President’s Message

I certainly hope everyone had a wonderful holiday season with family and friends!

The first point of business is to announce annual LFE officer election results. Wayne Anderson (President incumbent), Troy Loftus (Contracts Administrator incumbent) and Andy & Kate Gillespie (shared role as Secretary) each received 20 votes. Congratulations. Please thank Troy, Andy & Kate for their commitment to serve our community!

As everyone knows, our Homeowners’ Association is a self run organization that exists primarily to maintain our common facilities (sport court, park and entry) and enforce our CC&Rs. Without dedicated residents willing to step forward to fulfill the Officer and Committee position, we would have to turnover the operations to a management company. That would significantly increase our dues (possibly double) and would likely reduce concern and care of our facilities. In order for our HOA to continue as a self run organization, members must be willing to step forward to make it happen. Time commitment is generally a few hours per month and although the rewards are not monetary, the knowledge you are making our community a better place to live and getting to know our neighbors is very rewarding. If you haven’t served on the Board or a Committee recently, please consider do so in the near future.

Last August, we received a “Letter of Non-compliance” from the Cedar Water and Sewer District for not having a back flow preventer installed on the park restroom (as it has been for nearly 30 years). In response, several HOA members attended the Commissioners meeting contesting this new requirement. Our argument was that our park restroom which contains only a lavatory, toilet and shower is no more hazardous to public safety than a single family residence which they do not require having a back flow preventer. The Commissioners refused our request stating that if they allow an exception, they would be deluged with other requests for exceptions. Since there is no other appeal process, we will proceed with installing a back flow preventer on the restroom water service later this spring.

And on another note to the Grinch that is continually unplugging our Christmas lights at our entry – the lights are kept up during the winter months by popular demand of your neighbors. We remove the colored lights shortly after New Years, but keep the clear tree lights up until the trees start to bud in the spring. Many people like the extra lighting when entering and exiting the neighborhood during the dark days of winter.

So, here is wishing everyone a Happy New Year!

Wayne Anderson, LFEHOA, President
Vandalism, Door to Door Peddlers & Contract Administrator Update

Vandalism Notice

We have been advised of a number of cases of spray painted graffiti on wood fences along the county trail and at the west side of the development. Some of the content was quite disturbing. Even several of HOA and King County signs were painted over. A neighboring development had a number of cars marked.

If anyone sees any new graffiti or a person inappropriately painting, please report it to Maple Valley Police (911 or their non-emergency number of 206 296-3311) and to a HOA Board member.

Hopefully we can put an end to this vandalism.

Door-to-Door Peddlers

We have also heard of door-to-door peddlers working the neighborhood. The City of Maple Valley has a Municipal Code (MVMC 5.25) that prohibits this except under very limited circumstances (youth, religious, and non-profit groups). Anyone wishing to do door-to-door sales, construction work, etc. must first obtain a City of Maple Valley personal ID card/permit and have it in plain sight. This doesn’t apply if you request someone or some company to come to you. If someone unexpected knocks on your door – first ask to see the ID card. If they don’t have one, tell them to go to the MV City Hall before you will talk to them and if you see them go to a neighbor, you will call police. If we work together, the solicitors will end very quickly.

Also in the ordinance, if you place a sign (15 square inches minimum), “No Trespassing,” No Peddlers,” “No Soliciting,” or, “No Solicitors” prominently displayed, they are guilty of criminal trespass in the second degree if they enter your property even hang sale literature.

Contract Administrator Update

We have a few projects in the park this year to make the space even more enjoyable.

The picnic shelter has some area on the southside where the areas between the shelter concrete pad and nearby trail have eroded away. There are also large tree roots in the area creating a tripping hazard. We intend to add a short (18" or so) retaining wall to fix this and allow for tasteful landscaping.

Just west of the picnic area in the recently pruned space we will be adding in picnic tables with a gravel pad and path. These should allow for dinner with some truly magnificent sunsets over the lake. Please enjoy them!

The beach sand slowly subsides into the lake because we are limited by several regulations concerning beaches near water. The sand is, however, reaching a point at which it becomes difficult to play on for children (and adults) of all sizes. We will be bringing in the equivalent of several dump truck loads of sand to build the beach up.

I’m not the most eloquent of writers so feel free to edit this as you see fit.

Thanks,

Troy Loftus, LFEHOA Contract Administrator
Treasurer’s Report

Fiscal Year 2018
Thank you LFE Homeowners - We collected 100% of the Homeowners Dues in 2018 and closed out prior year pending dues. Late Fees not paid in 2018 (2 homeowners) will have this fee included with their 2019 Dues notice.

Importance of Dues – Dues are our only source of income which is carefully evaluated each year based on a number of factors that are assessed by the Homeowners Association Board. These factors consist of the following: health, safety and welfare of the residents within LFE and the improvements and maintenance of the Common Areas and Common Maintenance Areas. This also includes professional services and contract services. A Reserve Study is maintained to forecast remaining life of assets and being fiscally prepared to repair or replace assets when necessary. A few examples are fence painting, mailboxes, sport court, swing set, beach sand, dock repair and/or dock replacement. The annual dues may also be increased due to yearly rate increases that are passed along to us from City of Maple Valley or from the service contractors we utilize.

Below is a break out by category of our Operating Expenses for 2018. This information was shown at the Annual HOA meeting on November 8, 2018.

You can read more about HOA Dues in our By Laws and CC&R’s.

Fiscal Year 2019
2019 LFE Dues have increased to $705. This is a 2.6% ($18.00) increase over 2018.

The LFEHOA Board makes every attempt to keep HOA Dues low by recruiting from within our neighborhood to fill important board roles. Outside of the board members we are thankful for the families that volunteer their time to helping beautify our park during May on “Pride Day” and Hanging up and taking down Christmas lights.

Please consider volunteering. We could really use the help and this keeps our HOA Dues to a minimum.

Note: If you have any questions or concerns regard HOA Dues, please reach out to the current treasurer, Sandra Munsey at lefhoa.pobox782@gmail.com

Audit Plans
During our Annual HOA Meeting, Homeowners voted overwhelmingly to have our LFE financial audit performed internally verses hiring an outside firm. Debbie Brothers and Patti Hammett have volunteered to perform the 2018 financial audit. A date is being negotiated during the first week of February. Results of the Audit will be sent out to all homeowners.
Legacies Site Update

Fellow Homeowners,

As your Task Force representative, I wanted to update you on where things stand with regards to the Legacy Site, which is the 54 wooded acres owned by the City directly across from Rock Creek Elementary and bordering LFE on the south. The bonds that were used to purchase the property will expire in December of 2020 and development can then begin.

Our final recommendations were unanimously accepted by the City Council at its November 26th meeting per the following resolution https://www.maplevalleywa.gov/home/showdocument?id=22249.

The City has a page on its website dedicated to all of the materials related to the Legacy Site Task Force. It includes all of the meeting minutes along with the final recommendations and work product of the Task Force, the University of WA and the Urban Land Institute. The Task Force page can be accessed with the link below:


I’ve also included links to the final presentation below. There is a PowerPoint and a video that truly captures the spirit of what the Task Force envisions for the site

http://www.maplevalleywa.gov/home/showdocument?id=20441


The mayor and several Council members feel strongly that this project needs to move forward and it will be revisited by Council early this year with decisions made. We will need to stay vigilant to make sure that any plans that are adopted are acceptable to LFE and appropriate buffers are preserved. Some key points:

- There is strong sentiment for activating the site
- Plan completion is a City goal for FY 2019-20
- Funding for a signal or City preferred roundabout that would provide access to the Legacy Site is budgeted for 2020 with construction in 2021
- The Farmers Market is budgeted to move to the site in 2019 (Requires access, and clearing/improving 5 acres)

Please let me know if you have any questions or would like any additional information.

Eric Hancock, Lot 69
Easter Egg Hunt!

An annual tradition here, the Easter Egg Hunt is scheduled for April 20th at 10am (the day before Easter). We are working to “book” the Easter Bunny (we hear he is VERY busy that day!) and have plenty of eggs for the friends and families of our neighborhood to find. Look for the fliers mid-March at your mailbox to get further details.

Garbage Can Reminder

A reminder, our CC&Rs call for garbage cans to “sealed from view from any lot”. Cans should only be moved to the street curb the day before garbage pickup and then stored away from view from the street or neighbors the day of pickup. Storage of garbage cans on the driveway or visible from the street is not permitted.

Thank you, Everyone, for making this a great Neighborhood!

The HOA rules do not allow residents to permanently park or store their campers, boats, trailers, buses or similar vehicles in the driveway of their lot. Residents are also prohibited from storing these types of vehicles in their front or side yards, or any place that is within the public view.
Peddler's Requirements (from the maplevallywa.gov website)

Peddlers are required to obtain a license in order to sell or offer to sell any good in the City of Maple Valley. A "Peddler" is a person who sells goods:

- while traveling from house to house or from place to place by foot or vehicle, or
- stands in a doorway or any unenclosed vacant lot, parcel of land or in any other place not used by the person as a permanent place of business
- Exemptions from the license requirement include:
  - Farmers who peddle fruit, vegetables, berries, eggs, or any farm produce or edibles raised, gathered, produced or manufactured by such person
  - Any person who is specifically requested by a potential buyer to visit or call
  - Charitable, religious or nonprofit organizations or corporations which have received tax exempt status under 26 U.S.C. 501(c)(3)
  - Newspaper carriers under 18 years of age
  - Peddlers operating at any City sponsored or properly permitted or otherwise authorized civic event
  - Peddlers operating at a properly permitted Saturday or “farmers’ market
  - Sales conducted as “fundraisers” for youth athletic, scouting, or for school programs serving grades K through 12

For more information see Maple Valley Municipal Code Chapter 5.25.

Peddler License

A person must first obtain a license and credentials issued by the City and pass a background investigation conducted by the Police Department before being able to peddle within the City limits. License applications are available at City Hall or may be downloaded below.

Licenses shall be granted for the calendar year and are nontransferable. Licenses are valid to December 31st of the year in which issued and must be renewed annually on January 1st. The license fee is $50.00 per applicant (new and renewal); a new license after July 1 is $25.00. In addition to the licensing fee each applicant shall also pay a nonrefundable fee of $12.00 to cover the City’s cost of the background investigation.

Peddlers are required to exhibit their City-issued credentials on their person and they must be fully visible while conducting any transient sales activities within the City. Peddlers are required to carry on their person a valid license issued by the City and must show the license to any person contacted by the peddler that requests to see it and to any law enforcement officer that requests to see it.

Sample Peddler’s Credentials

Peddling Rules

Peddling is allowed between 8:00 a.m. and 8:00 p.m. Monday through Friday; 9:00 a.m. to 8:00 p.m. on Saturday; and noon to 6:00 p.m. on Sunday.

No Peddler shall go upon or enter the property or premises of any person or business displaying or posting one or more signs that states, “No Trespassing,” or “No Peddlers,” or “No Soliciting,” or “No Solicitors.”

No peddler shall have any exclusive right to any location in the public streets, nor be permitted to operate in any congested area where operations might create safety problems or impede vehicular or pedestrian traffic. Right of way use authorization is required for any proposed use of City right of way and City-owned property pursuant to Ch. 12.15 MVMC. A special event permit may be required for transient sales that are proposed to take place on a parcel of land.

https://www.maplevallywa.gov/doing-business/peddler-s-license
LFEHOA Contacts
www.LakeForestEstatesHOA.com

LFEHOA Elected Board Members

President        Wayne Anderson       425-432-6087
Vice-President   Giles Nelson         425-432-8677
Contracts Administrator  Troy Loftus    206-293-6752
Secretary        Katie Gillespie
Treasurer        Sandra Munsey        425-432-2129

Other Important Contacts

Park (Shelter) Reservations  Katie Gillespie
Park Keys               Sandra Munsey       425-432-2129
ACC Committee          Bernie Glaze        425-413-0409
                      Gary Schroder       206-498-9250
Finance Committee     Patti Hammett
Welcoming Chair       Kim Hancock        425-413-5086
BlockWatch Chair      Sandra Munsey       425-432-2129
Newsletter Publisher  Lorelie Kaid        425-413-9575
Webmaster             Giles Nelson        425-432-8677

LFHOA Maintenance Work Accomplished

<table>
<thead>
<tr>
<th>Task Completed</th>
<th>Completed By</th>
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<tbody>
<tr>
<td>Install Christmas lights at Entry of Development</td>
<td>Giles Nelson, Sandra Munsey, Gary Schroder, Andy &amp; Sam Gillespie, Bernie Glaze, Troy Loftus, Wayne Anderson</td>
</tr>
<tr>
<td>Pruning trees in park (ongoing)</td>
<td>Troy Loftus, Giles Nelson, Gary Schroder, Wayne Anderson</td>
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<tr>
<td>Blow out irrigation systems</td>
<td>Alpine Sprinkler</td>
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<tr>
<td>Donation of Christmas lights</td>
<td>Lloyd Baker</td>
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If you see items needing repair, let us know! Volunteers are always welcome to pitch in!