President’s Message

Hopefully everyone had a wonderful holiday season!

I’d like to give a hardy welcome to our new HOA Board of Directors; Giles Nelson (lot 103) as Vice President, Kolya Rice (lot 44) as Treasurer, Carladenise Edwards (lot 63) as Secretary. They join Troy Loftus and myself as holdovers from last year. It’s great to see new faces on the Board and commitment to our community.

I’d also like to thank the outgoing members, Craig Engelbrecht, Debbie Brothers, Mark Menzie and Phil Crawford for their time and effort on the Board these past few years. Your time and commitment is very much appreciated.

It is those who volunteer to participate on the Board and the various committees that allow our Homeowners’ Association to function and keep our common areas (entry area, sports court, and park) clean, maintained and enjoyable to use. Without that effort, our development would deteriorate into something none of you would enjoy and our property values would suffer. If you haven’t participated recently, please consider doing so in the near future. We need additional help with the Architectural Control Committee and the Welcoming Committee. While the pay isn’t great (actually none), just about everyone who has participated, comments on the opportunity to better know their neighbors is the real reward. Please give our new and former Board members a thank you for their service.

Switching subjects, it’s time to start planning for spring landscaping projects. It has always amazed me how the shrubs I planted many years ago, in spaces that were barely filled, now can’t be contained. After nurturing the shrub for many years and using some ingenuity to keep it contained within a space it just doesn’t fit anymore, it’s sad to think about starting over. Somewhere I heard a suggestion to get the opinion of your neighbor about your landscaping. A lot of times they spend more time looking at your yard than you do. Last year I got to talking to my neighbor, and we both were commenting about how neither of us liked the shrubs separating our properties. We made a joint project out of removing many badly overgrown juniper bushes, re-grading the ground and replanting new shrubs. Now it looks much nicer and we are both happier.

Don’t forget, Easter is coming soon and it is time for the Easter bunny to make his appearance. Don’t let the little ones miss the fun.

So, here’s looking forward to a nice sunny springtime.

Wayne Anderson, LFEHOA, President
An Issue You Probably Were Not Aware Of...the Backflow Preventer Situation

Back in September 2017, several concerned residents approached the HOA about a letter received from the Cedar River Water and Sewer District (CRWSD), requiring them to convert an older style atmospheric backflow preventer to a double check backflow preventer and to change from “in premises” to “premises isolation” configuration of backflow prevention. This letter went to only 19 CRWSD customers with the atmospheric backflow preventers installed on their irrigation systems, but stated all existing customers with irrigation systems would be required to convert to “premises isolation” over a 5 year period starting in 2018. A resolution was passed in 2005 by the CRWSD requiring all customers with irrigation systems to convert to “premises isolation”, however it appears that no communication was ever made to the customers in the 12 years since. Over this period, CRWSD accepted annual inspection test reports without comment. One customer received a bid of about $1,000 to convert his installation.

A backflow preventer is a plumbing device that is intended to prevent contaminated water from flowing from an in ground irrigation system back into to a public water system. It only comes into play if the public water system is shut down or if the irrigation system has an alternate water supply (unlikely in our neighborhood). State law requires them to be installed in any irrigation system fed by a public water system and also requires annual testing by a licensed inspector. CRWSD is required to have a program in place to insure all customers comply. The controlling law is Washington State WAC 246-290-490, available online if you want to know more.

There are various types of backflow preventers. The vast majority of homes in our development have a “double check” valve which is the currently preferred type by CRWSD. We are aware of only two homes with the older atmospheric type backflow preventer. While significantly different in design, they both perform the same function. We believe the “double check” type is superior because system remains sealed if a backflow condition exists. The atmospheric type allows air and other contaminates to enter under a backflow condition.

For the “in-premises” configuration, the backflow preventer can be located anywhere on your property as long as it prevents contaminated irrigation water from back flowing into the public water system and generally also protects your house plumbing as well. To my knowledge, all the homes in our development with backflow preventers are configured as “in premises”.

For “premises isolation” configuration, the backflow preventer is piggybacked to the water meter and no water taps are allowed between the water meter and the backflow preventer. In this configuration, your house is not protected from contaminated backflow from your irrigation system unless a second backflow preventer is installed.

State law allows either configuration and allows the water system purveyor (CRWSD) to determine which configuration to be used in different situations. All commercial and industrial installations are required to use “premises isolation”. To our knowledge new homes in Maple Valley have irrigation systems installed utilizing “premises isolation”, but homes of our development’s age were install utilizing “in-premises” isolation per CRWSD instructions at the time.

On behalf of the HOA residents, we drafted a letter to the CRWSD Commissioners requesting they reconsider the resolution requiring homeowners convert to “premises isolation” and attended Commission meeting. We are happy to report that the Commissioners voted to grandfather existing installations with “in premises” double check backflow preventers. Unfortunately homeowners with the atmospheric backflow valves will still have to change to double check valves, but will not have to convert to “premises isolation” (the major part of $1,000 conversion cost).

Wayne Anderson, LFEHOA President
Fellow homeowners,

Greetings from your Legacy Site representative. The pace of our work is accelerating and there have been a few developments since my last update in the fall.

In November, the City Council weighed in on two potential elements for the Legacy site. The council decided against both using it for a City Hall and single-family housing. The recommendations of the Urban Land Institute have also been largely dismissed, as we have instead concentrated on the key uses identified by both the citizen survey and the original 2005 CAC report. The Urban Design and College of Built Environments from the UW is continuing their work and will have specific recommendations with market analyses and economic viability available at the end of the spring quarter. We have given them a list of prioritized uses based on both the survey and the original CAC for incorporation into their proposal. In the interim, the task force is formulating our own plan for the site, so that the two can be merged over the summer for public comment.

We will finalize formal recommendations over the next few months and I welcome and look forward to your feedback. The meetings are open to the public and I encourage you to join us. We typically meet on the second and fourth Thursday of each month at the Lake Wilderness Lodge and the schedule is posted on the City website. This is a critically important issue for Maple Valley and especially for those of us in LFE. I’m usually around on the weekends if you want to stop by or can be reached on my cell phone at 206-909-8542.

To help comply with the Open Meetings Act, the City has established a link on its webpage for all documents related to the Task Force including the original CAC report, and current agendas, and minutes.


I can be reached by email at eric.hancock@maplevalleywa.gov but please realize that all communication sent to that address is potentially subject to open meetings requests.

Thanks,

Eric Hancock, Lot 69

Help Keep Our Neighborhood Clean…

We are all in this together and have a responsibility to each other. Don’t forget to clean up after your pets no matter where they “choose to go” (Neighbor’s yard, park, street, etc.) Garbage can sometimes be left at bus stops or in the street. Please help to keep these common areas clean as it impacts us all. Lake Forest Estates is known for the great community spirit and is a great place to live. Let’s keep it that way!

We’re on Facebook! If you’d like to be a part of the group search for LFEHOA and request to join (or type in the domain https://www.facebook.com/groups/LFEhoa/). There are a few administrators that vet each request to join. It is a closed group so your posts to the board will only be seen by other homeowners who are members. This group is intended to share information with each other quickly and efficiently. Please use common social media etiquette and refrain from negative posts or personal
Our neighborhood is a better place because of the work of others. Below are the names of people who have donated their time to maintain key areas that we all enjoy.

<table>
<thead>
<tr>
<th>LFEHOA Maintenance Work Accomplished</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tasks</strong></td>
</tr>
<tr>
<td>Relamp in-ground lights at island</td>
</tr>
<tr>
<td>Install Christmas lights at the entry</td>
</tr>
</tbody>
</table>

*If you see items needing repair, let us know. Volunteers are always welcome to pitch in.*

Thank you!! Your help was very much appreciated.