



## COMMUNITY LIFE

**NOTE:** Meetings and gatherings in this newsletter are subject to change. Please contact the appropriate party to verify dates and times. Thank you!

### PORT ORCHARD FARMER'S MARKET

Port Orchard Farmer's Market – Waterfront Boardwalk

Saturdays starting April 15th through October 21st, 2023,  
from 9 am to 2 pm

The Port Orchard Farmers Market averages 40 total vendors during peak season. Our vendors provide local fruits, vegetables, meats, dairy, flowers, plants, crafts, prepared foods, and services. We are a dog friendly market - for leashed and well-behaved canines.

A list of full vendors is on our website at  
<http://www.pofarmersmarket.com>

*COVID 19 - we follow all state and local guidelines. Our vendors, as individual business owners may set more stringent masking and social distancing policies.*



### DID YOU KNOW?

McCormick Woods Association has a website where information is posted for McCormick Woods' residents,  
[www.mccormickwoodshoa.com](http://www.mccormickwoodshoa.com).

You can find announcements, monthly financial statements, budgets, meeting minutes, and much more! The Association does not maintain or manage any social media websites.

If you have questions about anything posted on a social media site, we strongly recommend you contact the Association Office for further information.

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# FOOD BANK

Did you know that the Association Office has a basket to collect donations for the South Kitsap Helpline? South Kitsap Helpline is not only in need of food products, but they love to get donations of personal hygiene items such as toilet paper, Kleenex, and other toiletries. Products such as soap, laundry detergent or any type of cleaning supplies, pet food and supplies, baby items and office supplies are welcome contributions as well. You can visit [www.skhelpline.org](http://www.skhelpline.org) for more information.



A special thank you to Brian and Kathy Hawkins for delivering the donations to the South Kitsap Helpline!

## ADVERTISING DISCLAIMER

The appearance of advertising in this newsletter is neither a guarantee nor an endorsement by McCormick Woods Association of the product, service, or company or the claims made for the product in such advertising. Advertisements are placed randomly throughout this newsletter and the Association is not recommending one over the other.

## EMERGENCY PREPAREDNESS

Washington State faces the 2nd highest earthquake risk in the nation. Are you prepared? Register to participate in The Great Washington ShakeOut and learn how to conduct your own earthquake and tsunami evacuation drills. [www.shakeout.org/washington](http://www.shakeout.org/washington)

The Great Washington ShakeOut is the third Thursday of October (October 19th, 2023). It is being organized to encourage YOU and your neighbors to review and update emergency preparedness plans and supplies, and to prepare your home to prevent damage and injuries. If the 19th doesn't work for you, you can ShakeOut when and where you want, even by video conference. You can have your drill on any other day.

Here's a short list of essentials to start with: Food and water for 14 days, warm clothes, an out of state contact, flashlights and first aid kit.

Many people don't realize that in an Earthquake, emergency services will be overwhelmed within minutes. Your neighbors may be your only resources for help.

If you'd like more information on Emergency Preparedness (like Map Your Neighborhood Handouts), contact me by email at <mailto:van.hellier@gmail.com> and please include your home



## THANK YOU, VOLUNTEERS!

We would like to take this opportunity to thank all the current and past volunteers for their time, hard work and dedication to McCormick Woods. Thank you! You are appreciated!

## WELCOME COMMITTEE

The McCormick Woods Welcome Committee is looking for volunteers to introduce new residents to all that McCormick Woods has to offer! With the amount of building that is going on, there is a need for more volunteers to share the load. Anyone can volunteer - new or longtime residents. All materials are supplied, and a minimum amount of time is required.

This is a great way to meet your neighbors and make new friends. If you have questions or wish to volunteer, please contact Linda Hawkins at [mwa@hoacommunitysolutions.com](mailto:mwa@hoacommunitysolutions.com).



## COMMUNITY LIFE COMMITTEE UPDATE

What a great summer! We had three amazing Concerts on the Green – hope you were able to attend at least one of them. Thank you to all the pickleball coaches and volunteers who led the “Fun”amentals session as well as the pickleball classes.

Our first fall event will be a Walk in the Woods on Sunday, October 1st at 10 am led by Wayne Wright, our resident professional biologist. Meet at Deer Park parking lot to start and we’ll be walking the Ledum Loop trail. There will be light snacks, water and coffee available. Please note this trail is not stroller friendly. This is a free event however we are asking for EventBrite registration as numbers are limited. A separate email with the link has been sent out.

Two more Trivia Nights are scheduled at the Clubhouse – Saturday, September 23rd & October 21st. These are free events however we are asking for EventBrite registration as space is limited. These are adult only evenings. A separate email with the link has been sent out.

The Murder Mystery Dinner - “I love the ‘80’s...to Death” – will be on Saturday, October 28th at the Clubhouse. This is an adult only evening. The charge for the evening will be \$50 per person to include a fabulous dinner and theater. Beverages will be available for purchase. Attendance will be extremely limited so please be sure to register quickly when the registration link is sent out.

The third annual Halloween parade will be in Rutherford this year. It will kick off at 5 pm on Tuesday, October 31st at the neighborhood entrance. All adults and kiddos are welcome to join as parade participants or spectators. This has been a great event over the years.

There will be an Acoustic Musical evening on Thursday, November 2nd at the Clubhouse. Watch for registration information.

Finally – be prepared for our annual holiday event to include the Golf Cart parade, a visit from Santa and family activities. More information will be forthcoming.

As always – if you have suggestions for events or have questions about any of these events, you can contact the Community Life Committee at [communitylifemw@gmail.com](mailto:communitylifemw@gmail.com).





## ADVERTISING

Are you interested in advertising in the next Association newsletter? We will place your ad in the quarterly newsletter and on the Association website for three months. If you are interested, please email [tyrah@hoacommunitysolutions.com](mailto:tyrah@hoacommunitysolutions.com) or call (360) 895-3800 x202 and request the Advertising Specifications and an Advertising Agreement. You can also get the forms on the Association website at [www.mccormickwoodshoa.com](http://www.mccormickwoodshoa.com) and go to Resource Center → Advertising.

## FROM THE DECLARANT



### A LOOK AHEAD AT MCCORMICK

**McCormick Village Retail Center**  
The project is underway!



In June, we officially broke ground at McCormick Village Retail Center, and we're excited to announce that the project is well underway! You can now visit our website to view live renderings that showcase the future village retail space. Our vision is to create an active, walkable retail center right in your neighborhood, where you can stroll, shop, dine, and gather with ease. We anticipate the first buildings to open their doors in the summer of 2025.

If you are a business owner or know someone who would be a perfect fit for our retail center, please reach out to Ella at [ella@mispgroupplc.com](mailto:ella@mispgroupplc.com). Stay tuned for more updates on the Village Retail Center as we make progress on this exciting new development.

## MCCORMICK VILLAGE – THIRD NEIGHBORHOOD NOW SELLING

### Steps from Village Retail & Park

Just steps away from the Village Retail Center and the 65-acre park, we are thrilled to introduce phase 3 at McCormick Village. This neighborhood will feature 105 new homes, with MainVue Homes, Century Communities, and the newest builder in the community, Lennar Homes. The roads at McCormick Village are already paved, and MainVue Homes is now available for presale. Century Communities is expected to begin presale in October, followed by Lennar Homes in February.

## MCCORMICK'S MULTI-MODAL PATH

### Safety & Walkable with Light Installation Coming Soon



We've enhanced connectivity in the community with the new 1 ½ mile pedestrian path and bicycle trail that links McCormick Village to the rest of the community. The path along Gleneagle Road allows residents to safely cross SW Old Clifton Road and access the breathtaking 65-acre park next to McCormick Village. Street lighting and landscaping enhancements are on track to be completed in November.

## MCCORMICK'S AUGUST CHARITY CLASSIC EVENT

### Golfing For Good



We want to extend our gratitude to everyone who participated in McCormick's August Charity Classic Tournament! Together with South Kitsap Rotary, we hosted our first-ever Charity Classic, raising an impressive total of \$37,000. This generous contribution was evenly divided between two outstanding local nonprofit organizations: Helpline Foodbank and South Kitsap Rotary. In addition, the Olympic College Golf Team joined the event as an additional beneficiary, raising an extra \$1,000 from the event. With 138 enthusiastic golf players showing up to tee off for a good cause, this event was a tremendous success, and we can't wait to host again next year!

### SHARING LIFE AT MCCORMICK

Our community is full of wonderful experiences, and we'd love to share them with the world! Feel free to tag us (@Liveatmccormick) on your social media posts so we can reshare them on our platforms. Let's celebrate the vibrant life at McCormick together.

If you have any questions or would like to learn more about McCormick and its exciting developments, please visit [www.liveatmccormick.com](http://www.liveatmccormick.com).

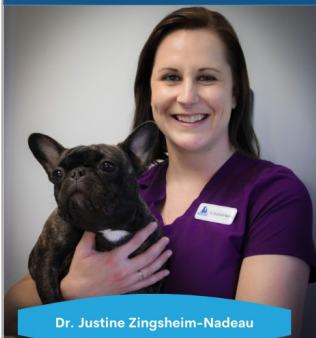


## BROOKSIDE VETERINARY HOSPITAL



(253) 857-7302

[www.brookvet.com](http://www.brookvet.com)



Dr. Justine Zingsheim-Nadeau



Dr. Lisa Woods-Zabari



Dr. Jaclyn Snyder



Dr. Michelle Burch



### General Services

- Annual Wellness & Preventative Care
- Puppy & Kitten Care
- Geriatric Pet Care
- Diagnostics
- Dentistry
- Soft Tissue & Orthopedic Surgery
- Laser Therapy Treatments



### Urgent Care Services

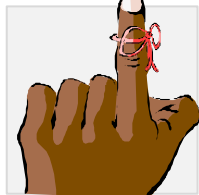
- Foreign Body Ingestion
- Lethargy
- Seizures
- Inappetence
- Bite Wounds
- Allergic Reaction
- Respiratory Distress
- Vomiting / Diarrhea

**NEW SERVICE!**  
Monday & Friday  
8 AM - 4 PM



# BUSINESS NOTES

## ASSESSMENT PAYMENT REMINDER



Quarterly assessment payments are due on the 1<sup>st</sup> of the following months January, April, July, and October. Monthly assessments for Sub-Divisions are also due on the 1st of each month. If you use online bill pay to pay your assessments, you need to allow at least 7 to 10 days processing time. Please include your 5-digit account number shown on your coupon book.

If you pay assessments to the Association as well as to a Sub-Division, please issue two separate payments.

## DID YOU KNOW YOU HAVE OPTIONS WHEN MAKING YOUR ASSESSMENT PAYMENT?

**Recurring payment online (no need to remember to write a check)** – Sign up for recurring payments online at [www.hoacommunitysolutions.com](http://www.hoacommunitysolutions.com). Click on Pay Online, create an account and schedule your recurring payments using your checking account. When setting up your recurring payments you will need the following Information: Your Banking Information – bank account and routing numbers, Management Company ID – 6835, Community Code – see codes below, and your 5-digit account number. Your account number can be found on your payment coupon or by contacting the Association Office.

**Mail in your payment** – Submit your payment using a personal check or through your bank's online bill pay services. Information you will need to include on your check: Community Code – see codes below, and your 5-digit account number (*Example MCWO – 98367*). Your account number can be found on your payment coupon or by contacting the Association office. All payments should be mailed to:

McCormick Woods Association  
c/o HOA Community Solutions  
PO Box 97974  
Las Vegas, NV 89193-7974

**One-time E-Check, Debit or Credit Card** – Make a one-time payment online at [www.hoacommunitysolutions.com](http://www.hoacommunitysolutions.com). Click on Pay Online and then One Time Payment. You will need your bank's routing number and your account number for the E-check option. All one-time payment options require the following information: Management Company ID – 6835, Community Code – see codes below, and your 5-digit account number. Your account number can be found on your payment coupon, statement or by contacting the Association Office.

### Community Codes:

McCormick Woods – MCWO  
Strathmore – STRA

Prestwick - PRES  
Hawkstone – HAWK

Dunraven – DUNR

Please feel free to contact the Association Office at (360) 895-3800, if you have any questions or need additional information.

Note: If you would like a quarterly assessment email reminder, please email the Association Office at [mwa@hoacommunitysolutions.com](mailto:mwa@hoacommunitysolutions.com) and we will add you to the list!



## A FRIENDLY REMINDER FROM YOUR DESIGN REVIEW COMMITTEE

Now that Fall and Winter are upon us, residents will no doubt be taking the opportunity to prep and maintain their homes for the upcoming cold season around the exterior of your home which may need to be addressed:

Exterior of your house: Does the roof require repair or replacement? Is the siding looking worn or faded? Does the home need to be pre-winterized prior to the cold season?

Shrubs/bushes: Do they need to be trimmed or replaced? Do they need extra care to assist for any possible snow? Certain plants do tend to like a nice “sweater” for the cold.

Yard care: Has debris such as tree limbs, rocks and dead grass collected in your yard or in the rockery?

Clutter: Are there unscreened items stored at the front or side of your home?



Exterior lighting & Decorations:

The holiday season will soon be upon us, and we respectfully remind all homeowners that exterior seasonal lights must fall within community standards. Lighting may be displayed during the holidays October 25th through January 5th but please be considerate of your neighbors and turn your lights off between the hours of 11:00pm and 6:00am. Exterior lighting for other events throughout the year may be displayed the day prior and the day of, but must be removed or turned off the following day.

Concealed exterior lighting may be permanently installed on homes with DRC application and approval.

Exterior decorations during the holiday season may be displayed no more than 45 days prior to the holiday and must be removed within 30 days after the holiday.

Mailboxes: No signs, advertising or any other matter may be affixed to mailboxes. Doing so will mark and eventually destroy the exterior surface of the boxes.

Parks: The Association office is no longer taking reservations for use of the community parks. The parks are open to all homeowners from dawn to dusk during all seasons, however, guests may not use the parks without residents in attendance.

Trash cans: Make sure your trash cans are screened and not visible from the street and pulled in accordingly per the trash/recycling schedule. Your Board of Directors has adopted new regulations for some of the new areas in McCormick Woods with optional screening. Make sure you read the ACR changes recently mailed to all homeowners.

Parking: You may not appropriate any additional parking places on your property or park any vehicles in common areas.

Cont/...



Please remember to submit a Design Review Application if you are considering any projects that alter the exterior appearance of your home. Submitting Design Review Applications has never been easier! Residents may now submit their application online with a click of a button. You may find the form on the Association website at <http://www.mccormickwoodshoa.com> click on the Resource tab, and then on Applications and Forms.



After clicking on the link, enter your address and zip code to be taken to the application screen. Once you have completed the form, simply click the submit button and your application is sent to the Association office! You will receive additional updates via email regarding the status of your application.

Wish to submit a DRC application now? Simply click the link below!



<https://office.smartwebs.com/Arc//SWForms/index.cshhtml#/forms/c12d562e-f65c-eb11-8117-000c2903e046>



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(253) 858-9907

# GREEN SPACES

## LIVING ON A GOLF COURSE

As winter arrives, foliage protection from the golf course becomes sparser. Less foliage may mean more golf balls find their way onto residential property. When this happens, please remember, golfers are permitted to retrieve their golf balls from residential property.

Section 6.22(c) of the CC&R's states that Owners of Lots abutting the Golf Course recognize and accept the risk that golfers will occasionally misplay golf balls into lots. Golfers will be permitted to retrieve such balls without interference. Golfers will not be permitted to play balls which leave the golf course but must retrieve their ball and "drop" it in an appropriate location on the golf course. The Golf Course operator will endeavor to alert all golfers to this course rule.

Part of the Association's responsibility is simply reminding residents of procedures or policies they may not be aware of. Our intent is to strike a balance between the best interest of individual residents and those of the community as a whole, including the McCormick Woods Golf Course. With that being said, the Association is respectfully requesting that residents on golf course lots take a moment to familiarize themselves with the policy set forth in the CC&R's. In addition, we ask that golfers respect residents' property when retrieving their stray golf balls.

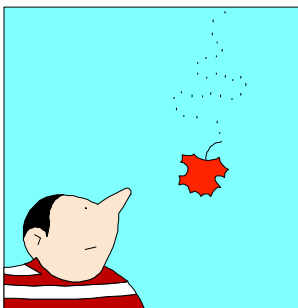


Please contact the Association office at (360) 895-3800 if you have any questions about this or any other rules in the CC&R's.

## MCCORMICK WOODS GOLF COURSE

Make this the year you play more golf at an awesome golf course, with a good group of guys and great tournament payouts. Below is the event calendar for this quarter's Men's Club Tournaments. Tournaments are open to all golfers. For more information call (360) 895-0130 or go to our website: [www.mccormickwoodsgolf.com](http://www.mccormickwoodsgolf.com).

## COMMON AREA COMMITTEE UPDATE



Autumn is here! Many people consider this time of year when leaves turn a brilliant shade of red, orange, and yellow in the warm golden glow of sunshine to be the prettiest season of the year.

As Fall progresses nights get cooler, the rains return and eventually all of those pretty leaves will end up on the ground. Please help prevent street flooding by keeping any storm drain in front of your homes free from leaves and other debris.

Enjoy the change of seasons!

### **LITTLE LIBRARIES**

McCormick Woods homeowners now have the ability to install Little Libraries on their property or in a common area. The Common Area Committee must approve the location if it is on a common area, and the Design Review Committee must approve the library design. Little Library guidelines and application forms may be found at this link on the McCormick Woods website.

[McCormick Woods \(mccormickwoodshoa.com\)](http://mccormickwoodshoa.com)

### **NEW NEIGHBORHOODS**

Construction continues in the areas to the west. These new neighborhoods will add additional parks, trails and a significant amount of common area to our community. We are currently working to make sure that our landscaping contractors have the ability to handle all of the maintenance that will be required to keep everything looking good.



### **NEIGHBORHOOD WATCH**

Unfortunately, we have seen an increased amount of vandalism occurring in our parks and trails. If you see this type of activity taking place, please call 911 if it is safe for you to do so. If you see some vandalism that has taken place, please contact the HOA office as soon as possible so that they can get it cleaned up as needed. Any information that you can provide would be helpful. We are looking at options for installing security cameras in areas where these incidents are likely to occur.

### **PICKLEBALL PLAYERS**

Lines have been painted and a new pickleball net has been installed at Mary McCormick Park. This should help reduce wait times for those enjoying this rapidly growing sport.



### **SUGGESTIONS & FEEDBACK**

Over the years homeowners have come up with a lot of suggestions that make McCormick Woods a great place to live. We want to hear your thoughts. Here is a link to the Suggestions and Feedback form on our website: [Forms \(mccormickwoodshoa.com\)](http://Forms (mccormickwoodshoa.com))





## CLUBS & SOCIALS

*The Clubs and Socials are not Association-sponsored events.*

**NOTE: Meetings and gatherings in this newsletter are subject to change. Please contact the appropriate party to verify dates and times. Thank you!**

### GARDEN CLUB

McCormick Woods Garden Club would like to invite you to join our group! We meet the second Thursday of each month for lectures, workshops, garden tours, nursery visits and a no host lunch. Garden members organize special events so every month is something new and different. We share different levels of interest, talents, and experience in the world of gardening. We have a passion for blooms and enjoy the opportunity to gather socially.

Our annual business meeting is scheduled on January 11th, 2024, 12:00 at the McCormick Woods Clubhouse. If you are interested in our scheduled October, November, or December events please reach out to one of us for details. The Garden Club annual dues are \$25.00 a year, should you decide to join. Please feel free to contact us with your interest and questions. We look forward to welcoming you!

Cheryl Rogers Co-President  
[Abcnmrogers@comcast.net](mailto:Abcnmrogers@comcast.net)  
(253) 312-8243

Nancy Valentine Co-President  
[Remarkablegardens@gmail.com](mailto:Remarkablegardens@gmail.com)

Rose Trevino Treasurer  
[Trevino.rose@icloud.com](mailto:Trevino.rose@icloud.com)



### MEN'S BOOK CLUB

The Men's Book Club has a few openings and is looking for new members. The club meets on the 4th Thursday of every month from 1-3pm. We are an eclectic group which results in a variety of book genres since the members take turns in selecting the monthly book for the group to read.

We also take turns in hosting the meetings. If you are interested, please contact either Mike Fournier at (253) 241-0724 or Steve Bonwich at (360) 535-9628.




### WOMEN OF MCCORMICK WOODS

Women of McCormick Woods: Are you looking to get out of the house, make new friends, have some fun and have a cocktail or a glass of wine? Catch the next planned gathering by following [Neighbors of McCormick Woods](#) Facebook page.

For more information, call or text Mary Buzas at (248) 761-6663.





### MCYARNERS

McYarners (MW knitting group) is a fun way to get to know others in our community. There are no dues or “rules”; projects and information are shared. The group meets on the third Wednesday of each month from 1:00–2:30 pm. The location is flexible and always at a member’s home. Those who crochet are also welcome.

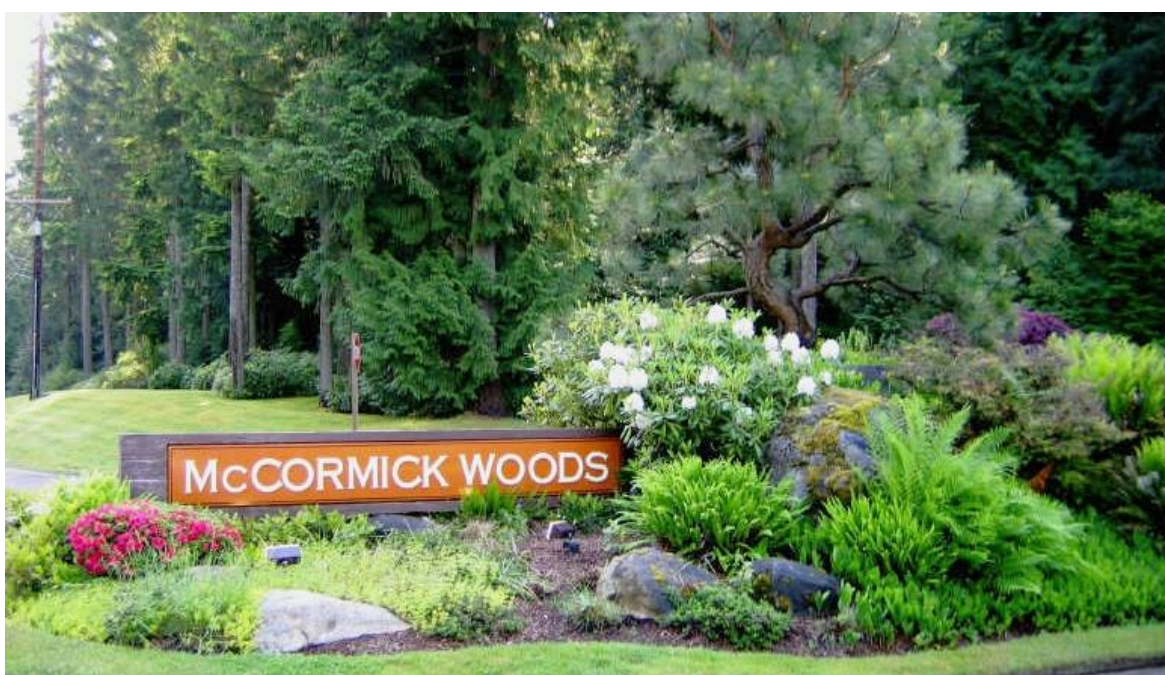
If you are interested in joining or have questions, please contact Bonnie Sykes at [bhsykes2@gmail.com](mailto:bhsykes2@gmail.com).



### MCCORMICK WOODS' WOMEN'S GOLF CLUB

The only thing better than enjoying a round of golf is sharing it with other women who love the game as much as you do. McCormick Woods' Women's Golf Club offers opportunities for women of all skill levels to play golf in a fun and comfortable atmosphere. We organize several tournaments each year, participate in statewide women's golf activities, and have play days on Tuesdays and Saturdays from April through October.

Whether you want to advance your game or just have fun with a terrific group of women, we enthusiastically welcome you to join our golf club! Registration for the 2023 season is now open – we look forward to seeing you on the links! Please contact the Golf Shop at (360) 895-0130 or <http://www.mccormickwoodsgolf.com/mens-womens-club/>



**Upcoming Association Meetings – (Meeting dates and times are subject to change)**

Note: Meetings may be held via Zoom and In Person. Please contact the Association Office for more information.

**OCTOBER**

- 10-03-23 – Finance Committee Meeting @ 1:00 pm
- 10-05-23 – DRC Meeting @ 11:00 am
- 10-12-23 – Common Area Committee Meeting @ 11:30 am
- 10-26-23 – Board of Directors Meeting @ 6:00

**NOVEMBER**

- 11-02-23 – DRC Meeting @ 11:00 am
- 11-09-23 – Common Area Committee Meeting @ 11:30 am
- 11-14-23 – Finance Committee Meeting @ 1:00 pm
- 11-16-23 – Board of Directors Meeting @ 1:00 pm

**DECEMBER**

- 12-07-23 – DRC Meeting @ 11:00 am
- 12-14-23 – Common Area Committee Meeting @ 11:30 am
- 12-21-23 – Board of Directors Meeting @ 1:00 pm

All Board of Directors' meetings, along with other Association committee meetings, are open to all residents. Please contact the Association Office if you wish to attend In Person. Please contact the Association Office if you'd like to attend via Zoom, and a Zoom link will be emailed to you.

**BOARD OF DIRECTORS****McCormick Woods Association**

Ella Dwyer, Director  
Nick Tosti, Director  
Kelly Wright, Secretary  
Pam Morrison, Vice President/Treasurer  
Jim Meith, President

**FIND US AT -**

5200 McCormick Woods Dr SW  
Port Orchard WA 98367

Phone: (360) 895-3800  
Fax: (360) 895-3833

[MWA@hoacommunitysolutions.com](mailto:MWA@hoacommunitysolutions.com)

We're on the web –  
<http://www.mccormickwoodshoa.com>