

Lake Forest Estates Community Newsletter

Autumn 2025

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President's message

Hello Lake Forest Estates Residents,

As the leaves begin to turn, I want to extend a warm thank you to everyone for an incredible summer. The Fourth of July event was a huge success, and it's all thanks to the residents who stepped up to organize it. Your engagement and support are what make our community so special.

Seeking Our Next Treasurer

One of the most vital roles on our board is currently open: **The Treasurer**. This is a great opportunity to make a direct impact on our community with a manageable time commitment—less than 40 hours per year.

This is a fantastic way to contribute without a significant time burden. If you're interested or know someone who would be a great fit, please reach out to the board.

Upcoming Annual Meeting & Future Projects

Our annual meeting will be held on **Microsoft Teams on November 13th**. We will be voting on the 2026 budget, which includes several key projects:

- Remediation of the front entry.
- Security improvements at the park.
- Increases to our Reserve Study to ensure we're prepared for future repairs and replacements

It's important to remember that to pass the budget, we need a majority of attendees to vote "yes."

Lack of participation does not exempt you from paying the increased fees, so please plan to attend and vote. Your voice matters.

At the meeting, we'll also be presenting a list of projects planned for 2026. This year, we're trying something new to help save the community money. For each project, we'll ask for volunteers. If we get enough residents to help out, we can complete the project **in-house** and avoid the high costs of hiring outside vendors.

For example, replacing just five boards on the community dock might cost less than \$200 if we do it ourselves. Hiring a vendor for the same job could cost over \$2,000. When you multiply those savings across a dozen planned projects, the difference in next year's fees could be significant.

Projects include:

- Mulching the Playground
- Weeding & mulching the planters at the park
- Weed the paths
- Clear 24" around mailboxes of all plants
- 253rd Fence Replacement
- Replace rotten deck boards



Planning for Community Events

Speaking of volunteers, we are already starting to think about the 2026 Fourth of July event. Our board does not host this event—it is organized and hosted by residents. The HOA contributes \$1,200, but the rest of the magic comes from you. We need at least two volunteers to make next year's celebration as great as this past one. Please consider stepping up to lead this beloved community tradition.

Committee's:

- ACC – needs 2 more members
- Get quotes for new Play Structure
- Security Firms for the Park (May-July)
- 4th of July
- 2025 Financial Audit
- Asset Review

I am also looking forward to seeing many of you at our upcoming Fall Festival and the Winter Santa Engine food drive. These events are what truly bring our neighborhood to life.

As many of you know, I have a family and a demanding job, but I am grateful for the opportunity to serve this community (Since 2019). This is my final year as president, and I hope to find my successor in 2026. Ideally, this person would be able to start attending board meetings as early as July to ensure a smooth transition.

Thank you again for your continued support. I look forward to seeing you all at the meeting.

Warmly,

Emil Scioli ~ President, Lake Forest Estates HOA

Financial Update

Dues Status: 115 Homeowners Paid. We are 100%.

Financials: LFEHOA is performing under budget YTD and is expected to end 2025 in the Green. This is due in part because of the T45 /SR169 Construction Project. Also, this year we have been able to keep attorney fees to a minimum and have not spent the usual maintenance or irrigation cost.

Budget underrun funds will be aligned to the Reserve Study. Please join us on November 13, 2025 (LFE Annual Homeowners Meeting) where more information will be provided.

Financial Audit

The 2024 Lake Forest Estates Financial Audit was conducted on 9/3/2025 and we are pleased to report that Lake Forest Estates successfully passed with no major findings. We would like to express our appreciation to Debbie Brothers for creating and managing our Lake Forest Estates financial statements. The documentation is always well organized and detailed which make the audit review proceed smoothly.

T45 / SR169 Road Widening Update



- The city has informed the 169 Committee that LFEHOA can plan on having access to remediate our front entrance mid-November 2025. The 169 committee has been actively working with contractors to submit bids regarding the re-design. There are a number of items that are being discussed with the city on an on-going effort to define things like the irrigation system, the wall, marquee lights, clearing all the dead grass, plants, shrubs, and removing the stumps where the 2 fir trees were impacted during construction and ultimately removed.
- The current plan by the city is to finish the East side of SR 169 followed by LFE Center Medium and finally, work on the West side of SR 169.
- We want to thank you for your patience and ask if you have any questions, please reach out to LFEHOA Gmail account (lfehoa.pobox782@gmail.com).

Highlights and Community Updates

Volunteer Highlights



On behalf of the LFE Board of Directors and community, we extend our sincere appreciation and gratitude to **Tami Miller** and **Calvin Mark** for organizing a fun filled 4th of July celebration for our community over the past 3 years. It has been through their leadership that this event has become a must do staple within our community. If you ask Tami or Calvin, they will always say with kindness, our residents are the ones that contribute to its success. Many volunteers have made a substantial contribution to our event and love working with Tami & Calvin. The best part is watching the kids have a good time, and everyone gets to enjoy the fellowship!

We are seeking new volunteers to step forward to lead this event in 2026.



Tami & Calvin have documented the details for a smooth transition and has offered to advise the next leaders. For those that currently volunteer their time, you know how rewarding it is to be involved. Please reach out to Tami Miller or Calvin Mark, Emil Scioli or our Gmail account (LFEHOA.POB0X782@GMAIL.COM) if you are interested.

Park Security Survey

The LFEHOA Board of Directors recently hired a security guard on a trial basis as an additional measure to help with park safety and ensure that park rules were being observed.

Now that the trial period is over, we are looking for your feedback. A park survey has been emailed out. If you have not participated, you can tap on the link below to answer 9 questions regarding park security. Your feedback is important!

[CLICK HERE](#) to take the Park Security Survey.

Annual Homeowners Meeting

This year's annual meeting will be held on Thursday, November 13, 2025, from 7:00pm to 8:30pm. Your participation is critical as we will be voting on 2 important issues: 2026 Budget and whether we will have our yearly financial audit performed internally by qualified HOA Residents that form a financial committee or seek services from outside professionals.

WE NEED YOU – LFEHOA BOARD OPENINGS

Be a part of Your Community by joining the Board of Directors.

Open Board Positions: Vice President and Treasurer.

Time Period: Jan 1, 2026, through Dec 31, 2027.

Time Commitment 3 to 4 hours per month

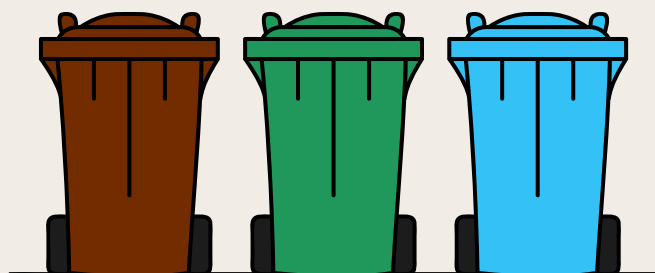
Roles and Responsibilities can be found on our LFEHOA homepage or by following the link: [LFEHOA Bylaws \(May 2024\).pdf](#) (Pages 12 & 13)



This is a great way to meet your neighbors and give back to your community. We encourage everyone that enjoys living in our beautiful Lake Forest Estates to feel the rewards of participating in a community event or by becoming a board member.

Friendly Reminder

Trash and recycle bins should be stored out of sight.



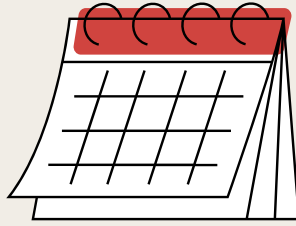
OCTOBER FESTIVAL - 10/26/2025

Team Leads – Jody Carder, Sarah Stokes, Sarah Meyers, Kristin Morgan, Sarah Caruana, Audrey Sutton Mills, Tami Miller, Teri Hamer

Rain or Shine, Electrical Power On or Off, The Show Must Go On...

On Sunday, October 26, 2025, it was another Spooktacular event led by an incredibly talented group of moms. There was pumpkin decorating, paint and take tote bags, face decorating, picture opportunities, cookies, hot chocolate, cider bean bag pumpkin toss, kettle pong, candy corn guess and raffle for kids and adults. A Big Thank You to the committee members who put this wonderful event together and to all the family residents who came out to join in the fun.



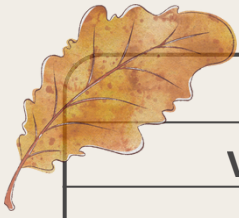


Upcoming Events

November 13, 2025 – Annual Homeowners Meeting

December 2025 – Annual Holiday Engine Food Drive. Date forthcoming.

LFEHOA Elected Board Members & Other contacts



President	Emil Scioli	253-642-6761
Vice-President	Sandra Munsey	425-432-2129
Contracts Administrator	Stuart Morris	425-417-7227
Secretary	Joe Pan	425-686-8848
Treasurer	Larissa Nixon	425-220-2377
Park (Shelter) Reservations	Joe Pan	425-686-8848
Park Keys	Joe Pan	425-686-8848
ACC Committee	Eric Hancock	425-413-0409
	Kim Hancock	425-241-6200
	Jacob Morgan	425-282-2186
Finance Committee	Joe Pan	425-686-8848
	Sandra Munsey	425-432-2129
	Larissa Nixon	425-220-2377
	Kyle Stokes	
Welcoming Chair	Lisa Heins	253-224-6068
BlockWatch Chair	Jody Carder	206-375-8924
Newsletter Publisher	Jenny Riehle	206-376-4329
Webmaster	Emil Scioli	253-642-6761

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LFEHOA Secretary	secretary@lakeforestestateshoa.com
LFEHOA VP	VP@lakeforestestateshoa.com
LFEHOA Contracts Admin	contracts@lakeforestestateshoa.com
LFEHOA Treasurer	Treasurer@lakeforestestateshoa.com

