



Pleasant Highlands Neighborhood Association

<http://www.PleasantHighlandsNA.org>

President's Message

To all of our Pleasant Highlands neighbors,

On behalf of the officers of your neighborhood association, I want to wish all of you a peaceful and joyous holiday season, and a happy and healthy 2017.

I have been working to put together a neighborhood meeting for the middle of January, and I wanted to provide everyone with a sense of the issues we intend to address, and hopefully also to get feedback from our residents on concerns they have, and issues they would like the invited speakers to address at the meeting. The meeting is scheduled for **7-9 p.m. on Wednesday 18 January 2017**, and as usual it will be held in the assembly room of **County Fire Station 7, which is located at 12603 NE 72nd Avenue, about ¼ mile North of NE 119th Street.**

The single major issue we intend to investigate at this meeting is the proliferation of new residential developments in progress and being planned for central unincorporated Clark County, within and near the boundaries of the Pleasant Highlands. As all of you are assuredly aware, there are at least four new subdivisions currently under construction in the neighborhood, with others in various stages of the permitting process.

From individual communications, and smaller block area meetings I have attended, I know that many of you have concerns and questions about these developments, and their near-term and longer-term potential impact on current residents. The prospect of 300–400 new households is sure to add substantial traffic to already overburdened arterial roads, and questions about the adequacy of infrastructure elements are constantly asked.

Perhaps foremost in many people's minds is the fact that they grew up in, or chose to move into, what has historically been a bucolic, lushly wooded, almost rural environment. Despite the amenities attractiveness or quality of construction of new homes, one consequence is certain: parts of our corner of Clark County are rapidly becoming rural no more. A few of the questions which many of you have brought to me include:

- With all of this development, how can we protect the quality of life we have come to Clark County to enjoy?
- How can we determine what developers and contractors will do to make our roads safe for the increased traffic and pedestrian load?

(Continued on page 2)

2016 Officers

PHNA officers welcome your questions, comments and concerns.

President:	Steve Abramson 360-571-3386 abramson@lifescipartners.net
Vice President:	Ed Frankel 360-597-4313 edf07@comcast.net
Secretary:	OPEN
Treasurer:	Jake Schnoebelen 360-571-0652 yms1eis2@aol.com
Communications Coordinator	Mona Moyer 360-571-0276 2moyer@comcast.net
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- How can we be sure there will sufficient and accessible parkland close by?
- How can we stop new building that we are afraid will jeopardize our lifestyle?
- And perhaps most importantly, how can we feel confident that our county government is aware of our concerns and is willing to do what is necessary to protect what we live here for?

The program I have arranged for our meeting will hopefully provide us with answers to as many of these questions as possible. One of our primary guests will be Marty Snell, Director of Community Development for the county. Among his many responsibilities, Marty oversees code enforcement, development services and the permit center. He is also heavily involved in growth management and land use issues. He can be very helpful with questions about criteria for granting or declining permit applications for new residential development.

Chris Horne is the Chief County Deputy Prosecutor for Civil Matters. As part of his professional expertise he will be most helpful in educating residents about infrastructure, safety and environmental factors that are relevant as acceptable reasons to deny a development permit.

Also attending the meeting will be Marc Boldt, Chair of the Board of County Councilors, and Julie Olson, the Councilor for District 2. They are eager to gather information and field questions and concerns from our residents.

There is a task I have for all of our residents. Please give some thought over the next week or two, to questions you may have for any of our guests, or to issues relating to residential and/or commercial development you would like to have addressed. By 12 January, I would like to present our guests with lists of questions and issues, so that they can be prepared to be most helpful and responsive to all of us. Please send your questions and comments directly to me at abramson@lifescipartners.net. You can also call me at 574-3363 if you have issues you believe would benefit from some discussion before the meeting.

I hope this meeting on 18 January proves to be informative, interesting and useful for everyone. The central mission of PHNA is to promote direct contact between our

neighborhoods and the county government, both to keep all of our neighbors informed of projects and events that interest and concern us, and to transmit back to the county our interest and concerns, to help the neighborhood and the county as a whole remain a comfortable, welcoming and wonderful place to live. The more of you who attend our meetings, and become involved in our projects, the better PHNA can achieve its primary goal, which is to make our lives in our part of the county as fulfilling and enjoyable as possible.

Two more items:

1. PHNA collects no dues, but we do have a few expenses such as maintenance of our web site, that need to be covered. We appreciate all donations from residents able and willing to help us. Please mail your donations (please make checks payable to "Pleasant Highlands Neighborhood Association") to me at 4211 NE 131st Street, Vancouver, 98686, or present them to me at the 18 January meeting.
2. My fellow officers and I have worked for several years to provide you with meetings that were useful, productive and enjoyable, and to address important issues in a manner most beneficial to the greatest number of residents. However, it is truly time for some new individuals with energy and a sense of commitment to our beloved Pleasant Highlands to take a turn at leading our neighborhood and representing our interests to the county. Please send in nominations, of yourself or someone else (with their knowledge and consent only, please) for President, Vice President, Secretary, Treasurer and Communications Coordinator. I would like to have elections at our next meeting, but if the central issues require so much attention as to use all of our time, I will postpone elections to a second meeting not later than 01 March.

Once again, my wishes for a peaceful and joyous holiday season to everyone.

Steve Abramson, President



Neighborhood associations are volunteer groups and not agents of Clark County government. Newsletter information and views are solely those of the neighborhood association and not of Clark County government. Clark County Public Information and Outreach Office supports these volunteers by printing and distributing their newsletters.

WHAT'S THE DIFFERENCE between a *neighborhood association* and a *homeowners association*?

A Neighborhood Association (NA) can be formed by residents within defined boundaries. It can include both homeowners and renters, but is not a requirement of living within a certain development. Participation is voluntary. A neighborhood association is not regulatory and does not charge fees for membership or voting privileges.

A Home Owners Association (HOA) is set up by the developer of a subdivision to provide maintenance of common grounds, amenities and, sometimes, a storm water/drainage facility. Being a member of the HOA is not optional for homeowners. When people buy a home in a HOA, they understand they are subject to association fees and codes, covenants and restrictions (also referred to as CC&Rs). The CC&Rs are a civil contract that is attached to the deed of trust of their property.

What is the advantage to being a part of the county's neighborhood outreach program?

The county can help a neighborhood association in a number of ways. We are an information resource. By visiting the "What's New?" page, you will have access to a wide range of information. We will add your recorded boundaries to the neighborhood map, which will generate mailings from the Planning Division regarding new developments in your area. We also can assist by making copies of your neighborhood newsletters and meeting notices, providing and installing neighborhood signs at your boundaries, providing three mailings annually for your association and lining up speakers for your meetings.

For more information, please contact the Public Information and Outreach Office at
(360) 397-2316 or
marilee.mccall@clark.wa.gov.

Website:

<https://www.clark.wa.gov/public-information-outreach/about-neighborhood-associations#expand>

Central Transfer & Recycling Center

11034 NE 117th Avenue
Vancouver, WA
(360) 256-8482

HHW is accepted for free
from county residents:

**Friday, Saturday & Sunday
8 a.m. to 4 p.m.**

There is a 25 gallon or 200 pound limit.

Paint (only) drop off location:

Miller Paint Stores
14300 NE 20th Ave, Vancouver

What is a Household Hazardous Waste (HHW)?

Household hazardous waste (HHW) is any waste generated from the use of a product containing a hazardous material that, if misused or improperly disposed of, could pose a threat to human health or the environment. These threats vary according to specific properties of the product. To identify potentially hazardous products, look for words on the product label such as poison, danger, warning, caution, or flammable. Most household hazardous wastes are generated from one of the following categories:

- Automotive Products: oil, antifreeze, gasoline, brake and transmission fluid
- Household Cleaners: oven cleaners, drain cleaners, disinfectants, laundry products
- Paints and Solvents: latex and oil base paint, thinners, varnishes, wood preservatives
- Poisons/Pesticides: fungicides, insecticides, herbicides and rodenticides

Some materials may exhibit more than one chemical hazard; for example, they might be flammable and toxic or corrosive and combustible.

Pleasant Highlands Neighborhood Association

c/o Mona Moyer
14012 NE 47th Ave
Vancouver, WA 98686-1691

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PLEASANT HIGHLANDS NEIGHBORHOOD ASSOCIATION

* * * MEETING * * *

January 18, 2017 * 7 - 9 p.m.

County Fire Station 7 (Glenwood Fire Station)
12603 NE 72nd Avenue

Attending from Clark County government:

- Marty Snell, Director of Community Development
- Chris Horne, Chief County Deputy Prosecutor for Civil Matters
- Marc Boldt, Chair of the Board of County Councilors
- Julie Olson, Councilor for District 2



~ SEE THE PRESIDENT'S MESSAGE IN THE NEWSLETTER FOR DETAILS ~