



WINTER 2022

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

PROJECTS

~Mailboxes have been quoted and arranged to be painted summer 2023
~A third-party audit of the association's financial records showed compliant and accurate record keeping. Some best practices were also identified providing opportunities for improvement in the future.
~We are getting a quote for new signage for our park and ballfield, as it has been torn down.

IMPORTANT DATES

Christmas Decor removed by: December 31, 2022
Zoom HOA Meeting: January 25, 2023 at 7:00 pm
(Link will be posted on our website and Facebook)

TREE RECYCLING

A local scouts group is recycling Christmas trees in our neighborhood on 12/31 and 1/7 8-5. Place undecorated trees at the curb by 8am for pickup. Check their flier on their facebook (/TroopDXV) for how to donate funds.

COMMUNITY DONATIONS

Food pantries are being depleted, especially due to Thanksgiving and Christmas.
We would like to work together as a community to help them replenish. We would like to collect all donations by January 7th so that we can help replenish them as quickly as possible. We will have drop off locations within the community or we can come to you for pick up. Please join us on our Facebook page for more information or message us with any questions.

HOA MEETING

Join us via zoom and use your voice to let us know your ideas of what we should focus on in 2023.

January 25. at 7pm

RANDOM TIPS

~A lot of people advise removing leaves as they can deprive grass of sunlight and can leave the grass smothered.
~When temperatures fall below 32 degrees, pipes are susceptible to freezing. You can purchase outdoor faucet covers at any hardware store or on Amazon.
~You can purchase emergency window ladders on Amazon to keep in rooms upstairs. In case of a fire, make sure everyone in your family has a safe way out.
~Check around all edges of windows and doors for air coming in. Caulk windows to prevent cold air or leaks. Door draft stoppers can be purchased at any hardware store or on Amazon.

KID SECTION

Fun Fact! - An ostrich's eye is bigger than its brain

What do you call a fake noodle?

Answer - An impasta

Word Scramble - NEKOYM

COLORING CONTEST - Tell your parent to check our Facebook page for the coloring page, rules, and to see what you could win!

"Everywhere you go, take a smile with you."

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.

~INSURANCE/MORTGAGE PROTECTION & ANNUITIES -
Experior Financial Services
818-0536-3631 - JohnParayno.com

~CUPCAKES - Heaven Scent Cupcake Company
www.facebook.com/HeavenScentCupcakeCompany

~PHOTOGRAPHY - Nakoa J Cantu Photography
360-913-1672 - NakoaJCantuPhotography.com

~LICENSED ESTHETICIAN - Rustic Royalty Lashes and Esthetics
253-324-3147 - eyelashes, eyebrows, waxing, facials, and more

~WINDOWS, ROOF, GUTTER CLEANING AND PRESSURE WASHING - ROYAL WINDOWS AND GUTTERS
253-242-3673 - RoyalWindowsandGutters.com (free quote)

SAFETY

Double check that you have locked all vehicle doors that are not in your garage if it is dark outside.

If you have packages arriving and are not home, consider asking a neighbor to keep it safe for you, especially if it is dark outside. If you are walking in the dark, we suggest wearing something white or reflective so that headlights of cars reflect off of you so drivers can see that you are there.

Make sure that all headlights and windshield wipers are in working order so that you can see our community members out walking, to the best of your ability.

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

REMINDERS

~We understand that holiday events will be happening in our community and that streets will be congested and we assure you that we will convey to HOA management the need for leniency in parking rules for the days around each holiday. We ask that you are patient and understanding with neighbors during this time.

~We ask that during holiday events you respect that homes are in close proximity and keep your noise levels moderated between the hours of 10pm and 7am, per Pierce County laws.

~The HOA management does frequent checks of our community. Although everything is checked, this is a friendly reminder that in January they will be looking to make sure holiday decor is not in sight.

~Make sure dogs that are not in your fenced backyard or home are leashed and that you pick up after them while they are traveling through the community.