



## BEARS & TRASH CANS



While this is valid at all times, but especially so now that bears are preparing for the winter. Bears have been active in our neighborhood.

**DO NOT put out any trash or recycle cans the night before.** We do have bears within the area (see picture left from our neighborhood) and they are attracted by the wonderful aroma of trash in our trashcans. These bears tend to be nocturnal when they wander around our neighborhood. I have a bird feeder mounted on a strong one inch wide pole that a bear bent over like a straw with no effort – happens occasionally. And signs of bears around my garden on Ferryboat are normal. We do not want any encounters with bears so let's make an effort to **not** attract them to our neighborhood – with no food, they just go elsewhere.

If you are going to be away the morning cans need to put out, make an arrangement with your neighbor to have them put out for you. It saves the problem of trash spread out over the road and as importantly, prevents bears from becoming a nuisance, because when they become a nuisance, they are often euthanized. Even bear relocation does not work because they become easily addicted to free food scraps found in trashcans and then bother other people. Let's protect people and bears – put cans out the morning of collection only!



It has been an interesting summer in the cove. The Alexander Mountain Fire reminded us that we live in a fire ecology and should always be diligent about fire and how we mitigate our homes to help keep fire at bay. Being in a suburb, as the Marshall fire of December 30, 2021, showed us, is a good reminder that fire can hit anywhere when it is dry and windy. We were only 2 miles from the edge of the mandatory evacuation zone. If the wind had been blowing hard from the NW, our story might have been a different one.

### Always Be Fire Aware.

**The SPEED HUMPS went in this summer.** Personal observations show that most people do slow down and the **SPEED-ALERT CAMERA** opposite Ferryboat Court does remind people to ease off and brake as they head down the hill or around the long bend on Cove Dr. However, there are still some who seem to think it a challenge to see how fast they can go over the humps without bottoming out the vehicle. **SLOW DOWN! The speed limit within MC is 25 mph,** meaning an alert person would still take 57 feet to stop (the distance of nine people laid end-end). All the kids playing in MC are aware of traffic, and parents are good at telling kids to be careful when they are playing out. But kids are kids and they easily get distracted when playing and riding. So please drive as if kids and walkers are always out on the streets in our neighborhood.



## The DESIGN REVIEW COMMITTEE (DRC, or ARC on the Property Managers website)

Many HOA residents have questioned why some minor changes to the external aspects of their homes requires DRC approval (e.g. repainting the house the same color). The Covenants state that: *“The Design Review Committee (also known as DRC, ARC or ACC) is established under the Declaration of the Mariana Cove Home Owner’s Association. Its members are appointed by the Executive Board and are responsible for the establishment and administration of Design Guidelines to facilitate the purpose and intent of the Covenants of the Mariana Cove Home Owners Association. In essence, the duty of the DRC is to exercise best judgment to see that all improvements conform and harmonize with such theme and with any existing structures as to external design, quality and type of construction, seals, materials, color, location on the building site, height, grade and finished ground elevation, and the schemes and aesthetic considerations set forth in the Design Guidelines and other Association documents. The DRC is specific to the Cove but the Shores do have a liaison member on the committee to maintain consistency throughout the neighborhood.”* See - <https://www.marianacove.org/wp-content/uploads/DRC-Guidelines-2019-04.pdf>

Simply put, the DRC ensures that the covenants are met by any changes. The reason approval is needed is to document such changes, such that anyone who builds, or makes changes to their home or any part of the HOA common area does not do so with ‘flamboyant’ or ‘Outrageous’ designs that might reduce property values for the HOA as a whole. If there are complaints following a design creation or change in which the DRC was never consulted, then the owner might find themselves liable to rectify or remove said design.

Most of the time the DRC does a quick turn-around of approval once the request is received. If sent to the DRC that can be in as little as one day. If sent to the Property Managers, it may take 2-3 weeks for the DRC to finally receive the request. <https://www.marianacove.org/design-review-committee/>

## VOLUNTEERS

As always, our grateful thanks go out to all our volunteers who make that extra effort to keep the neighborhood looking beautiful and tidy. That includes all the neighbors that that water and weed common areas and cul-de-sac islands, and trim bushes and trees not done by the landscapers. If you, or neighbors you know, are contributing to our neighborhood please let the board know so they can be thanked. [marianacovehoall@gmail.com](mailto:marianacovehoall@gmail.com)

## COMMENTS FROM THE EDITOR

**E-mail** contact for board (and online editor) changed. Now [marianacovehoall@gmail.com](mailto:marianacovehoall@gmail.com)

**Facebook**, private Facebook page for Mariana Cove residents. If you want to be able to post and comment, send a request to the admin – restricted to HOA owners only.

<https://www.facebook.com/groups/marianacove/>

**Website** has all of the HOA information (updated regularly) <http://www.marianacove.org/> All our older HOA documents are archived on a single site <http://bit.ly/CoveDocs> For now there are three sites to find HOA information (pre 2021 Bitly.com, the HOA website, and Ascend (only recent files).

For most questions please contact the HOA board first. Property Managers (Ascend Management Services Group – Community Manager Jennifer Wilson [jwilson@ascendmsg.com](mailto:jwilson@ascendmsg.com)

**2024 BOARD MEETINGS** – one more Board meeting - the Annual Meeting, Face-face and Zoom, December 11, at 6pm. Place TBD.

**SPRINKLER BLOWOUTS** – The neighborhood Blowout option is being arranged. Check the MC website or Facebook site for more information when posted.

**If you received this Newsletter as a hardcopy and would be happy to get the online copy via Facebook, email, or the website, please email the editor to let him know.**