



Neighborhood News

LAKE FOREST ESTATES HOMEOWNERS' ASSOCIATION, April 2024

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President's Message

Hi Neighbors,

I hope this newsletter finds you all well and enjoying the spring weather! As we approach the halfway point of the year, I wanted to take a moment to express my sincere appreciation for the incredible work and dedication each of you has shown in maintaining our wonderful community. Together, we've accomplished so much and continue to make Lake Forest Estates a fantastic place to live.

Cooperation is Key

As residents, your cooperation with the ACC is vital in maintaining the character of our community. Before undertaking any exterior modifications or renovations, submit an application to the ACC for 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.

A Big Thank You!

I would also like to extend my deepest gratitude to the dedicated volunteers on the ACC who generously contribute their time and expertise. Their commitment to upholding our community standards strengthens the overall quality and desirability of our neighborhood. *Most recently they tackled: 12 requests, South Park gate fix, and Park Clean up ahead of Easter egg hunt.*

A huge thank you to our dedicated T-45 / SR169 Road Widening Committee! Your tireless efforts have ensured LFE received a fair agreement that protects our community's interests. We appreciate your vigilance and focus on securing the best possible outcome for our community and Maple Valley.

Upcoming Events:

- **Community Pride Day!** May, the 4th - volunteer your time to help in the annual neighborhood cleanup.
- **Garage Sale Extravaganza!** June the 1st - Clean out your closets and find hidden treasures at our annual community garage sale!
- **Epic 4th of July Celebration!** July, the 4th - Mark your calendars for a spectacular Independence Day celebration. Get ready for some unforgettable fun with Calvin & Tami returning for round two

We look forward to seeing you there.

Emil Scioli - President, LFEHOA,

Financial Update, Upcoming Dates, Reminders, CC&R's

LFEHOA Year To Date (YTD) Financial Information

2024 Dues

LFEHOA Dues letters were mailed out in January and were payable by February 28, 2024. Certified late notice letters will be sent out in May.

As of April 11, 2024

Paid: 104 Homeowners (90%)

Remaining: 11 Homeowners (10%)

YTD Operating budget through March 2024 is on target.

SAVE THE DATE

Fourth of July Event at the Lake Forest Estates Park.

Start time is 10:00 am

Tami Miller and Calvin Marks have graciously agreed to champion this exciting and memorable event again. We are looking forward to seeing another big turnout this year!

Questions? Text or call Tami Miller at 206.200.7167 or Calvin Mark at 206.818.8871

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))

Lime Green Lanyards

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).

Upcoming Community Events

- May 4, 2024 (9 am – 3 pm) Community Spirit & Pride Day
- June 1, 2024 (9 am – 3 pm) LFE Community Yard Sale
- July 3, 2024 (10 pm – 10:30) 4th of July Fireworks Display hosted by Lake Wilderness
- July 4, 2024 (Kick off 10 am) – LFE 4TH of July Parade, festivities, photos and BBQ at the park.



**Friendly Reminder from
your Neighborhood
Watch Captain**

Jody Carder

Happy Spring!

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



T-45 Project Update



**To the T-45 Project Committee Members:
Dick Lopes, Gary Schroder and Sandra
Munsey,**

A personal thanks of appreciation & gratitude for your dedication, commitment & leadership over the past year in obtaining the best & final offer from the City of Maple Valley. Your professionalism, tenacity & personal expertise provided the insight to accomplish this very challenging task. Our beautiful marquee entrance (34 years in the making) will be forever changed but with the funding & in-kind work negotiated, we can all look forward to rebuilding an entrance we can all be proud of once again. Signed: *LFEHOA Board of Directors*

T-45 Project Update:

On behalf of Lake Forest Estates, the T-45 (SR 169 Road Widening) Committee was successful in reaching a fair and equitable settlement with the city of Maple Valley that was approved by the LFE Board of Directors on 3/8/2024. We would like to thank you all for your timely support on the proxy vote. This allowed us to move forward with clear authority and adequate time, to negotiate successfully on your behalf.

Settlement Accomplishments

- Received adequate compensation for Irrigation, land valuation, temporary access rentals and new landscaping. The City has asked that actual settlement value not be disclosed while balance of negotiations with various 169 landowners is ongoing.
- Secured City paying for irrigation water during construction.
- Secured access rights for decorating center median during the holidays. The City owns the center median and will provide maintenance in the future.
- The City to provide landscaping of the median island in a manner that substantially matches the existing landscaping species, quantities, and locations.
- Secured City installing equivalent lighting and electric provisions for both entrance marquees.
- The City will monitor at risk trees and frontage shrubs for 2 years after substantial completion and provide replacement value payment, inflation adjusted, if such trees/shrubs die during the 2 years.
- LFE shall have the right to remove and salvage existing plantings in the ROW/TCE areas or the existing median island prior to T45 demolition/construction efforts.
- The City shall update LFE on the T45 project progress on a, at minimum, monthly basis so the LFE community can be kept abreast on the project developments.

We would also like to call out the homeowners who gave their personal and professional time helping our committee reach what we feel was a successful conclusion.

- Tami Miller/Calvin Mark for their Real Estate Expertise and photos of our front entrance which helped convey a compelling message to city council of what LFEHOA is losing with the new roundabout.
- Lloyd Baker for his time and expertise, in meeting with committee members and the certified arborist.
- Scott Thomasson for his time in reviewing drawings.
- Michele Bristow for her expertise in identifying plants, trees and bushes that will be or potentially will be affected by the modifications to our front entrance.
- Emil Scioli, Bernie Glaze, Joe Bristow, Lisa Heins, Connie Shelters, Lloyd Baker, Carl Schaefer and Sandra Munsey for specifically sharing their compelling perspectives of what the changes to LFE entrance means to them publicly at the City Council meeting on the T-45 project as well as all the homeowners that attended the meeting on the T-45 project in person or online.
- All the homeowners who attended walk arounds led by Dick Lopes and Gary Schroder to better understand the future impact to our Lake Forest Estates Entrance.
- Contractors who were called upon to provide LFE T-45 Committee with quotes.

Actual construction is scheduled to begin June 2024. Current time frame from start to finish is 2-years with a 1-year option. All work will be done in phases. Progress reports will be submitted to LFEHOA from the city on a regular basis. As soon as it's safe to do so, our T-45 committee will bring in contractors to start rebuilding our front entrance. It will be a challenging time getting into and out of our neighborhood, but we will communicate to the best of our ability in an effort to keep everyone informed. Hopefully this information will assist all of us in making the necessary adjustments during this construction period.

Again, Thank You LFE Homeowners for all your help. We will need your continued support until this project is completed.

LFEHOA Park Rules - Quick Snapshot

A complete list of Park Rules can be found on our homepage: [Current Resident | Lake Forest Estates \(lakeforestestateshoa.com\)](#) under "Forms" . Below are a few highlights...

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.
- Individ without an auth key or as auth by these posted park rules will be asked to leave or may be referred to MV Police.
- Keys found in the possession of unauthorized people will be confiscated.

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

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.

PARK CONCERNS: [We Need Your Help!](#)

We are looking for **volunteers** to help our LFE community reduce the level of Park Concerns this year. With the weather changing and kids out of school soon, our goal is to get in front of the concerns and we can only do this with your help. At the end of last summer (Aug 2023), a group of homeowners met in the park and identified 12 issues and potential solutions. Now it's time to engage homeowners that can assist in resolving the identified concerns.

Just as a reminder - We have had moms with small children being intimidated and leaving the park. They did not feel safe with the rude and aggressive behavior of nonresidential kids swimming over from the lodge or jumping our fence. The non-residential folks act as though they are entitled to be belligerent and use our dock for their personal enjoyment. We pay to maintain our park, update our park and cover liability risks through our dues. Let's figure out a way to make it safe and enjoyable for all LFE Homeowners.

Ways you can help:

- Review the list and advise us if you have any recommendations (big or small).
- Volunteer a few hours to join a small task team to research the cost of implementing a solution.

We need everyone's input and support to keep control our beautiful park.

Below are the issues identified last summer

1. Swimmers coming over from Lake Wilderness
2. Paddle boarders coming over from Lake Wilderness
3. People walking the trail and tailgating
4. Kids swimming under the dock
5. Rope Swing is attracting nonresidents to gather at LFE private park (Liability??)
6. Kids jumping the fence and letting other friends in
7. Red Lanyards – All authorized residents should have a lime green lanyard
8. Disrespectful language to adults who tell kids this is a private park
9. Spray painted park signs, billboard & dock. (July 19th 2023)
10. Swastika symbol dug into park grass
11. Leaving the gate open
12. Homeowners who politely engage with non-residents fear retaliation.

What actions can be taken by residents? What consequences can be given to violators? Here are the potential solutions"

1. Hire security
2. Security Cameras
3. Reset the sprinklers to come on before midnight
4. Change Park gate lock to a Key Fob
5. Remote key opener for Park Gate Parking Lot
6. Meet with local law enforcement officers to discuss options
7. Solar lights

Please let us know if you can help by reaching out to our Gmail account
[**lfehoa.pobox782@gmail.com**](mailto:lfehoa.pobox782@gmail.com)

Easter Egg Hunt—Celebrating Community!

Thank You Sarah Caruana, Teri Hamer, Audrey Mills for agreeing to host this year's Easter Egg Hunt. The event was a success and the children certainly enjoyed the hunt, the craft activities, the Easter bunny along with all the wonderful and delicious treats displayed for everyone's delight. Special shoutout to Kristin Morgan for making the beautiful balloon arch!



Even though the day started off a bit gray and wet – laughter and excitement filled the air as our neighborhood came together for our annual Easter Egg Hunt. On Saturday, March 23rd, families gathered at the Community Park for a morning of springtime festivities and community bonding.

Children of all ages eagerly lined up for the egg hunt, their baskets at the ready as they awaited the signal to begin. With eggs hidden throughout the park, the hunt was on, and the excitement was palpable as kids dashed from one hiding spot to the next, eager to fill their baskets with colorful treasures.

Meanwhile, at the craft stations, budding artists unleashed their creativity, decorating eggs with glitter and stickers. Rubber duckies were decorated with care, adding a touch of whimsy to the day's festivities.



Refreshments were plentiful, with snacks and drinks available to recharge weary egg hunters and crafters alike. And no Easter Egg Hunt would be complete without a visit from the guest of honor – the Easter Bunny himself made a special appearance, spreading joy and posing for photos with excited children and families.

But perhaps the most heartwarming aspect of the day was the sense of community that permeated every moment. Neighbors young and old came together, forging connections and strengthening bonds as they celebrated the season and each other.

As the event drew to a close, smiles abounded and memories were made that will last a lifetime. Our annual Easter Egg Hunt was a resounding success, thanks to the enthusiasm and participation of our wonderful community.

We extend our heartfelt thanks to everyone who joined us for this special day. We look forward to creating more cherished memories together in the future.



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	Joe Pan	425-686-8848
	Sandra Munsey	425-432-2129
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



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!