



Glen Acres Homeowner's Association, Inc.

10925 Glen Acres Drive S. • Seattle, WA 98168 • (206) 246-6606



Dear Resident,

Welcome to Glen Acres! This handbook is designed to give quick answers to common questions about our community.

Glen Acres was created in 1966 and has grown into seven separate Phases or Divisions under an umbrella Homeowner Association. We currently have 225 units. 90% occupied by at least one resident 55 years of age or older at last count. Our nine-hole golf course, tennis courts, swimming pool, jacuzzi, wood shop, ceramics kiln, pool table, exercise equipment, etc. make us an active senior community. At this writing 212 units are owner occupied. That makes most of us owners as well as residents.

Through the Association, an owner owns an undivided interest in the common property of the community which includes the golf and country club. The owners elect the Homeowners Association Trustees, and the Phase or Division Management Committees to manage our common property.

These elected representatives set policies that maintain and protect our property values. Contractors are hired to carry out the policies. Jane Placek provides financial and administrative services. Bill Placek's company provides physical plant maintenance services. Other contractors are obtained through competitive bids for services as required.

The monthly fee assessed each owner pays for running our community. A portion of this fee is allocated to reserve accounts for major expenditures that occur with time; such as painting, roof repairs and replacement, structural repairs, road repairs, etc. The amount set aside in reserve accounts is determined by the individual Phases or Divisions to meet their specific requirements. Newcomers to Glen Acres are not likely to be saddled with lump-sum assessments for major repairs.

Community rules have been developed and adopted by the homeowners over time for the mutual benefit of all residents. The rules document certain common courtesies necessary in a relatively close-knit community to maintain an enjoyable living environment for everyone.

Please take a few moments to familiarize yourself with this book, and again, welcome to Glen Acres! We hope you enjoy living here as much as we do!

The Glen Acres Homeowners Association Trustees and Management Committee Members