coleprop.com
425 823 6263 General info Poyb.org