Newsletter of the Tiffany Park Neighborhood Association

Serving Ponderosa Estates, the area of the Tiffany Park Homeowners Association, and everything in between

Renton, Washington November 2017 www.tiffany-park.org

In this issue...

President's letter	1
Holiday Lights Contest	1
Housing development	2
Ginger Creek Park	2
City of Renton code compliance	3
Nextdoor.com	3
Neighborhood history	4
Membership/dues	5
Website	6
This newsletter	6
Steering Committee	6
Advertising	7
Form for joining as a supporting member	8

President's Letter

Friends and neighbors, maintaining the appearance of our neighborhood is important, especially when home values are increasing, as they are now. An appealing neighborhood is not only good for the people living there, it is good for people who are thinking of moving in.

An appealing environment is the product of actions taken by residents who care about one another. That caring fosters other benefits, such as safety, deterrence of crime, and being able to rely on neighbors for help, especially during natural disasters.

The Tiffany Park Neighborhood Association works with the City of Renton to produce such an environment. For example, the City's program of code compliance addresses several neighborhood issues and the Association promotes monthly reminders about cleaning up litter. We hope to increase our interaction with the City.

Bringing neighbors together fosters a greater sense of community and improves the image and atmosphere of the neighborhood. Please consider helping with the Association's efforts. Share your knowledge and energy to help make our neighborhood even better than it is. I am eager to hear from you. Share your ideas. My phone number is (206) 713-4497. Thank you.
Marina Higgins, TPNA President

Can't decide what to give someone for Christmas or another festive occasion? Why not give a supporting membership in the TPNA? The recipient will love you for it. The article "Membership/dues" has more info.

Holiday Lights Contest

Every year the TPNA stages the "Holiday Lights Contest" just before Christmas to honor the owners of the three best-decorated homes in the neighborhood. This year is no different. Get out the lights and decorations and create a visual feast for your neighbors!

Judges will go through the neighborhood after 7:00 p.m. on Sunday, December 17 to observe the displays. After comparing notes they will decide on the three best houses. Modest prizes will be awarded and the names of winners will get at least 15 minutes of fame when their names appear on the TPNA website and in the first newsletter published in 2018.

This year's judges are Pam Carino and Donna Thorkildson.

Newsletter of the Tiffany Park Neighborhood Association
Serving Ponderosa Estates, the area of the Tiffany Park Homeowners Association, and everything in between
Renton, Washington November 2017 www.tiffany-park.org

Housing Development

("Allura at Tiffany Park")
As of mid-November 2017, the status of the development, based mostly on observations made by neighbors, was as follows:

1. Basic grading of the property is complete, including layout of the streets (no paving yet).
2. Topsoil is being spread out over the property.
3. Retaining walls have been installed.
4. A huge stormwater retention vault with lid has been constructed. (A worker said that the lid is strong enough to support the weight of construction trucks.) We believe a park will be built atop the vault.
5. Storm sewer work on SE 18th Street is complete or nearly so and final paving is likely to occur in January.
6. Additional trees have been cut down but we don't know why they were cut down and whether there will be repercussions.
7. The project appears to be about a month behind the schedule described in the developer's mid-2017 letter to residents.

The dues for a supporting membership in the TPNA are equal to the cost of a few gallons of gas, so no one can complain that the expense is too much to bear. Do your civic duty and sign up now! See the article "Membership/dues."

Becoming a supporting member in the TPNA is easy---just fill out an application (at end of this newsletter) and give it and the appropriate amount of American dollars (cash or check) to our treasurer. The article "Membership/dues" has more info.

Ginger Creek Park

The park has entered its annual period of somnolence, resting through the cooler months as the dry soil is replenished with rain waters. A garbage can was added for picnickers to deposit their trash. This has helped to keep unwanted picnic left-overs from being deposited in the doggie waste containers. Frequent passes through the park have been made to pick up fast food trash left by inconsiderate individuals.

There is work to be done when volunteers and materials become available:

- Shrubs need pruning to maintain visibility through the park.
- New wood chips need to be applied to compensate for existing chips that have subsided due to rotting.

Our thanks to those several neighbors who have consistently donated time, labor and materials to keep the park looking neat over the past summer.

A related issue concerns the path (sidewalk) that provides a convenient shortcut to Tiffany Park School from Index Avenue SE. It is due for a clean-up. TPNA volunteers periodically perform this task. A work party will be organized to address this need.

Newsletter of the Tiffany Park Neighborhood Association
Serving Ponderosa Estates, the area of the Tiffany Park Homeowners Association, and everything in between
Renton, Washington November 2017 www.tiffany-park.org

City of Renton Code Compliance

The City of Renton's code compliance department is devoted to ensuring that things are built and maintained "according to code." Compliance with Renton's building codes contributes to clean, attractive, and safe neighborhoods and helps maintain property values.

The City has a process for dealing with code violations: an inspector contacts the property owner in writing, asking that the violation be corrected within an appropriate time frame. The property owner's response determines the subsequent steps.

The TPNA Steering Committee encourages property owners to become educated about code compliance. The City's website has detailed information at http://rentonwa.gov/living/default.aspx?id=200. In addition, the Association hopes to distribute to all households a copy of the City's code compliance pamphlet.

NextDoor.com

Nextdoor.com is a website that acts like a bulletin board for a neighborhood and enables members to reply to messages posted there. Messages typically do one of the following:

1. Announce events
2. Sell things or give things away
3. Report lost or found pets
4. Say "I'm looking for X. Does anyone have one?"
5. Ask if anyone knows a good service provider (landscaper, house cleaner, carpenter, etc.) or recommend a good one
6. Report crime
7. Discuss safety topics
8. Ask for advice.

The Tiffany Park neighborhood has a "page" on Nextdoor.com. On that page a resident who has registered with the site can see all the announcements posted by fellow neighbors, reply to anyone's announcement, and post an announcement for others to see.

All residents within the Tiffany Park neighborhood are encouraged to join. The only information you must provide is street address and e-mail address. Your street address is what enables you to see the postings made by fellow neighbors. providing an e-mail address enables you to receive e-mail notifications of postings by other residents. This is a secure site and no information is sold or passed on to other parties. There are unobtrusive ads displayed with the recent postings but they do not get in the way of viewing announcements.

A page on the TPNA website has links to more information. To get to that page, go to the TPNA website (www.tiffany-park.org). From the home page go to "Communication…Newsletter, Nextdoor.com, and Yahoo group. "

- One link has a brief description of the sign-up process for Nextdoor.com. It is a good starting point and is available here "generic description of the sign-up process."
- Another link takes you to a Nextdoor.com help page having detailed information about all aspects of Nextdoor.com: https://help.nextdoor.com/customer/en/portal/articles.

Please consider joining Nextdoor.com.

Newsletter of the Tiffany Park Neighborhood Association
Serving Ponderosa Estates, the area of the Tiffany Park Homeowners Association, and everything in between
Renton, Washington November 2017 www.tiffany-park.org

Neighborhood History

"The Lake" (Part 4 of a series by Larry Gorg)

And a creek runs through it! Yes, if you wander around our neighborhood, you will find that there is both and inlet and outlet for Ginger Creek, a water feature that runs under our neighborhood. Back in the 60's when our neighborhood was in the planning stages, there was more than a creek. There was actually a lake where now there are houses. The lake extended up to SE 18th Street on the east, to the hill on the west, from the City of Seattle water Pipeline on the south, to about SE 16th Street on the north.

The lake was eventually drained. Here's some background. Towards the end of a lake's life cycle, it becomes almost a wetland. There is not much water because decaying vegetation fills the lake. It can not support fish because the bottom of the lake gradually rises to the water's surface, and the decaying vegetation soaks up all the oxygen in the water. In those days developers and the City were not concerned with saving lakes or wetlands so the lake was drained by digging out the creek, which allowed the water to flow out. The lake and the surrounding area dried up.

The creek was put into a drainage pipe that starts south of the City of Seattle water pipeline. It goes under the park to the intersection of Lake Youngs Way SE and Glenwood Avenue SE. From there it goes along Glenwood Avenue SE past the first house and turns north to the west edge of the school. Then it turns northwest, parallel to the boundary of the school property. Just past the school building, it turns north and runs under Index Court SE. From there it follows Lake Youngs Way SE almost to Royal Hills Drive. The drainage pipe ends at the top of the ravine running parallel to Royal Hills Drive. The creek flows down that ravine and eventually into the Cedar River.

In addition, the builder (Hillis Homes?) also filled in a small ravine. The City required a large foundation for the house that was built on that ravine, and that was deemed adequate. Unfortunately, the builder cut some corners, and did not put a solid foundation in the center of the house. The center started to sink. All the homes in the neighborhood had a Home Owner's

Warranty (HOW) program that ran for 10 years after the houses were built, so the owner contacted the HOW program. Eventually the HOW program agreed to fix the problem. After digging down to the original solid ground, a new foundation was poured so that the center of the house was supported. It was because of this activity that we discovered that there had been a lake under part of the neighborhood.

Balloons, cake, and blowing out candles make a birthday nice, but the thing that makes a birthday special is receiving the gift of a supporting membership in the TPNA. But that's not all---it might motivate the recipient to get involved with the Association, which would be good for the neighborhood. The article "Membership/dues" has more info.

Newsletter of the Tiffany Park Neighborhood Association
Serving Ponderosa Estates, the area of the Tiffany Park Homeowners Association, and everything in between
Renton, Washington November 2017 www.tiffany-park.org

Membership/dues

Neighbors, have you considered becoming involved with the Tiffany Park Neighborhood Association? The continued maintenance and improvement of our neighborhood is dependent on neighbors like you to offer ideas, help with events, and provide occasional muscle power. The more volunteers we have to get things done, the smaller everyone's contribution can be.

At the present, most neighborhood business and maintenance is handled by a handful of people consisting of members of the Steering Committee and a few other dedicated individuals. It is challenging to get the needed work done with so few participating. We encourage you to consider helping out, even if it is limited to providing ideas for improving the way we get things done. We can all benefit from the perspective of new participants.

Another way to help the neighborhood is to pay voluntary annual dues (cost stated below). This makes you a supporting member. The dues go into our bank account, from which we pay for supplies and equipment related to the staging of events such as out picnic and maintenance of Ginger Creek Park. Being a supporting member entitles you to vote at the annual meeting of the general membership, whether the voting concerns selection of new officers for the Steering Committee or changes to our bylaws.

The annual cost for being a supporting member is $12.00 per person for those under 65 and $6.00 per person for those who are 65 or older. Note that it is per person, not per household. Membership is dirt cheap! At the end of this newsletter is a membership form. The form can also be downloaded or printed from the TPNA website (www.tiffany-park.org).

If you shop at McLendon Hardware, your dues will be quickly paid for by the discount the store gives to members---there is a 10% discount on most non-sale items. If you're a frequent shopper there, your dues will be paid back more than once in the year. When you pay TPNA dues, we inform McLendon's of your membership. Then at the cash register you say that you're a member of the TPNA and give your name. The discounts then start rolling in---it's almost as good as winning the lottery.

Whether you prefer to be a general member (by virtue of living in the neighborhood) or a supporting member (by virtue of paying dues), we welcome your participation. Why not attend a meeting of the Steering Committee to see what's going on and get an idea about how you can contribute? Anyone can attend. Meetings are held every other month at the home of a Steering Committee member. Information about meetings is posted in advance on the TPNA website under Announcements. To find out where the meeting takes place, call the Association's president: contact information is in the article about the Steering Committee.

The greater our membership, the more influence our neighborhood will have if an issue needs to be addressed before the city government. Please join us!

Are you a supporting member of the TPNA? If not, we'd love to have you become one. The article "Membership/dues" has more info.

Newsletter of the Tiffany Park Neighborhood Association
Serving Ponderosa Estates, the area of the Tiffany Park Homeowners Association, and everything in between
Renton, Washington November 2017 www.tiffany-park.org

Website

The TPNA website is the place to go to learn everything you wanted to know about our Association but were afraid to ask. There you will find details about the nature of the Association, its structure, the rules (bylaws) by which it operates, a map showing its boundary, and the events it sponsors. The Records page has links to newsletters and meeting minutes going back to the founding of the Association in 2006. It also has links to websites having neighborhood-related information. Time-sensitive announcements appear on its home page. The URL for normal computers is www.tiffany-park.org. For touch-screen devices such as smartphones, the URL www.tiffany-park.org/mobile might work better.

Being a supporting member of the TPNA entitles you to get a 10% discount on most things at McLendon's Hardware. What a deal! The article "Membership/dues" has more info.

THIS NEWSLETTER

The TPNA newsletter a publication for residents of the Tiffany Park neighborhood. Its purpose is to inform residents of Association events and other activities related to the neighborhood. It is published at least twice a year and distributed to all homes in the Association's geographic area. An electronic version (PDF file) is posted on the Records page of the Association's website (www.tiffany-park.org).

Comments, questions, and suggestions for articles are welcome. The person to contact is our association's president, Marina Higgins: phone: (206) 713-4497.

Inputs for this issue were made by Cynthia Garlough, Larry Gorg, Reid Heimbeck, Marina Higgins, Dave Beedon, and Bill Roenicke.
Edited by Dave Beedon (davebeedon@comcast.net)

Steering Committee

The Steering Committee is the body that plans and organizes most of the Association's work. It consists of up to eleven members, four of whom are officers. The current members will serve until the end of the 2018 general membership meeting. Your neighbors on the Committee are

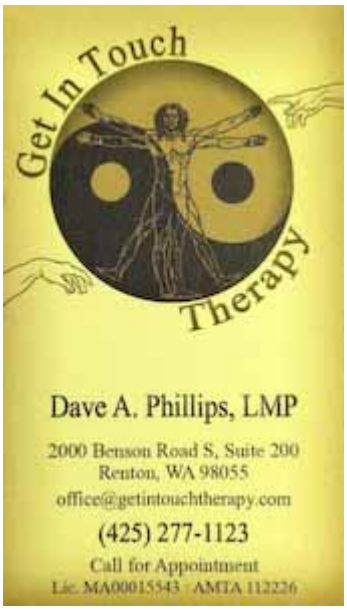
Officers:
President: Marina Higgins [phone: (206) 713-4497]
Vice President: Pam Carino
Secretary: Dave Beedon
Treasurer: Bill Roenicke.
Other members:
Sue Dahlberg
Larry Gorg
Reid Heimbeck
David Phillips
Lynda Reed
[vacant position]
[vacant position]

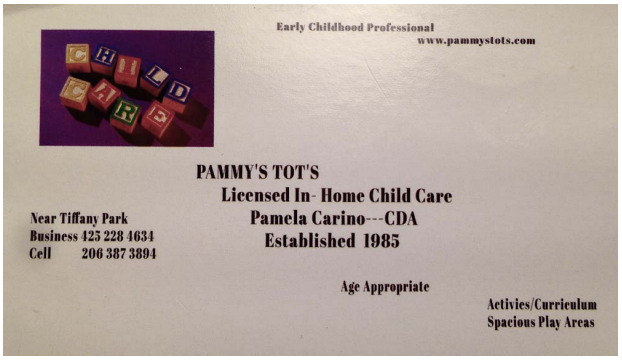
If you desire to be a member of the TPNA Steering Committee, you must be a supporting member of the TPNA. The article "Membership/dues" has more info.

Newsletter of the Tiffany Park Neighborhood Association
Serving Ponderosa Estates, the area of the Tiffany Park Homeowners Association, and everything in between
Renton, Washington November 2017 www.tiffany-park.org

Advertising

Keller Williams Realty has an iPhone app: in the App Store, search for "kw.com."





Tiffany Park Neighborhood Association Supporting Membership Form

Note: This is not dues for the Tiffany Park Homeowners *Association*

Residents of the Tiffany Park Neighborhood are automatically *regular* members of the TPNA

A resident who becomes a *supporting* (dues-paying) member of the TPNA:

- Can vote on Association policy matters and Steering Committee members
- Can serve on the Steering Committee
- Gets a 10% discount on many items at McLendon Hardware

Help support neighborhood improvements and activities

Name: _____

Address: _____

Phone Number: _____ **e-mail:** _____

Dues are $12/year for persons under 65 years of age and $6/year for persons 65 and older.
Dues are for a person, not a household.

Dues Paid: $_____ **Additional Donation: $**_____ **Date:** _____/_____/_____

Please fill in all fields and make checks payable to: TPNA

Mail this form and a check to: TPNA Treasurer, 3112 SE 18th Street, Renton, WA 98058

Tiffany Park Neighborhood Association Supporting Membership Form

Note: This is not dues for the Tiffany Park Homeowners *Association*

Residents of the Tiffany Park Neighborhood are automatically *regular* members of the TPNA

A resident who becomes a *supporting* (dues-paying) member of the TPNA:

- Can vote on Association policy matters and Steering Committee members
- Can serve on the Steering Committee
- Gets a 10% discount on many items at McLendon Hardware

Help support neighborhood improvements and activities

Name: _____

Address: _____

Phone Number: _____ **e-mail:** _____

Dues are $12/year for persons under 65 years of age and $6/year for persons 65 and older.
Dues are for a person, not a household.

Dues Paid: $_____ **Additional Donation: $**_____ **Date:** _____/_____/_____

Please fill in all fields and make checks payable to: TPNA

Mail this form and a check to: TPNA Treasurer, 3112 SE 18th Street, Renton, WA 98058