

McCormick Woods

Neighborhood News

Community Life

Toys for Tots Update

What a wonderful tradition this toy drive has become! Thank you so much to our generous residents! Because of you, our Toys for Tots boxes were overflowing with wonderful gifts for children of all ages! Thank you again for all the donations this year, and we are looking forward to 2024 with hopes of filling more boxes in the future!



DID YOU KNOW?

McCormick Woods Association has a website where information is posted for McCormick Woods' residents, <u>www.mccormickwoodshoa.com</u>.

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 for more information.

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

Requested Food Items

Beans (dry and canned)

Canned Fruits and Vegtables

Cat & Dog Food (dry and canned)

Ceral & Granola Bars

Fresh Fruits and Vegtables

Fruit Juices (bottles/drink boxes)

Macaroni and Cheese

Noodles and Pasta

Oatmeal (or oats)

Peanut Butter

Rice (white or brown)

Soup & Chili (dry and canned)

Spaghetti sauce

Tuna and Other Canned Meats

No time to shop but still want to help? That's OK!
Please use the QR code to donate securely online
to help us purchase the food needed to help local
families in crisis meet their basic needs.

Thank you!

skhelpline.org



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.

City Snow Routes & McCormick Woods Snow Removal Policy

When it snows the city will concentrate their efforts on plowing the primary routes first to accommodate fire, medical and police response, as well as Kitsap Transit, school buses and commuter traffic. As long as it continues to snow, these primary routes will be plowed. Once the snow has stopped and all primary roads are clear, plows will move to secondary routes and once those are cleared plows will move to local access and residential roads. If it starts snowing again, the process for clearing main roads will start over. Please keep in mind that during a heavy, continuous snowstorm, it may take several days before all city streets are cleared.

Click the link below for the primary and secondary routes:

https://storage.googleapis.com/proudcity/portorchardwa/uploads/2022/12/Snow-Routes-Map-2022-2023.pdf

Please take note that when it does snow, parking on these roadways is prohibited (even if street parking is legal at other times). So, if you park on one of these routes and snow is in the forecast, it would be wise to move your vehicle to another location in advance so that your car is not towed.

For the McCormick Woods Snow Removal Policy, click on the link <u>HERE</u> or go to our website at <u>www.mccormickwoodshoa.com</u> Pesource Center Govern Documents Other Policies & Resolutions:

Preparing For Winter

Use the Take Winter by Storm Checklist to prepare an emergency kit, including a radio, flashlight, extra batteries, first-aid kit, emergency contact information, water, and non-perishable food. You can find a detailed list, helpful tips, sign up to receive alerts and much more at https://TakeWinterByStorm.org.

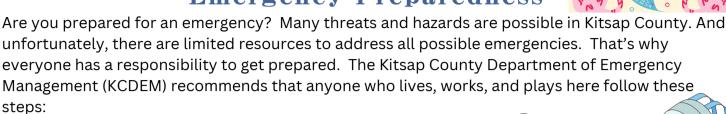
Here's what to do when the mercury drops:

- A trickle of hot and cold water might be all it takes to keep your pipes from freezing. Let warm water drip overnight, preferably from a faucet on an outside wall.
- Open cabinet doors to allow heat to get to un-insulated pipes under sinks and appliances near exterior walls.
- Clear your sidewalk of snow and ice with salt, deicer and/or snow shoveling to avoid injuries on your property.
- Keep snow build-up off surfaces that could collapse.

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!

Emergency Preparedness



- 1. Learn about local disasters
 - a. Kitsap County is at high risk for a major earthquake
- 2. Have a Plan
 - a. Decide as a group where your meeting locations are and who your out-of-area contacts.
- 3. Build a Kit
 - a. The first step is to build a 2 weeks ready kit at home.
- 4. Prepare in a year
 - a. Don't have the time or money to become prepared all at once? We recommend you take it in smaller steps

You can get more details at the KCDEM website (www.kitsapdem.com). You can also contact McCormick Woods' resident Van Hellier at wan.hellier@gmail.com if you would like more information about preparing your family or your street for an emergency.







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.

We encourage every, especially new McCormick Woods residents in McCormick Trails and McCormick Villages to come and make new friends and meet the neighborhood! If you have questions or wish to volunteer, please contact Linda Hawkins at (719) 661-9060 or lhawkins45@icloud.com. For General inquires please contact mwa@hoacommunitysolutions.com.

Community Life Committee Update

We hope our community had as much fun in 2023 as we did with all the events. We had 7 Trivia Nights, as well as a Family Bingo. The Easter Egg hunt was very wet

but that didn't dampen the spirit for all the kiddos. For the music lovers, we held a Wine and Jazz evening, an Acoustic Music evening, and 3 outdoor concerts.

We tapped into the creative spirit with a Snack & Paint evening and a Mother's/Grandmother's craft afternoon. Our sleuthing skills were challenged with the Murder Mystery dinner in October. We celebrated the end of the year with a Cookies & Hot

Chocolate event with Santa at the Clubhouse. In addition, we were able to hold 2 parades – Halloween (thank you Rutherford neighborhood) and a Holiday Golf Cart Parade.

We had 2 Walks in the Woods giving participants a chance to explore the marvelous trails we are blessed with. We also had some outdoor sports fun with the Putt and Pizza event, as well as our Pickleball "fun" damentals and clinics.

Looking forward to 2024 – you can mark your calendars for the following events as we already have them set up. We're happy to announce we'll have 3 Concerts on the Green: July 12th – (Sounds Like Delores) and July 26th – (The ShyBoys). Our third concert date and band is still being finalized. We're

bringing back the Murder Mystery dinner at the Clubhouse on October 26th. We're also planning a live music event to celebrate Cinco de Mayo.

Trivia will resume with Kacee in January – May, September & October (1/27, 2/24, 3/16, 4/27, 5/18, 9/21. 10/12). In previous years, this has been 21+. We are planning to open this event up to 18+. We'll host the Family Bingo on 11/30. We're also planning additional events throughout the year, including the popular Walks in the Woods.

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.

From The Declarant

Looking Into 2024

Introducing New Homebuilder to McCormick Village

Presale Launches in Phase 2 & 3

McCormick is excited to announce Lennar Homes as the latest addition to the builder community. Situated conveniently close to the soon-to-be-opened Village Retail and near the expansive 65-acre Village Park, Lennar Homes is offering 28 lots in the second phase of development at McCormick Village. The third phase of McCormick will feature a diverse range of 105 homes, with the inclusion of MainVue Homes, Century Communities, and Lennar Homes. Lennar Homes is gearing up to begin presales for Phase 2 in February. Meanwhile, MainVue has already started presales for Phase 3, and Century Communities is expected to kick off its presale period in early January.

Lennar Homes introduces 8 new open layout floorplans designed for ultimate convenience across all ages. With expansive great rooms, and inviting dining areas incorporated into every floorplan, these one- and two-story homes are crafted to astonish you and are anticipated to start from the high \$500's.



ADVERTISING

Are you interest 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 interesed, please email 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 and go to Resource Center

Advertising.

McCormick Village Retail

Development Updates!



McCormick Village Retail broke ground in June, and we're thrilled to share that the project is making great progress! With the development in full swing, we're excited to announce a little bit more about what is going to be constructed.

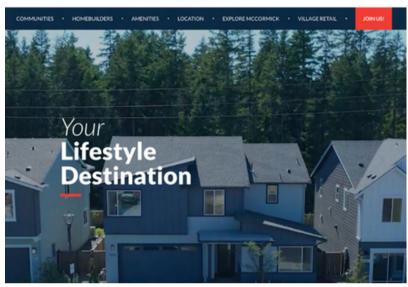
The goal is to create a vibrant retail hub within McCormick—designed for easy walking, shopping, dining, and socializing. The Village Retail area will feature 10 buildings, along with a community plaza perfect for socializing, and a village green open area for gathering. We anticipate the first buildings to open their doors in the summer of 2025 and working on finalizing leases for medical, dental, veterinary and a bakery. Explore our website to see real-time visualizations displaying the upcoming McCormick Village Retail.

If you are a business owner or know someone who would be a perfect fit for McCormick's retail hub, please reach out to Ella at ella@mspgroupllc.com. Stay tuned for more updates on the Village Retail as we make progress on this exciting new development.

McCormick Website

Liveatmccormick.com





Stay in the loop on updates in the new developments at McCormick. Check out the LiveatMcCormick website showcasing available inventory, new neighborhoods, fun events, new village retail updates and more. The website is updated weekly to reflect the current status on neighborhood and builders.



McCormick's Multi-Modal Path

Update on safety with New Light Installation

Recently, streetlights have been installed along the 1.5-mile pedestrian path and bicycle trail, linking McCormick Village to the rest of the McCormick community. These newly installed lights serve a dual purpose: enhancing safety within the McCormick Community and ensuring seamless access for our residents to



explore the entire area. This path is situated along Gleneagle Road and provides a secure route for residents to cross SW Old Clifton Road, granting them access to the stunning 65-acre park adjacent to McCormick Village.

McCormick Village New Park

New Amenity Update

A new park will be located across from phase 3 at McCormick Village on Wandering way and McCormick Village Drive. We anticipate there to be two pickleball courts and a new entrance to the northern section of McCormick Village Park. Construction on this newly added park will begin in the Summer of 2024.



McCormick Model Home Tour Event

Date: March 23rd - 24th

Step inside 10+ model homes nestled within McCormick's newest communities, McCormick Village & McCormick Trails. This March, explore one-story and two-story homesites from 6 different homebuilders while enjoying tasty treats within each model home along the way. This event is open to the whole community, and we hope to see you all there. Check our website liveatmccormick.com for future updates regarding this event!



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 Liveatmccormick.c

Business Notes

ASSESSMENT PAYMENT REMINDER

Quarterly assessment payments are due on the 1st 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. 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. 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 Prestwick - PRES Dunraven – DUNR Strathmore – STRA Hawkstone – HAWK

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 and we will add you to the list!

A Note From The Community Association Manager

Happy New Year! On behalf of the Board and Management, we would like to extend our sincere wishes to all McCormick Woods homeowners and residents for a happy, healthy, and prosperous 2024! It is wonderful to see the growth in McCormick Village and McCormick Trails, and to welcome the new homeowners/residents to McCormick Woods!

As always, it is our utmost priority to provide excellent homeowner/resident support and professionalism in carrying out Association business. We are a phone call or email away Monday thru Friday 8:00am to 4:00pm, and we welcome all residents to come into the office (5200 McCormick Woods Dr. SW) anytime with any questions, or just to say hello. In addition, should you have an emergency that occurs when the Association Office is closed, we ask that you call our Emergency Contact number at (253) 985-3812. When prompted, please press the * key.

As a general guideline, the following issues are not handled by the HOA Office:

- Emergencies or policing of the community, please call 911.
- Cable or telephone outages, please contact service your service provider.
- Septic system problems from your house to septic tank, call your plumber.
- Septic system problems from STEP tank to street call City of Port Orchard at: (360) 876-2722, or 911 after hours.
- Golf Course issues or questions, call (360) 895-0142.
- Witness a crime or possible crime, please call 911.
- Water problems outages or discolorations, call City of Port Orchard at: (360) 876-2722 during regular business hours, 911 after hours.

Here are some additional helpful resources:

Power Outages:

Report to Puget Sound Energy: 1-888-225-5773.

Wildlife Concerns:

- Department of Fish and Wildlife
 - o Main Office: (360) 902-2200
 - o Encounter: (360) 902-2936
- Kitsap County Animal Control/ Humane Society
 - o (360) 692-6977
- 911/ Non-Emergency Line
 - o (360) 876-1700
- West Sound Wildlife (injured animals)
 - o (206) 855-9057

Concerns with speeding vehicles or civil concerns:

Port Orchard Police Department: (360) 876-4991

Should you need any additional information, please do not hesitate to contact the Association Office at (360) 895-3800 and we will be happy to help!

Shayla Smith Community Association Manager

A Friendly Reminder From Your Design Review Committee

Let's work together to bring happiness and harmony to all residents of McCormick Woods. If you have any questions regarding Association regulations, please do not hesitate to contact the Association Office at 360-895-3800 or mwa@hoacommunitysolutions.com for assistance.

Exterior Lighting & Decorations

We have so much enjoyed your beautiful holiday decorations and exterior lighting, however, now that the holidays are almost behind us, we must respectfully remind you that holiday decorations as well as exterior lighting, other than DRC approved concealed lighting, must be removed by January 31st in order to conform to McCormick Woods regulations.

Exterior Changes Around Your Home

As a friendly reminder from your Design Review Committee, please make sure to file a Design Review Application, which can be found **HERE**, prior to starting work on any Exterior Projects around your home. The committee is volunteer based but work hard to achieve outstanding turnaround times for project reviews!

Parking

On some City streets within
McCormick Woods the City has
chosen to install "No Parking"
signs and speed bumps. Please be
aware, if you park on public
streets where the City has
installed "No Parking" signs, your
vehicle is subject to City of Port
Orchard ordinances and may be
sticketed.

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)

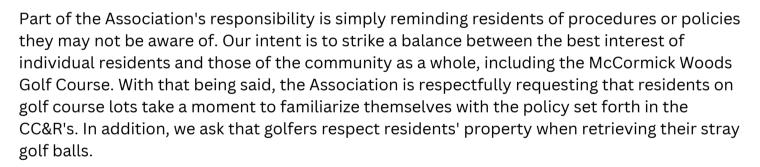


Green Spaces

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.



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.



Golf Course Update

The McCormick Woods Golf Course will be hosting our Super Sunday Scramble on February 11th, 2024. The Clubhouse restaurant will be doing a Valentine's Dinner February 14th, 2024. and an Easter Brunch March 31st, 2024. You do not want to miss this!

Stay tuned for more information on our website: www.mccormickwoodsgolf.com.



Common Area Committee Update

Although there are no lawns in need of mowing this time of year, our landscapers spend their time cleaning up planting beds, removing leaves, pulling weeds, clearing trails and pruning trees and shrubs to make sure everything makes it through the winter months and is ready to go for the next growing season. HOA staff members and your Common Area Committee are busy reviewing projects, identifying needed repair work and making sure that we have the resources necessary to get everything done.

New Landscapers

A new landscaping company will be doing the work in most of the neighborhoods in McCormick Woods this year. New neighborhoods that have been added in the last few years have significantly added to the workload and complexity of what needs to be done. **Pacific Landscape Maintenance** is the company that was chosen as the best fit for our current and fast-growing future landscaping needs. You will see them around in their orange T-shirts uniforms and trucks.



New Connecting Trails

The **Grouse Spur** and the **Cascara Spur** will connect existing trails to the new neighborhoods to the North and West. The **Coulter Creek Connector** at the end of Broadstone Place will lead to trails connecting to the Coulter Creek Heritage County Park. Check out the <u>updated map</u> on the McCormick Woods website.

Little Library

The first application for a new Little Library has been approved. It will be located in Eldon Trails on Viridian, near the intersection with Castleton. It will join the other Little Library "branch" located in Prestwick. If you are interested in installing a Little Library in your neighborhood, a link to the <u>Guidelines and Application</u> may be found on the McCormick Woods website.

Tennis & Pickleball

We have added lines to our one and only tennis court to allow it to be also used by pickleball players. We are asking pickleball players to be considerate and give priority to tennis players after their game is completed. There is a plan to have additional courts available in the new neighborhoods under construction.

New Committee Member

We would like to welcome Eldon Trails resident Jeanne Lance as the newest volunteer for the Common Area Committee. We look forward to Jeanne's participation and input.

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!

McYarners

McYaners (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.



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.



McCormick Woods' Women's Golf Club

McCormick Woods Women's Golf Club offers opportunities for women of all skill levels to play golf in a fun and comfortable atmosphere.

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 2024 season is now open – we look forward to seeing you on the links!

Membership Benefits Include:

- An official USGA/GHIN handicap; membership in WSGA/PNGA; subscription to Pacific Northwest Golfer magazine (see a complete list of benefits at https://wagolf.org/join/member-benefits/)
- Play in Tuesday and Saturday Sweeps competitions; monthly tournaments on Saturdays, April – September – two-day Club Championship tournament in August; MWWGC Open tournament in August
- Participation in Washington State Women's Public Links Association (WSWPLA) events, monthly April – October
- Other competitions include
 - Memorial Match-Play Tournament (seeded tournament played May – September)
 - Birdies, Chip-ins and Sandy Par Fund (participants rewarded at yearend for eagles, birdies, chip-ins & sandy pars)
 - Hole-in-One Recognition
 - Eclectic Tournament Fund (best possible score a participant could achieve using lowest score per hole made



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.

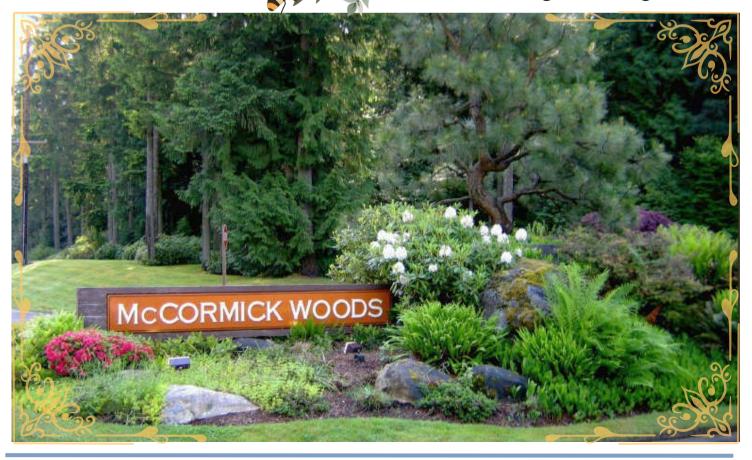
Our annual business meeting is scheduled on January 11th, 2024, 12:00 at the McCormick Woods Clubhouse. If you are interested in our scheduled January, February, or March events please reach out to one of us for details. The Garden Club annual dues are \$25.00 a year, should you decide to join. Please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

Cheryl Rogers Co-President Abcnmrogers@comcast.net

(253) 312-8243

Rose Trevino Treasurer Trevino.rose@icloud.com

Nancy Valentine Co-President Remarkablegardens@gmail.com





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.

JANUARY

01-04-24 - DRC Meeting @ 11:00 am

01-11-24 - Common Area Committee Meeting @ 11:30 am

01-23-24 - Finance Committee Meeting @ 1:00 pm

01-25-24 - Board of Directors Meeting @ 1:00

FEBRUARY

02-01-24 - DRC Meeting @ 11:00 am

02-08-24 - Common Area Committee Meeting @ 11:30 am

02-22-24 - Board of Directors Meeting @ 6:00 pm

MARCH

03-07-24 - DRC Meeting @ 11:00 am

03-14-24 - Common Area Committee Meeting @ 11:30 am

03-28-24 - 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

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

Find us at -

5200 McCormick Woods Dr SW Port Orchard WA 98367 Phone: (360) 895 3800

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

MWA@hoacommunitysolutions.com

We're on the web -

www.mccormickwoodshoa.com