



Neighborhood News

LAKE FOREST ESTATES HOMEOWNERS' ASSOCIATION, November 2024

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President's Message

Hello neighbors!

I hope this message finds you well as we settle into the crisp autumn air. As we look ahead to the future of Lake Forest Estate, I'm excited to announce our upcoming Annual Meeting on November 14th at 7 PM via Zoom. Please join us in your comfiest attire as we discuss the road ahead for our community.

I'd like to extend my sincere gratitude to my fellow committee members for their tireless efforts. Their dedication to our community is invaluable.

As you know, the SR 169 project is ongoing. We remain in close contact with the city and contractor to address any concerns. We understand the inconvenience this project may cause, and we encourage you to share your thoughts with the city. Please feel free to CC us on any correspondence.

In December, keep an eye out for our annual Member Survey. Your feedback is crucial as we plan for the future of our community. Every new homeowner brings a fresh perspective, and your input helps us maintain the high standards we've set.

Thank you all for your continued dedication to our community. By adhering to our CC&Rs, we've created a beautiful and harmonious neighborhood. Let's keep up the great work!

Have a wonderful fall!

Emil Scioli - President, LFEHOA



It is YOUR Neighborhood - Please Consider Volunteering



Lake Forest Estates is a beautiful community where we all share a common interest.

Why volunteer – There are many benefits to volunteering: sense of purpose, sense of pride, meeting your neighbors, sharing your knowledge and skill sets, getting out of the house, learning something new, having fun and one very important aspect that affects all of us...Volunteering helps keep our yearly dues low. LFEHOA current Dues averages \$71 per monthly.

We understand most homeowners are already balancing: careers, family and home repairs and can't commit time to a board position but please consider volunteering every year to at least one event. We have many events throughout the year which benefits all of us. Reach out to our Gmail account and let us know if you have the time and are willing to contribute a few hours in 2025. If you don't have the time but would like to make a financial donation, the board will connect you with the event coordinator.

Important News and Updates!

LFEHOA Year To Date Financial Information

- **Operating Budget:** Forecast to end CY 2024 on target.
- **2024 Homeowner Dues:** 100% (115 H/O) Paid.
- **Financial Audit:** LFEHOA successfully passed the Financial Audit for CY 2023. Audit was performed on August 17, 2024 by committee members Joe Pan and Sandra Munsey. There were no major or minor findings. Great job by Debbie Brothers. All documentation was well organized and detailed which made the audit review flow seamlessly.

Board Openings!

This year the open positions are for President, Secretary, and Contracts Administrator. If you are interested in participating on the board, nominations will be accepted beginning November 14th through November 16th. Officers will serve a two-year term: January 1, 2025 – December 31, 2026. To learn more about each position, you can visit our homepage Current Resident (lakeforestestateshoa.com) under Bylaws, Article VIII, Officers & Duties.

Plant Salvaging

No doubt you all must have noticed some construction around our front entrance.

Not too long ago we received news that the city's demolition of our front entrance would occur sooner than anticipated. Thanks to the quick action and dedication of a small team, we were able to salvage many of our beloved mature plants and our light post.

A special thanks to John Thompson for his invaluable expertise and to Dick Lopes, Gary & Jennifer Schroder, Duane & Charmaine Morris, Louisa Mazziotti, Jody & Blake Carder, Dave Briggs, Sandra Munsey, and Michele Bristow for their tireless efforts on behalf of this community endeavor.

Charmaine and Duane, our 2 newest volunteer members, stepped up to the community ask, we need help. Charmaine's knowledge of plants, love for gardening and great organizational skills, facilitated the development of a very detailed plan for the transplant process.

T-45 Project Update

- **Proposed Improvements:** Widening SR 169 to provide one additional lane of traffic in each direction, sidewalks and raised bike lanes on both sides, street lighting and two roundabout intersections.
- **Purpose:** To improve traffic operation, safety, access management and non-motorized amenities in the vicinity of the Legacy Site between SE 253rd Place and SE 260th Street.
- **Construction Start Date:** 8/19/2024
- **Estimated Completion Date:** Spring 2026.

Communication between the city of MV and LFEHOA has been continuous. The 169 committee members are in contact with the city on a weekly, sometimes daily, basis and when necessary have met on-site with city engineers and contractors to demonstrate and address issues in real time. For example, impaired sightlines for those exiting and entering LFE; right hand turns from 253rd south on 169 being too tight and putting in temporary lighting after removing our light post. Many of you have also written directly to the city to express your concerns and as a result, corrective action was taken. Safety remains a top priority throughout this project, and we encourage all homeowners to notify us if you have any questions.

SR 169 and all side streets will continue to remain open to traffic while this work is being completed, but please anticipate delays.

ANNOUNCEMENTS

- **ANNUAL HOMEOWNERS MEETING:** 11/14/2024 (7 PM – 9 PM) ZOOM information will be emailed.
- **YOUR VOTE IS IMPORTANT** – Please turn in your Proxy Vote for the 2025 Budget and 2024 Audit emailed on 11/7/2024 back by 11/12/2024.

October Festival!!!!

October Festival – October 27, 2024

Lead Coordinators: Jody Carder, Sarah Stokes, Sara Meyer, Kristin Morgan

What a successful event! 70+ people attended. This year the kids made their own trick or treat bags, painted pumpkins, played lots of Halloween games, and ate yummy treats (cookies, dirt cups, pretzels and Rice Krispies!) They also enjoyed hot chocolate, cider, and the adults enjoyed mimosas!

The kids LOVED getting their face painted by Kenna!

Major thanks to those who made it possible: Jody Carder, Sarah Caruana, Kristin Morgan, Teri Hamer, Tami Miller, Sarah Stokes, Sara Meyer, Calvin Mark, Dick Lopes... and thank you to everyone who helped set up and tear down.



LFEHOA Contacts

www.LakeForestEstatesHOA.com

<u>LFEHOA Elected Board Members</u>					
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			
<u>Other Important Contacts</u>					
Park (Shelter) Reservations	Larissa Nixon	425-220-2377			
Park Keys	Larissa Nixon	425-220-2377			
ACC Committee	Eric Hancock	425-413-0409			
	Gary Schroder	206-947-2703			
	Dick Lopes	206-992-8462			
	Robert Sterzinger	425-614-5025			
Finance Committee	Jacob Morgan	425-282-2186			
	Joe Pan	425-686-8848			
	Sandra Munsey	425-432-2129			
	Larissa Nixon	425-220-2377			
Welcoming Chair	Lisa Heins	253-224-6068			
BlockWatch Chair	Jody Carder	206-375-8924			
Newsletter Publisher	Lorelie Kaid	425-413-9575			
Webmaster	Emil Scioli	253-642-6761			

Mark Your Calendars!

- 11/07/2024 - Proxy Vote for 2025 Budget and 2024 Audit Emailed
- 11/14/2024 - Annual Homeowners Meeting
- 11/21/2024 - Voters Pamphlet & Ballot for Board Opening Positions emailed
- 12/05/2024 - Deadline for ballots
- 12/12/2024 - Board Meeting (Returned Ballots Tallied)
- 12/13/2024 - Announcement of new board members 12/20/2024 - Fire Truck Event 7:00 pm (Location TBD)