



This 2019 year is already half over! My how times fly! Two more months and your Board of Directors will be working on the new budget for 2020. I hope all of us pay more attention to our communications from your Board and your Management Com-

pany. Both the emails and postal announcements need to be read and acted upon immediately. If we all would commit to this it would save a lot of time and money for everyone affected (you as owners, Board members and Management). Windermere has put in a new system that has removed all the problems that so many of our owners had with the old system.

We have been busy doing improvements to a number of areas around our property. There is more to come which includes cleaning the south pond and the ventilation in the gym rooms in the clubhouse, as well as inspection of roof and siding for damages from the wind storms earlier this year.

Thelma Darling

Next Owners Open Forum in Building 506



The building committee has scheduled our July 15 OWNERS OPEN FORUM in Building 506 (maintenance building). Most of you probably have never been in this building. We have worked long, hard hours to clean it up and we are inviting every-

one to come enjoy the meeting in our new surroundings. We are borrowing chairs to use that night, therefore we won't have to move the heavy furniture around in the clubhouse. It is our plan that we will have room for everyone to sit.



Come and enjoy our Darby Association summer Bar-B-Q...Saturday August 17...from 11am to 3pm. More details to follow on fliers posted in the building bulletin boards....and we can only hope to have a beautiful, but not too hot day!! By the way...does anyone have a croquet set, or bean bag toss equipment...or anything else we can borrow for some yard games on the upper patio area? Please and thanks...it would be so appreciated.

The next community garage sale will be held on Saturday, September 7th from 9-2pm, in the Maintenance Building...which has been cleaned up, painted and had blinds put on the windows and is an improvement from before. Any persons wanting to be sellers please provide their own table. Set-up is on the Friday Sept 6th at 3pm. The contact person is Tom Darling. Watch for more details posted in bulletin boards.



Contact Info

Windermere Mgt Office Phone: (360) 296 7355
Windermere Mgt Fax No.: (360) 733 7969
Windermere Mgt Email:
Teresa@windemeremgt.com
Windermere Mgt Office Address:
541 W. Bakerview Rd.
Bellingham, WA 98226
Windermere Mgt Office Hours:
9:00 a.m. - 5:30 p.m. Mon.-Fri.
Night Patrol 7 p.m.-7 a.m.: (360) 815 4664
Board Email: board.decoa@gmail.com



Block Watch

Darby Estates has a neighborhood Block Watch group. It is an information sharing network of Darby residents and owners and anyone

may join. Infrequent emails (maybe once or twice a month) let you know what's happening around Darby and what to watch out for. If you are interested, please email the Board at board.decoa@gmail.com to be added to the list.

Building a Wonderful Community



We live in a condo association and our unit "home" is Deed restricted. It was designed that way to maintain the value of the entire

community. We live among a large group of owners with whom each of us shares a common interest. That interest should be that each of us has the goal to be the kind of neighbor that everyone wants to have in "their community". For each of us to be this kind of neighbor we have to know our Darby Governing Documents. Please read them from time to time to understand what your responsibility is within our community. Also, be familiar with the CC&Rs (state and federal laws) that we all must abide by to avoid being sent an expensive violation notice. When hosting visitors for an evening or longer it is critical to remember that their actions and behavior are your responsibility and you must be with them at all times in the common areas. Darby Board welcomes dedicated volunteers with a willing spirit who are open to lending a hand with projects here in the community. Beautification of our grounds and social events are two easy ways to help us grow and build a strong and connected community. At the present we have two committees working in these two areas and there is room for more of you to join us. We want to know as many of our neighbors as possible, so please come to our Quarterly Forums, October Budget, Annual General Meeting and the other events we announce.

President DEBOD

2019 Quarterly Open Forums

All residents/owners are welcome to the open forums held at 6:00 pm:

July 15, 2019 - In the Maintenance Building

October 28, 2019 - Budget Meeting

November 18, 2019 - Annual General Meeting

Events Committee—Patty Clifton

Besides the Barbecue and Garage Sale noted on page one, one of our committee members suggested a "BARK IN THE PARK" event...pet owners of dogs come together one day...sort of like a meet and greet event (which we never had before), maybe have some treats, information from pet stores, etc....perhaps a way to network with our neighbors exchanging ideas...like dog sitting or walking for those that might need that service. We set a date for **Sunday, July 21st from 1 to 2pm** behind the Clubhouse...a flier will be on the bulletin boards in each building...so for now we'll see what interest is out there...hope to see you there.



LAST BUT NOT LEAST....if you have any suggestions you can leave a note with your name, contact info etc. to me in the office mail slot ...there are other things in the works for later this year which will be announced by fliers, email or this publication. I am so proud to work with great and energetic neighbors on both these committees....thank you...thank you for all your dedicated efforts..

However with that said...our hope here at Darby, is that any of these events will make possible a community that strives to bring together our neighbors with valuable information for our lives, a harmonious atmosphere, but most of all some FUN, ENJOYMENT AND MEMORABLE TIMES. Thank you for taking the time to read the fliers and this newsletter. Thank you Rita for all your dedicated efforts. Have a safe and wonderful summer. ALOHA....PATTY

LEDs for the Win!



The site-wide LED upgrade has cut Darby's power costs dramatically. Our new lights are brighter and have refreshed the appearance of the property. The new security lights discourage trespassers and increase everyone's safety. Rebecca McLean, our DECOA Treasurer. Has compiled and analyzed

Darby's power usage for the last few years. Our lighting costs have decreased by over **56%**! Great job lighting committee; our lighting has improved while costs have drastically decreased.

Darby Estates Parking Sticker



Every vehicle (regardless of size) parked on Darby Estates Condo land must display a Darby sticker that matches the # (number) of the parking space belonging to the unit in which

the driver lives. This sticker is obtained from Darby Night Managers when you move in and provide the necessary paper work and identification. The sticker must be properly placed so our Night Manager can see it right away when he is doing his nightly check on the 400+ vehicles. The proper placement is the upper right or left side of the rear window above the trunk. When moving out of Darby please return the sticker(s) to the Night Manager's office and don't leave it stuck to the refrigerator, because this is part of our security. Also, if you have a visitor overnight please go to the office with the proper information and receive a visitor card which you place on the dashboard of your visitor's vehicle. If you follow these simple rules you will avoid paying fines plus towing fees. Anyone found in violation of these rules will be "tagged" for non-compliance and can be towed in 72 hours at your expense if you have not complied.

Grounds Committee Update

The flower pots around the buildings have come back looking healthy and vibrant thanks to one of Garden Spot's very knowledgeable gardener John. He replenished the plants, adding some needed nutritious fertilizer, and Jonathan, one of our night managers keeping up with the scheduled watering. Hopefully it continues to flourish during our summer months. Thanks guys and also to this Committee to keep an eye out on the pots around their own building.

The landscaper has requested that the Board have the real estate sign posts be removed. Since the posts are too close, the mowers cannot get in between to mow. We are in the process of contacting the vendors that real estate companies use to remove the posts and signs and maybe locating them at a more conducive place.

The next agenda item for this committee is looking for ways to improve the embankment area outside of the fence along the Darby Drive sidewalk.



Gym Users

The Board of Directors is asking all users of our gym room equipment to be respectful and conscientious in the care of the machines. There have been a number of broken and damaged parts to the machines in the last few months. Re-



member the Heat Pump is on during the colder months and Air Conditioning is on during the warmer months. So what is the reason for opening the windows and breaking the handles? So why are we opening the French doors and leaving them unlocked and even open for an intruder? These open windows and doors have a big impact on energy bills. Please be responsible users in view of the above facts. In addition to not opening the windows and the outside doors, how about wiping down the equipment you used and turning out the lights. These small little gestures will help keep Darby on budget.

Break Down Boxes

In order to obey recycling rules we must break down cardboard boxes before putting them in the appropriate dumpster. That leaves room for a lot more boxes. It is not the job of our night watchmen to do this for you.



This year's Board Members are:

Thelma Darling, President
Patty Clifton, Vice President
Rebecca McLean, Treasurer
Kat Carroll, Secretary
Anthony Whitechurch, Member at Large

Go to the condo website for the rules and regs, bylaws, minutes, calendar, newsletters and other information: www.darbyhoa.org

What's on Your Balcony or Patio?



With summer here, it's time for a refresher on balcony and patio rules to keep our community beautiful. Last year Darby Estates had an inspection of the balconies. Several

deficiencies were found and the Board of Directors has voted to repair these when weather conditions allow. Owners of affected units will be notified of any access requirement. Among the issues noted were oversize, heavy pots and plants on upper levels. Barbeques being placed against the siding or privacy panels have also caused damage and the DECOA is responsible for repairing or replacing these common elements. When possible, the costs are charged the owner of the unit, but the association has to pay for the work and materials up front. The recovery of costs is time-consuming. For further information, see the Darby rules and regulations in sections 3.10 and following.

Entrance Doors Not to Be Left Open!

We have two ponds behind Buildings 500 and 504. Where there are large bodies of water there are also

things that "sliver and crawl". Snakes have been found trying to and have gotten in so please do not open the entrance doors and leave them standing open. Don't think the buildings further away are immune to them finding your buildings. Also, we have a whole building fan in the attic of each building that is circulating fresh air throughout the building. Having the doors open makes them less effective.

Thank you for your help in this matter.



Just a reminder...



Your dues (assessments) for your unit and storage unit is due on the 1st day of every month. Darby gives you a 14 day grace period for your payments to reach Windermere Office and be posted.

If it is not posted on the morning of the 16th day of the month and automatic fine of \$50.00 is posted to your account. No exceptions because this is the rule.

DECOA

Darby Estates Condominium Association Manager is:

Teresa Bosteter, CMCA, AMS, PCAM — Teresa@Windermeremgt.com

[APPFOLIO](#) New Online Payment System and Owner Portal

Would you like to set up auto-payments? Perhaps see your account balance?

You will be able to set up an auto withdraw, view your account, and schedule any payments using this system.

Do you own more than 1 property and storage unit? Great news!

One of the best features is being able to pay multiple properties with just 1 email address. Proven successful technology—just give us a call!

Please phone 360-733-7944 or by email to: Alberta@Windermeremgt.com

Thank you!