



# Neighborhood News

LAKE FOREST ESTATES HOMEOWNERS' ASSOCIATION, June 2023

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## President's Message

I hope this newsletter finds you all in good health and high spirits. As we progress through another quarter, I wanted to take a moment to express my deepest appreciation for the incredible work and dedication each of you has shown in maintaining our wonderful community. Together, we have accomplished so much and made our neighborhood a better place to live.

I believe it is essential for all residents to have a clear understanding of how our Homeowners Association (HOA) operates and the vital role played by the Architectural Control Committee (ACC). The HOA serves as a governing body responsible for managing various aspects of our community, such as common areas, amenities, and enforcing community guidelines. It aims to maintain and enhance property values, ensuring the well-being and harmony of our neighborhood.

Within the HOA, the Architectural Control Committee plays a crucial role in preserving the aesthetic appeal and architectural integrity of our community. The ACC is responsible for reviewing and approving architectural changes, renovations, and exterior modifications to homes within the community. Their diligent oversight ensures that any alterations or additions align with the established guidelines and maintain the overall beauty of our neighborhood. In addition to these responsibilities, the ACC also handles other important aspects related to the community's appearance and upkeep. This includes approving paint requests to ensure harmonious color schemes that contribute to the visual cohesion of our neighborhood. They also oversee native tree removals, taking into consideration the environmental impact and preserving the natural landscape whenever possible. The ACC's involvement extends to yard maintenance, ensuring that residents uphold a certain standard of upkeep to maintain the attractiveness of their lots. By overseeing these various elements, the ACC plays a vital role in maintaining the overall appearance and appeal of our community.

As residents, your cooperation with the ACC is vital in maintaining the character of our community. Before undertaking any exterior modifications or renovations, it is important to submit an application to the ACC for their review and approval. This process helps us preserve the unique charm and consistency of our neighborhood, making it a place we can all be proud to call home.

I want to extend my gratitude to the members of the ACC who volunteer their time and expertise to carefully review these applications and make informed decisions. Their commitment to upholding our community standards is invaluable and greatly contributes to maintaining the overall quality and desirability of our neighborhood.

**Emil Scioli - President, LFEHOA**

## Pride Day & Easter Hunt Recap, Neighborhood Watch Update

I am delighted to share the wonderful success of our recent Community Pride Day! It was a remarkable day filled with camaraderie, hard work, and a true sense of community spirit. I would like to express my deepest gratitude to all the incredible volunteers who dedicated their time and effort to make this event a resounding success.

On Community Pride Day, we joined forces to tackle various tasks aimed at enhancing the beauty and functionality of our neighborhood. We rolled up our sleeves and pulled weeds, power washed the parking lots, and even managed to remove a massive 90-foot-long tree that had been causing some issues during the dock inspection. It was quite a challenge, but with the collective effort and determination of approximately 20 brave volunteers, we accomplished our goals swiftly and efficiently.

I want to extend a special thank you to John Thompson for his generous contribution to the day's success. John selflessly donated his heavy machinery, which played a vital role in removing the stubborn tree and expediting our progress. His support exemplifies the true spirit of community involvement and cooperation, and we are incredibly grateful for his assistance.

The dedication and commitment demonstrated by all the volunteers were truly inspiring. Your hard work and enthusiasm were contagious, and it was heartwarming to see how everyone came together to make a positive impact on our community. Your efforts have undoubtedly made our neighborhood a more beautiful and inviting place to live.

Looking ahead, I am excited to announce our next community event. We will be organizing a painting day for the community fence, and we welcome volunteers of all ages, including our little ones. It will be an excellent opportunity to engage our children in community activities and instill a sense of pride and responsibility in them.

I encourage everyone to mark their calendars and join us for this upcoming event. Together, we can transform our community fence into a vibrant and visually appealing feature that will further enhance the aesthetic charm of our neighborhood.

Once again, I extend my heartfelt gratitude to each and every volunteer who contributed to the success of Community Pride Day. Your dedication and support make a significant difference in our community, and I am truly honored to serve as the President of such a remarkable HOA.

Let's continue to work together, celebrate our accomplishments, and build an even stronger and more united community.

### Neighborhood Watch Update

Happy Spring!

With summer on its way and lots of fun weather, more people are out of their houses, including those that would explore our neighborhood. Please remember to close your windows when you are not at home, and especially downstairs windows when you are asleep. With our busy, hectic lives, it is easy to forget to lock our cars and shut the garage doors. Please talk to your neighbors, remind each other to close up the house. I have had a few nights that a neighbor would call and ask, "Did you know your garage door is open?" I have found that most people appreciate the reminder, and often those casual calls turn into fun conversations. Keep track of the kids, especially the ones having fun at the park, and call for assistance if needed. Your block captains are as close as a text or call. Be safe!

**Neighborhood Watch Captain, Jody Carder**

### Easter Egg Event - Thank YOU!

This year's Easter Egg Event was hosted by Kim Griffin. This was Kim's first year hosting this event and it was a complete success and enjoyed by many community family members. There were over 2 thousand eggs stuffed with candy and an Easter Bunny was on site to greet the children. We would like to thank all the volunteers who supported Kim stuffing and hiding eggs.

A special thank you to Kim Griffin for hosting this event this year while in the middle of getting her home ready to sell. Unfortunately, Kim and Andy Griffin are moving out of Lake Forest Estates. They will be greatly missed but we want to thank them for their contributions over the years to our LFE community and to wish them the very best.

## Treasurer Report, Upcoming Events, Website

### CC&Rs

The CC&Rs describe the requirements and limitations of what you can do with your property. The goal is to protect, preserve, and enhance property values in the community. We encourage each of you to review and refresh yourselves with the CC&R's ([Current Resident \(lakeforestestateshoa.com\)](http://lakeforestestateshoa.com))

### Upcoming Events

#### Mark your calendars!

- July 3, 2023 (10 pm – 10:30) 4<sup>th</sup> of July Fireworks Display hosted by Lake Wilderness
- July 4, 2023 (Kick off 10 am) – LFE 4<sup>th</sup> of July Parade, festivities, photos and BBQ at the park. There will also be a tribute honoring Wayne Anderson. This event is being championed by Tami Miller & Calvin Mark



### 2023 HOA Dues, Budget Status

LFEHOA Dues letters were mailed out in January and were payable by February 28, 2023. Certified late notice letters will be sent out in May. As of May 10, 2023, 92% of LFE Homeowners had paid (106), with 8% remaining (9 homeowners). YTD Operating Budget through April is on target.

### Do you have your Lanyard?

Everyone should now have Lime Green Lanyards for their park keys. If you do not, please email the LFEHOA Board at ([lfehoa.pobox782@gmail.com](mailto:lfehoa.pobox782@gmail.com)).

### Find out More about LFEHOA

When was the last time you were at the website for Lake Forest Estates? Check out the [site](http://www.lakeforestestateshoa.com) ([www.lakeforestestateshoa.com](http://www.lakeforestestateshoa.com)). On the site, you will find:

- How to get keys to the park
- Covenants & Restrictions
- Park Rules
- How to reserve the park
- What our Utilities are in the Neighborhood
- Where to ask a question (hint: send an email to [LFEHOApobox782@gmail.com](mailto:LFEHOApobox782@gmail.com))
- HOA Forms
  - ⇒ Roof Approval Form
  - ⇒ Request for Landscape/Tree Removal Form
  - ⇒ New Pain Approval Form
  - ⇒ Picnic Shelter Reservation Form
  - ⇒ New Structure Approval Form
- Map Lot of our Neighborhood
- Prior Newsletters
- Full Neighborhood Watch Newsletters
- Past HOA Minutes
- And other Key documents...

Check it out!

# Easter Egg Hunt Pictures



# Easter Egg Hunt Pictures



# Community Pride Day Pictures



# Community Pride Day Pictures



## LFEHOA Park Rules

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### Lake Forest Estates Homeowners' Association *Park and Sports Court Rules*

*(Revised & approved by the BOD on 6/21/2014)*

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The Lake Forest Estates Homeowners' Association Park and Sports Court are owned by and maintained for the enjoyment of the current homeowners and their resident family members at Lake Forest Estates. Conditions of use and responsibilities are contained within our CC&Rs.

#### **Authorized Users**

Homeowners and their resident family members.

Homeowner's parents, children, and grandchildren not currently residing within Lake Forest Estates may obtain use privileges if the homeowner notifies the HOA, indicating names, relationship, indicates that non-residents agree to abide by these rules and the homeowner agrees to be liable for any damages caused. LFE keys checked out to the homeowner may be used by the registered non-resident family members for unaccompanied use of the Park and Sport Court. No keys will be issued to non-residents. Guests will be limited to two (2) per key. Privileges may be revoked if problems develop.

Renters/lessees and their resident family members within Lake Forest Estates may obtain use privileges if the homeowner notifies the HOA Treasurer with the name, phone number and e-mail address of the renter. The Treasurer will contact the renter and issue keys upon the renter making a key deposit and agreeing to abide by these rules. LFE keys are to be returned prior to vacating residence. Non-resident family use privileges will be granted to renters according to the previous paragraph. Privileges may be revoked if problems develop. Homeowners are not to pass LFE keys to renters.

#### **Hours:**

- Gated park and lakefront - Dawn to Dusk.
- Sports court - 9 AM to Dusk.

#### **LFE Park and Parking Lot keys:**

- Contact the Treasurer for new or replacement keys.
- Keys are issued to homeowners and renters and are for the use of resident family members only.
- Keys are not to be given out to any other individuals, except as allowed above.
- LFE keys must be used to enter or exit the park and parking lot.
- A key must be in the authorized user's or their family's possession while they are in the park.
- Persons without an authorized key or as authorized by these posted park rules will be asked to leave or may be referred to Maple Valley Police.
- Keys found in the possession of unauthorized people will be confiscated.



## LFEHOA Park Rules

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### **Parking:**

- All vehicles should park in the HOA parking lot.
- No parking on the private drive adjoining the park, King County Trail or on park access roadway.
- If the parking lot is full, please be considerate of homeowners living adjacent to the park by observing the “No Parking” signs posted on the adjoining streets.
- Parking lot and park entrance gates are to be closed and locked immediately after entering or exiting.

### **Supervision of children:**

- Children under 12 years of age should be accompanied by an adult.

### **Alcoholic Beverages:**

- The consumption of alcoholic beverages is permitted in the park in accordance with Washington State liquor laws, i.e., persons must be 21 years of age or older.

### **Fireworks:**

- No fireworks of any kind permitted in the park, beach, dock, sports court or parking lot.

### **Guests:**

- The park and sports court are intended for use by residents of Lake Forest Estates.
- Guests must be accompanied by an authorized user with a LFE key at all times.
- The authorized user is responsible for opening and closing gates for their guests.
- In the park, authorized users under 21 years old are limited to two guests each unless accompanied by an authorized user over 21 years old.

### **Homeowner’s Responsibility:**

- The homeowner will be responsible for adhering to these rules and for any damages caused by members of their household, authorized non-residents, guests or pets.

### **Pets:**

- Pet owners are to clean up after their pets in the park and sports court areas. A dispenser for plastic bags for this purpose is located on the restroom building.

### **Sports Court:**

- To preserve the surface of the sports court –
  - Athletic shoes are required.
  - No bicycles, rollerblades, skateboards or wheeled vehicles are permitted.
  - No fireworks.
- Court use is on a first come – first served basis; no reservations. One-hour time limit if others are waiting.

## LFEHOA Park Rules

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### Fires and BBQ's:

- No campfires are allowed.
- Fires are permitted only in the BBQ's.
- Use only charcoal briquettes in the BBQ's.

### Beachfront and dock:

- Swim at your own risk. No lifeguard.
- Children under 12 should be supervised.
- No climbing on or diving from the dock handrail.
- No bicycle riding on the dock.
- No swimming under the dock (there are mooring chains under the dock)
- No glass containers on the beach or dock.

### Picnic Shelter Reservations:

- The picnic shelter can be reserved by LFE homeowners and renters for private events.
- Reservation requests for groups larger than 50 need to be submitted to the Board for approval.
- A reservation covers only the picnic shelter and immediate area. The remainder of the park is open to all homeowners.
- Reservations should be made with the LFE Secretary at least two weeks in advance:
  - First come, first served.
  - The reservation form may be downloaded from our web site: [www.LakeForestEstatesHOA.com](http://www.LakeForestEstatesHOA.com).
  - The name and phone number of the Secretary can be found on the Association Website.
  - A completed reservations form and a refundable \$50.00 cleaning deposit is needed to confirm your reservation. This deposit will be refunded if the area is cleaned up and your trash removed from the park immediately after the event.
- The HOA Secretary will provide the homeowner with a "Picnic Shelter Reserved," notice to post on the day of the event.
- Out of respect for your fellow homeowners, the picnic shelter and surrounding area should be left in the condition that you found it.

### Enforcement

- Any LFE homeowner or resident may ask users to show LFE key or proof of residence. Homeowners are encouraged to escort unauthorized users out of the park and/or report inappropriate activity to the Maple Valley Police.

### Safety issues or items needing maintenance:

- Please report any safety problems or facilities needing maintenance to a HOA Board member. The LFE e-mail address is [LFEHOA.POBox782@gmail.com](mailto:LFEHOA.POBox782@gmail.com).

**LFEHOA Contacts**  
[www.LakeForestEstatesHOA.com](http://www.LakeForestEstatesHOA.com)



	<b><u>LFEHOA Elected Board Members</u></b>			
	<b>President</b>	Emil Scioli	253-642-6761	
	<b>Vice-President</b>	Eric Hancock	206-909-8542	
	<b>Contracts Administrator</b>	Stuart Morris		
	<b>Secretary</b>	Joe Pan	425-686-8848	
	<b>Treasurer</b>	Sandra Munsey	425-432-2129	
	<b><u>Other Important Contacts</u></b>			
	<b>Park (Shelter) Reservations</b>	Sandra Munsey	425-432-2129	
	<b>Park Keys</b>	Sandra Munsey	425-432-2129	
	<b>ACC Committee</b>	Eric Hancock	425-413-0409	
		Gary Schroder	206-947-2703	
		Dick Lopes	206-992-8462	
		Robert Sterzinger	425-614-5025	
		Christine Benda	206-953-4143	
	<b>Finance Committee</b>	Mary French		
		Debbie Brothers		
	<b>Welcoming Chair</b>	Lisa Heins	253-224-6068	
	<b>BlockWatch Chair</b>	Jody Carder	206-375-8924	
	<b>Newsletter Publisher</b>	Lorelie Kaid	425-413-9575	



***Thank you to everyone who pitched in to help our community stay the beauty it is!***

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