



GOLDCREST

The Official Newsletter from the Goldcrest Homeowners Association



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ANNUAL NEIGHBORHOOD MEETING

7 pm - 9 pm

THURSDAY, MARCH 26

Hansen Elementary School

DUES PAYMENT INSTRUCTIONS

Pay online: www.goldcrestolympia.org

Or Mail checks to:

Goldcrest HOA

1450 Sunnyvale Court NW, Olympia, WA 98502

PRESIDENT'S LETTER

Dear Goldcrest Neighbor,

As I reflect on my time serving this community, I'm reminded again and again of how fortunate we are to call this place home. We live in a neighborhood defined not just by its beautiful surroundings, but by the kindness, generosity, and everyday decency of the people who live here. That spirit is what makes our community special, and it's something worth protecting.

I also want to express my deep gratitude to the many volunteers I've had the privilege of meeting and working alongside. Their willingness to give their time, energy, and expertise—often quietly and without recognition—is one of the strongest pillars of our community. These individuals embody the very best of who we are, and our neighborhood is better because of them.

I have been sincerely happy for many years to serve this community and my neighbors. Some of my most meaningful moments have come from meeting homeowners who asked questions or needed help – being able to support you, answer questions, solve problems, and work together to make our community better has been one of the greatest privileges of my life here.

I am also proud of how we have managed the community to the best of our abilities – holding down dues, finding the most qualified professionals to help us accomplish our goals, and continually working to beautify the neighborhood. My hope has always been that when you drive in past the entrance signs, you feel that same sense of pride in where you live.

In recent months, though, small groups within the community have become increasingly focused on pushing their own agendas—sometimes through tactics that cross the line into bullying, intimidation, or attempts to undermine others, including fellow homeowners and board members. This behavior doesn't reflect who we are or the values that make this community strong. Healthy disagreement is part of any association, but no one should feel pressured, targeted, belittled, threatened or silenced.

I encourage each of you to stay aware, stay engaged, and continue supporting one another. When a small group tries to sow division or dominate the conversation, the rest of us have the power to reaffirm what truly defines this neighborhood: fairness, openness, and respect for every voice.

As I step away from my role, I want to express my sincere gratitude for the trust you've placed in me and for the many ways you contribute to making this community a place we're proud to call home. I leave confident that, together, we will continue to uphold the values that make our neighborhood exceptional.

Diana Alfonso
Goldcrest HOA President

OUR HOA BOARD

- **President** - Diana Alfonso
 - Position 4: Open for Election
- **Vice President** - Alan Spaulding
 - Position 3: Open for Election next year
- **Treasurer** - Doug Mair
 - Position 6: Open for Election
- **Secretary** - Amber Liebner
 - Position 1: Open for Election next year
- **Board Member** – Bob Jones
 - Position 2: Open for Election
- **Board Member** - Kyle Siefering
 - Position 7: Open for Election next year
- **Board Member** - David Forhan
 - Position 5: Open for Election next year

NEW ELECTION RULES

It is time for our annual Goldcrest Homeowners Association Board of Directors election. This year's process looks a little different due to new Washington state legislation (Senate Bill 5129) that became effective on January 1, 2026.

To comply with this new law, all HOA elections must now be conducted via paper secret ballot. This ensures greater privacy and transparency for every member of our community. Everyone should have received your ballots in the mail. To view all election information and election rules, visit our website www.goldcrestolympia.org.

DUES PAYMENT INSTRUCTIONS

Next year's Annual Assessment will remain \$500.00. Checks should be made out to "Goldcrest HOA" and include your Lot Number on the "memo" line. If you are unsure of your Lot Number, you can find it on your invoice. It is the three-digit number in front of your name.

Invoices will be sent out after March 1st. If you received your invoice by email, you can pay using the "pay now" target and then choose from a variety of payment methods, including credit card, PayPal, and ACH transfer. Another option available to anyone with a bank account is to ask your bank to mail us a check.

Mail checks to:

Goldcrest HOA
1450 Sunnyvale Court NW, Olympia, WA. 98502

Pay online: www.goldcrestolympia.org

*Note: Online payments will include an online convenience fee

JOIN THE ELECTIONS COMMITTEE!

Are you interested in shaping the future of our community? The Goldcrest Homeowners Association has formed an Elections Committee, and we're seeking enthusiastic volunteers who are not running for a Board position!

What does the Elections Committee do?

- Oversee the nomination and election process for Board members
- Ensure fair and transparent voting procedures under RCW 64.90
- Communicate important election dates and information to residents
- Distribute, collect and count the ballots

No prior experience is required—just a willingness to participate and a commitment to our community's success. Meetings will be scheduled via Zoom (TBA) and we will work to accommodate each volunteer's availability.

Ready to volunteer or want more information?

Contact Laura Vize at: sharp2221@comcast.net or (360) 866-2221.

Your involvement will help ensure a vibrant, inclusive, and well-governed neighborhood. Join us in making a difference!

BYLAWS COMMITTEE UPDATE

Following last year's Annual Meeting, a Bylaws Committee was formed to review and modernize the Association's governing documents.

A committee was assembled by Janet Freund, the Committees Chairperson. It included lot owners Lynnda Brown, Udo Freund, Randall Benway, Joann Freimund, and Alan Spaulding. The committee met roughly every two weeks from June 27 through December 18. Members reviewed the bylaws of three other HOAs as well our own from 2014.

We are pleased to report that the Committee has completed a fully rewritten proposal for the Goldcrest HOA Bylaws. Our current bylaws were last approved in 2014, and since then Washington State laws governing homeowners associations have changed. The rewrite is intended to align the Association with current statutes, improve clarity, and strengthen governance practices.

The draft has been submitted to the Board for review and will also be reviewed by the Association's attorney. Once finalized, the proposed amendments will be distributed to homeowners in accordance with the required notice and voting procedures.

We appreciate the time and dedication of the volunteer committee members and will share additional updates as the process moves forward.

COVENANTS REVIEW COMMITTEE UPDATE

Following last year's Annual Meeting, a Covenants Committee was formed to bring our Covenants into 2026! The current Covenants were last amended in 2009, and the Committee has been working to ensure they remain clear, enforceable, and consistent with current state law and the Association's governing documents.

The Committee has been reviewing existing language, identifying areas that may need clarification or modernization, and working toward a revised draft that better reflects the needs of today's community while preserving the character and standards that make Goldcrest a desirable neighborhood.

Once a proposed draft is ready, it will be reviewed by the Board and the Association's attorney before being shared with homeowners. Any amendments to the Covenants will follow the required notice and membership approval process.

We appreciate the time and dedication of the volunteer committee members and will continue to provide updates as this important work progresses.

WEBSITE & COMMS COMMITTEE UPDATE

Over the past year, we heard clearly from homeowners that the community would like more communication and easier access to information. The Website & Communications Committee has been working to improve transparency, accessibility, and consistency in how we share updates.

We have added a calendar to the Association website that includes upcoming Board meetings along with Zoom links so homeowners can attend virtually. We have also increased email communications and are continuing to refine how and when updates are shared.

In addition, we launched a new Homeowners Portal where residents can:

- Opt in to receive text message updates
- Access meeting minutes, financial reports, and other important documents
- Stay informed about Association business

We remain committed to improving the website and expanding communication tools so homeowners can stay informed and engaged. More enhancements are planned as we continue this work. Please be patient with us in our efforts to continue to improve, as we are a group of volunteers.

GOLDCREST COMMUNITY NEWS

FEEDBACK/IDEAS/SUBMISSIONS: Have feedback, ideas, or submissions? We are pleased to announce the possibility of establishing a monthly newsletter on our website. Highlights would include an invitation for new families to tell us their story of how and why they came to Goldcrest to plant their roots and/or raise their family within our vibrant, pleasant, and beautiful community. If they moved from another community with a Homeowners Association, they may want to share their feedback or comments regarding what that neighborhood was doing. Each month, we would feature a new resident or family to our community. In this way, we get to know our newest neighbors in addition to establishing a stronger cohesiveness within our Goldcrest community and between one another!

Another inclusion within our monthly online newsletter may be adding a section called Volunteer Spotlights. This would highlight those exceptional neighbors who contribute their time and talent in keeping our community safe and clean. Safety Tips and New Amenities may be further categories to consider. The first provides advice on staying safe, such as home security tips or emergency preparedness, and the second would cover announcements concerning new facilities or improvements within our community. Please keep in mind that this online forum will be all about you, so let us know what you would like to see or hear about. All submissions would be entered at www.goldcrestolympia.org or you may email your thoughts, ideas, and photos to hoa@goldcrestolympia.org.

COMMUNITY EVENTS: We would like to bring back the Neighborhood Block Watch Party. This is a summertime event which includes food, dancing, activities for the children as well as adults, and a visit from our very own City of Olympia Fire and Police. In the past, this has always been the highlight of our gathering for the little ones!

We would also like to start something new. How about Neighborhood Caroling and a Holiday Lights Contest in the month of December! We would select a date and time for each event. The first one would be all about spreading holiday cheer by strolling through the community and singing beloved holiday carols. No prior singing experience would be required, just your enthusiasm and holiday spirit are all that's necessary in making this an enjoyable event! Continuing our theme of holiday spirit, everyone would have an opportunity to show off their decorating skills in our first annual Holiday Lights Contest! We'll be decorating our homes with dazzling lights and festive ornaments to compete for the title of Best Decorated House. Prizes would be awarded to the top three homes, giving all a chance to get creative and let their holiday spirit shine!

RESIDENT SURVEYS: Here's yet another idea. We could gather feedback from our homeowners on various topics in order to improve the community experience and keep a pulse on what's important to our neighbors and what is of lesser significance. This would also serve as a support to our Association Board when finalizing decisions on where we should be allocating funds received from the payment of our annual dues.

TREASURER'S REPORT FOR FY 2026

WHICH ENDS 3/31/2026 BY DOUGLAS MAIR

I am pleased to state that the Goldcrest Homeowners Association remains in good financial condition. We have adequate cash reserves in the Reserve Fund to meet all known future capital expenses. Please feel free to contact me through our email at "hoa@goldcrestolympia.org" if you have any questions about the data in this report or its accompanying financial statements.

The current Balance Sheet accompanies this Report. Also accompanying this Report is a Budgeted Income Statement which shows our projected expenses (budget) for the next year (FY 2027) to be \$92,124. The increase of \$2022 over last year is due primarily to the increase in insurance costs. The Board has approved this budget, and since it does not require a change in the Annual Assessment (dues) it does not require approval at the Annual Meeting on March 26^h as stipulated in our By-Laws.

The Reserve Account

As required by Washington State law, we maintain a savings account for major capital expenses (such as repairing the mailboxes). This account is known as the Reserve Account. You can see our most recent Reserve Study Report on our website. We currently have \$110,953 in this account. This account earned \$1,905 in interest since April 1, 2025. We don't plan to contribute to the Reserve Fund this fiscal year, nor the next fiscal year (FY2027). This is possible because our concrete sidewalk is no longer characterized as a replaceable asset. Rather, it is now characterized as a maintenance item. This results in our current reserve fund being overfunded and therefore, no contribution is needed and we can avoid raising our dues this next year.

Annual Assessment (Dues)

As mentioned above, and shown in the attached budget, we are keeping the Annual Assessment at \$500. This can be paid by mailing us a check or charging \$500 on our website at goldcrestolympia.org. Remember, the annual assessment (or dues) is due on April 1st and will incur an interest charge of 2% of the unpaid balance each month starting May 31st. This interest is required by our Bylaws, and its value is set by our residents through the Covenants. Partial payments are accepted and will reduce the interest charge by reducing your balance.

Just like last year, we have only one member who is in arrears on their dues. If this household doesn't pay their dues, it will cost each of the other 179 households \$2.79 in increased dues. If ten don't pay their dues, then the other 170 households must chip in an additional \$29.41. Additionally, members who are not current with their dues will not be in good standing and therefore cannot vote in elections or on any HOA proposal nor petition the Board for architectural changes.

We have a beautiful area here in Goldcrest and that contributes to our quality of life and our property values. I urge all members to pay their fair share on time, so we can keep our operating costs low and minimize future dues increases.

As a final note, I am term limited on the Board. I have been on the Board for the last eight years, seven as the Treasurer and one as the President. I hope I have helped make Goldcrest a better, more pleasant place to live. This is my home too. I will remain available to help my successor if they need it.

2026 LANDSCAPE REPORT...

Happy Spring to all Goldcrest residents.

2025 has come and gone without any major projects to report. The only addition to our neighborhood has been yet again, the planting of additional Daffodil bulbs.

We had a successful year removing hazard trees, and I continue to encourage folks to communicate any concerns they may see. 2026 will have a new risk assessment made on our forest and this process will continue to aid in the exposure, and removal of trees before they become a risk to home and health. Save A Yard Landscaping company continues to keep our neighborhood in peak conditions and have made improvements year after year. I would like to thank them for always giving us such a beautiful product.

Without fail, they go above and beyond. From showing up after storms to keep our sidewalks safe and clean, to always paying attention to the last detail. Their efforts show, and our neighborhood is beautiful as a result.

Thank you to all who donate your time, I wish you a happy and healthy 2026.

Jason Walsh

PROXY FORM - VALID FOR ANNUAL 2026 MEETING ONLY

Proxy Guidelines:

- Proxy forms must be received no later than 5 business days prior to the meeting. Mail your form to 1450 Sunnyvale Court, Olympia WA 98502.
- Proxy forms will NOT be accepted at the meeting (as per the by-laws)
- Proxy forms are only valid if both members (assigned and giving) are valid members in good standing
- No lot (one member per lot) can hold more than two proxies

I, _____, of lot# _____, being a member in good standing of Goldcrest Homeowners Association, assign my proxy to _____, of lot # _____.

Signature: _____

Date: _____

This proxy is valid only for voting on agenda items, as published in the Annual 2025 Spring Meeting newsletter,.
Mail to 1450 Sunnyvale Court NW, Olympia, WA 98502

Goldcrest HOA Member Meeting Minutes

March 20, 2025, Held at Marshall Middle School

1. Call to Order at 7:15 pm.

2. Approval of Minutes –

- Bob Jones makes a motion, and Alan 2nds to approve 2024 Member minutes. The minutes are approved.

3. Member Comments

- It was suggested that the shed would look better if we moved it where it does not stick out as much as it does now. Diana suggested we are open to moving it if anyone has any suggestions on how best to move it and where to move it to, we are open to the feedback.
- A homeowner shared a concern that the past several years, our HOA dues have increased. Diana shared we are not proposing to increase them this year. She also mentioned the increases were small increases and had to do with inflation for the most part.
- Two homeowners shared appreciation for planting the cedars off Road 65.
- It was expressed that it would be helpful to get emails about updates like planting the trees, when work would be done in the neighborhood or news about any updates.
- A homeowner asked what the cost was to fix the sidewalk, and Doug said, off the top of his head, it was approximately \$5000.
- A homeowner asked about the idea of allowing homeowners to own chickens. She mentioned that the city of Olympia has a limit of 5 hens and a rule of no rosters. Another homeowner does not like the idea since there is an issue of bird flu in the country. Diana mentioned this would have to be something that would require a change to the covenants.
- A homeowner brought up a request for a special meeting to discuss a ByLaw & Covenants change, using Zoom for meetings and a way to have a directory. Amber shared we do have a private online portal for members if we approve the use of it.

4. Audit Committee –

- Mark discussed that he does review our HOA's expenses, bank accounts, and tax returns. He has not seen anything alarming. Mark also mentioned that hiring someone to audit our books is very costly, so handling it among us is saving money.
- Mark motioned to forego the requirement to pay for an audit, Bob 2nds, motion passed.

5. **Maintenance with Jason –**

- This was discussed in the newsletter.

6. **Treasurer's Report –** We have a quorum today (48 Homeowners)

- A homeowner asked what the Misc. expenses on the budget are. Doug suggested that these line items are to leave us space for any unexpected costs that may come up. Diana suggested that if anyone would like more details, please reach out to the board to set up a time to review these in more detail with Doug.
- A question for clarity of \$40,000 expense of the landscaping contract was asked, we explained that Save A Yard comes weekly and maintains our HOA grounds, and every two years, when we renew the contract, he continually comes in cheaper than other providers.
- We were able to put together a budget that allowed us to keep the dues at \$500, so no increase this year.
- Bob Jone motions to approve the Treasurer's report, which includes the proposed budget and this year's dues, Mike 2nds. The report is approved.

7. **Board Vacancies**

- Bob is stepping down, Erin has offered to join the board, and everyone voted to approve. David Forhan volunteered to join and help.

8. **Adjourning the meeting at 9:04 pm**

Balance Sheet*(all values in USD)*

as of:

1/31/26

1/31/25

change

Account No Account Name

		1/31/26	1/31/25	change
100	Assets			
110	Reserve Trust Account (cash in bank)	110,953	93,343	17,610
120	Operating Trust Account (cash in bank)	37,906	32,435	5,471
130	Accounts Receivable	-	659	(659)
140	Prepaid Insurance	-	-	-
150	Undeposited Funds	-	-	-
	Total Assets	148,859	126,437	22,422
200	Liabilities			
210	Accounts Payable	-	0	0
220	Prepaid Accounts Receivable	1,000	0	1,000
	Credit Memo Liability	-	0	0
	Total Liabilities	1,000	0	1,000
300	Equities			
310	Accumulated funds	120,209	112,746	7,463
320	Uncollected Assessments	-	659	
330	Revenue in Excess of Expenses	27,649	13,032	14,617
	Total Equities	147,858	126,437	22,080
	Liabilities plus Equities	148,858	126,437	23,080

News letter Financials

Budgeted Income Statement

		FY 2027		FY 2026	change	% chng
		Annual Budget	\$ per lot			
		500		500	0%	0.0%
Revenue						
410	Annual Assessment	90,000	500	90,000	-	0.0%
420	Allowance for Delinquent Accounts	(1,000)	(6)	(1,000)	-	0.0%
430	Interest from Delinquent Accounts	240	1	240	-	0.0%
450	Transfer fees from sales	500	3	500	-	0.0%
460	Prior Year Cash Surplus Carry Forward	10,000	56	-	10,000	
	Total Revenue	99,740	554	89,740	10,000	11.1%
Expenses						
510	Administrative					
511	Bank Fees	2,000	11	163	1,837	1129.3%
512	Insurance, GL and D&O	6,743	37	5,419	1,324	24.4%
514	Mailings/Postage	123	1	117	6	5.0%
516	Website	1,107	6	1,054	53	5.0%
519	Misc Administrative Expense	246	1	234	12	5.0%
	Administrative Totals	10,219	57	6,987	3,232	46.2%
520	Professional Fees					
521	Financial Management Fee	7,000	39	5,000	2,000	40.0%
522	Financial Management Direct Expense	600	3	300	300	100.0%
523	Legal Fees	2,500	14	1,000	1,500	150.0%
525	Audit Fees and Tax Preperation	5,000	28	300	4,700	1566.7%
529	Misc Professional Fees	500	3	200	300	150.0%
	Total Professional Fees	15,600	87	6,800	8,800	129.4%
530	Utilities					
531	Irrigation System Maintenance & Water	2,000	11	2,000	-	0.0%
532					-	
	Total Utilities	2,000	11	2,000	-	0.0%
540	Landscaping					
541	Annual Contract	43,200	240	40,000	3,200	8.0%
542	Bark/Mulch	1,500	8	1,500	-	0.0%
543	Weed Control	3,690	20	3,514	176	5.0%
544	Storm Cleanup	1,230	7	1,171	59	5.0%
545	Sidewalk Maintenance	1,845	10	1,757	88	5.0%
546	New Plants/Landscaping	3,000	17	2,000	1,000	50.0%
547	Tree and Shrub Maintenance (Pruning)	1,230	7	1,171	59	5.0%
548	Tree Felling	6,150	34	5,857	293	5.0%
549	Misc Maintenance	2,460	14	2,343	117	5.0%
	Landscaping Totals	64,305	357	59,314	4,991	8.4%
550	Reserves and Extraordinary Expenses					
551	Urban Forestry Management Plan	-	-	-	-	
552	Tree Felling	-	-	0	(0)	-100.0%
553	Reserve Fund Annual Set Aside	-	-	15,000	(15,000)	-100.0%
554	Draws from Reserve Fund	-	-	-	-	
555	Miscellaneous Reserve Fund Expenses	-	-	0	(0)	-100.0%
	Total Reserves and Extraordinary Expenses	-	-	15,000	(15,000)	-100.0%
	Total Expenses	92,124		90,102	2,022	2.2%
	Total Expenses per lot	512		501	11	

Goldcrest Homeowners Association Annual Meeting
Agenda
Thursday, March 26, 2026, 7 PM
Hansen Elementary School

- 1. Call to Order - Quorum Call**
- 2. Introduction of Board Members**
- 3. Board Remarks**
- 4. Approval of 2025 Minutes**
- 5. Landscaping Report**
- 6. Treasurer Report**
- 7. Approval of Dues**
- 8. Committee updates**
 - 1. Bylaws – Update**
 - 2. Covenants – Update and distinction between Covenants Review Committee and Covenants (Compliance) Committee**
 - 3. Website and Communication**
- 9. Member Comments and/or Questions**
- 10. Board Vacancies**
- 11. Board Elections – Remarks and Introduction of Candidates**
- 12. Member Comments and/or Questions**
- 13. Adjournment**