



SPRING 2023



CONTACT INFORMATION

HOA Management Company - JC Higgins & Associates
Parking Passes, ACC Requests, Complaints, Concerns, and General Information
253-841-0111 or Chelsea@jc-higgins.com
www.LipomaFirsNorth.Com

VEHICLE COMPLAINTS

Concerned about a broken down vehicle or an RV that looks out of place? Yes, you can report them to HOA management but you can also/instead report them straight to the county!

More community resources
available at
LipomaFirsNorth.com



PROJECTS

~Replacement signage is installed.
~Damaged mailboxes being assessed.
~Quote received for irrigation repair on ball field.
~Stair railing repair being quoted for ball field entrance.

HELP WANTED

We are in need of board and acc positions filled by home owner volunteers. We only need 1-2 hours per month from the comfort of your home. Feel Free to reach out with questions.

NOTEWORTHY

~Spring inspections bring lawn maintenance and paint maintenance into focus.
~The first half of 2023 HOA dues are past due so make sure to pay, if you haven't already.
~Make sure garbage, recycle, and yard waste bins are stored in your back yard or garage, except on garbage collection day. You are responsible for any debris that are left on your property or the road from your receptacles that do not get collected by the garbage company.

HOA MEETINGS

Schedules are tentative and could be subject to change.

April 26, at 7pm
May 24, at 7pm
June 28. at 7pm



RANDOM TIPS

~If you have a/c, spring is a great time to get it serviced so it is ready for hot weather. If you don't have a/c, now is a great time to check prices on new or used portable or window units.
~Spring is a great time to check for critters under and around your home that found warmth over the winter. They can cause a lot of damage and may need to be removed and areas repaired or sealed.
~Spring cleaning your windows, screens and window tracks provides a great opportunity to check for damage.
~Check sprinkler heads for any that have leaks or damage.

REMINDERS

- ~The only Facebook group this HOA runs or can be reached on is titled, "Lipoma Firs North Phase One"
- ~Parking rules are enforced for the safety of our community when they need emergency responders to access their home.
- ~Window air conditioning units can be used from May 1 to September 30 without ACC approval.

SUPPORTING NEIGHBORS

Companies mentioned are not reviewed or endorsed by the HOA.

If you own a company or would like to suggest a company ran by someone within any part of Lipoma Firs, please reach out to us on our official HOA Facebook Page.

~PET ART PORTRAITS - Katie Mac Onie Art
Find on Facebook or Katiemaconieart@gmail.com

~CUPCAKES - Heaven Scent Cupcake Co.
HeavenScentCupcakeCompany on Facebook

~GARBAGE RUNS - Drew's junk Removal
253-686-5407 or dm Drew Myers on Facebook

~HOUSE CLEANING - Corona Cleaning
Kathia Corona or CoronaCleaning on Facebook

~VEHICLE DETAILING - Jeff Pipkin
Handcrafted Detailing on Facebook



EXTERIOR CHANGES

Remember that any permanent exterior alterations need to be approved by the ACC board.

A 30 day notice is required before any changes are made.

NUMBERS TO KNOW

Poison Control - (800) 222-1222

Non-Emergency Line - (253) 287-4455

Suicide & Crisis Lifeline - 988

ASPCA Animal Poison Control (888)
426-4435

Animal Control - (253) 798-7387

KID SECTION

Fun Fact! - A rabbit's teeth never stop growing.

How does the Easter Bunny stay in shape?

Answer - Eggs-ercise

"When you believe in yourself,
the world believes in you too"

Word find: APPLE BANANA CHERRY GRAPES
LEMON ORANGE TOMATO

V	N	Y	B	K	G	S
R	O	R	A	N	G	E
E	T	R	N	X	W	P
L	A	E	A	L	K	A
P	M	H	N	W	M	R
P	O	C	A	X	B	G
A	T	N	O	M	E	L