



Neighborhood News

LAKE FOREST ESTATES HOMEOWNERS' ASSOCIATION, February 2022

Inside This Issue

President's Message	1, 2
Legacy Site Update	2
CC&R Highlight, Update on SR169	3
Treasurer, Contract and Other Updates	4
New Neighbor Welcome!	5
Community Pictures	6-9
Contact Information, Thank yous!	10



President's Message

I certainly hope everyone had a wonderful winter holiday. The extended snow event was certainly a surprise. The good thing is that we now have spring weather to look forward to. Here's to spring flowers and walks around the lake without a winter coat!

I know we have a number of residents in our neighborhood that are being affected by the Covid virus. If anyone needs help getting out for maybe groceries or picking up meds, etc. please reach out to us and we will find one of your neighbors that can lend a hand. We can figure out a safe way to make this happen. From the recent news media reports, it's starting to sound like all of us will be hit sooner or later.

Our Christmas lights were quite a challenge this year. The grinch stole 4 strings of rope lights from the trees shortly after we turned them on at Thanksgiving. By that time, replacements were unavailable from local stores, and we had to make do with donations and mini-lights we could find. Then the grinch struck again stealing extension cords. To make matters worse the heavy rain caused our GFI outlets to trip repeatedly. We have come up with a solution for protecting the rope lights, but how to protect the extension cords?? Hopefully, next year the grinch will be in a more festive spirit.

It was sure nice to see the return of the holiday decorated Christmas Fire Engine this year. There was a great turnout despite the rain. It looked like a pretty good amount of donations to the Maple Valley Food Bank.

Earlier in the fall we had the first annual Iron Man contest starting on Lake Wilderness. Our park dock was one of the safety monitoring stations. I was completely surprised at the number of participants. Hopefully this will continue and we can participate in the future.

Our upcoming schedule shows a return of the Annual Easter Egg Hunt on Saturday April 16th (pending the predicted downturn of the Covid rate). Hopefully we will be able to safely make that happen.

On Saturday May 7th, we have scheduled the return of our annual Community Pride Day where we take on several improvement projects. This year we are planning to re-bark the entry flower beds, the entry island and the traffic circles scattered through the development. We follow up with a barbeque lunch. Again, all dependent on Covid.

For those who haven't used our park lately, we now have two additional new picnic benches (now a total of four). The first two we purchased for the beach area had significant quality issues, so the supplier provided two replacements. They were so embarrassed that they left the original two at no cost to us. We have an additional new barbeque to be installed in the spring for the northwest picnic bench area. We intend to replace all of the original picnic benches in the future as the steel pipe support frames are showing corrosion issues.

President's Message, Cont. & Legacy Site Update

We have a new item that will be on the Lake Forest Estates HOA web site soon, along with our CC&Rs. We have items or issues that come up from time to time that aren't adequately covered in our CC&Rs usually due to changes in Washington State Laws (RCWs) or new technology that has come about since the last revision of the CC&Rs. We have created what we call the "CC&R Clarifications" to track these issues and be consistent in response over time. These will be posted on our website for all to see. Our intent is that we will occasionally roll the CC&R Clarification into our CC&Rs as an update, for all to vote on and following the requirements included in the CC&Rs for updates. However, the cost is not insignificant and the required effort is time consuming. This will give a cost effective and efficient means to deal with and track issues that come up concerning our CC&Rs. In no means is this intended to change the CC&Rs where the intent and meaning is clear. State law and the current version of the CC&Rs will be the controlling documents concerning issues that arise and the CC&R Clarifications will cover issues that are not covered or unclear to the new situation.

One of the early subjects of the CC&R Clarifications are the use and installation of permanent holiday lights. This is a lighting system that is permanently installed by a metal track attached behind the fascia board on the front of homes. They are nearly invisible when turned off and viewed from the street. This is the first year that we have known of them and driving through neighboring communities, they are gaining in popularity. We had several requests to install them in our development, so we created a CC&R Clarification that defines some reasonable rules for the installation and operation of these lights while minimizing the impact to their neighbors.

Here is hoping we stay Covid and snow free as we wait on the arrival of spring.

Wayne Anderson — President, LFEHOA

Legacy Site Update

The City shared its plan for the Legacy Site at the Parks Commission meeting on 2/9, and I was very pleased with the results. The City has been working with a consultant to help master plan development, uses and locations on the Site, along with a sub-committee of the Council on potential funding sources. With its work on the downtown core, much of the development that might have occurred on the Legacy Site has now been shifted to downtown. The plan shared on 2/9 prioritizes preserving the forest and looks to keep development on the eastern portion near the existing Farmer's Market and HWY 169. The western portion of the site would be used for trails and potential zip lines.

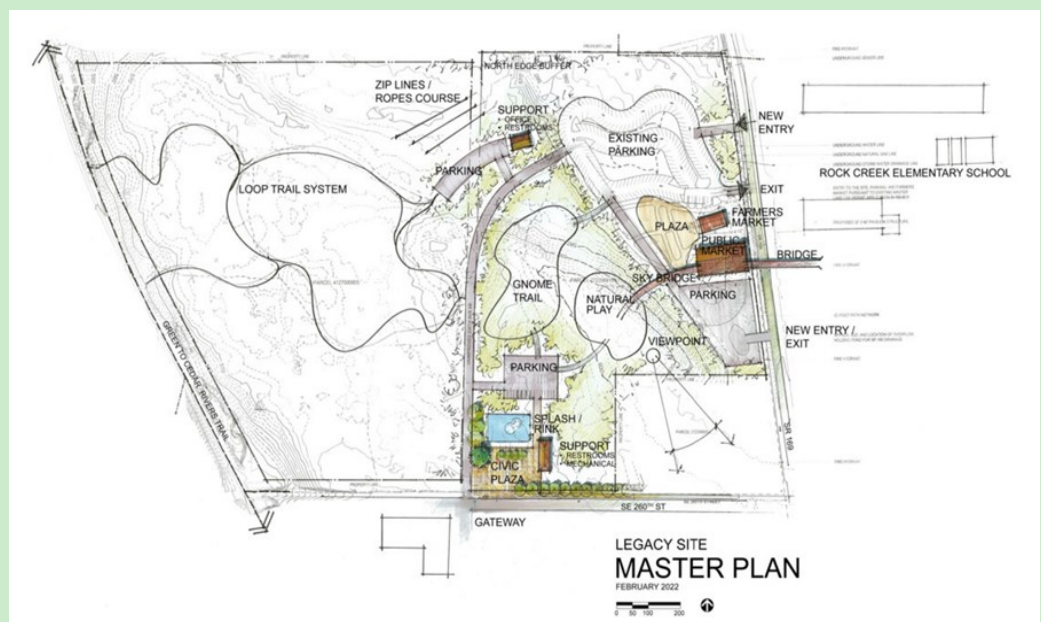
They would like to see a play area and splash-park integrated into the trees that could also be a winter recreation area along with a 20K square foot permanent Farmer's Market similar to the ones in Wenatchee and Point Ruston. There would also be an elevated walkway connecting different sections of the Site and a bridge over the HWY to Rock Creek elementary school.

Funding sources are still being finalized with the City Council and may include a public/private partnership and the potential sale of some of the land near 260th Street.

The presentation has not yet been posted on the City website, but I've included a PDF version of the Master Plan. We need to stay vigilant, but I see the consultant's plan as something that builds on the work of the task force and could be a very good sign for the Legacy Site.

As always, please feel free to come by or call with any questions. Thanks,

Eric Hancock, Lot 69, 206-909-8542



CC&R Highlight, Widening SR169 Update

We hope that everyone is doing well and staying safe! Our LFE CC&R's are understandably not always top of mind but they are important as they go a long way to helping maintain our status as one of the Maple Valley's premier communities. We would like to ask that you please take a moment to review our association guidelines regarding the maintenance of lots and storage of trashcans, boats and recreational vehicles. The relevant sections have been included below. A strong pride of ownership as evidenced by the curb appeal of our homes is one of the first things prospective buyers notice. It can be as simple as making sure your trash cans are stored out of sight. We are all fortunate to call Lake Forest Estates home and each play a central role in our success going forward.

Article IX Maintenance of Lots

Section 1 - Exterior Maintenance by Owner

"Each lot and residence shall be maintained by the Owner in a neat, clean and sightly condition at all times and shall be kept free of accumulations of litter, junk, containers, equipment, building materials and other debris. All landscaping areas including landscaping extending into the county right-of-way shall be regularly maintained and trimmed to present a clean, neat and well-maintained appearance. All refuse shall be kept in sanitary containers sealed from the view of any Lot; the containers shall regularly be emptied and the contents disposed of off the Properties."

"No storage of goods, motor homes, boats, trailers, trucks (other than pick-ups), campers, or other equipment or devices shall be permitted in open view from any Lot or right-of-way. (Motor homes, boats, trailers, and campers shall be referred to as "Recreational Vehicles.") This provision shall not exclude temporary (less than 48 hours) parking of Recreational Vehicles on the designated driveway areas adjacent to the garage on the Lots while preparing or maintaining such vehicle before or after a trip. This paragraph is not meant to disallow permanent (more than 48 hours) parking or storage of Recreational Vehicles on the Lots, but if stored, Recreational Vehicles shall be adequately screened from the view of adjacent rights-of-way and Lots. Screening of such Recreational Vehicles must have the approval of the ACC."

Article XII

Land Use Restrictions Section 3

"No untidy or unsightly condition shall be maintained on any property. Untidy conditions shall include, but are not limited to, publicly visible storage of wood, boats, trailers, mobile homes, recreational vehicles, disabled vehicles of any kind what so ever and landscaping which is not properly maintained."

The ACC appreciates your attention and is always happy to help and answer any questions. Approval Request forms can be found at <https://lakeforestestateshoa.com>.

Update on Widening SR 169 at our Entry

Up to the New Year, the city had placed design work for the city project T-45 for the widening of SR169 on hold due to the Covid virus.

We have been informed by the city staff, that preliminary design work has resumed. The LFEHOA Board members were invited to an early review of what is currently being considered. The city is planning a public review meeting in about a month.

It appears that the roundabout at Rock Creek School is no longer being considered. Traffic control is being planned for the intersections of SR169 / SE 253rd Place and SR169 / SE 260th Street. A center curb/barrier would extend between the intersections. Significant improvements would be made to the school entry/exit traffic flow. However, flow to the Farmers' Market would remain largely as it is now. The center barrier would prevent traffic crossover from the opposite side of the highway. That traffic would have to U-turn at one of the controlled intersections.

The decision for traffic control for the intersection appears to be open to either roundabouts or traffic lights. The HOA is drafting a letter to the city staff concerning our preliminary thoughts and suggestions at this time.

We will make any notification for the public meeting available to our members as soon as we are informed via e-mail.

Treasurer, Contract Committee and Other Updates

HOA Election Results

This year LFEHOA Election results were announced at our monthly zoom meeting held on December 9th, 2021. The newly elected board members will serve a 2-year term beginning January 1, 2022 through December 31, 2023. Please welcome...

Vice President – Emil Scioli
Treasurer – Sandra Munsey

Congratulations Officers and thank you for your service and commitment!

Financial Audit Results

At the yearly LFE Annual Meeting held in November homeowners were asked to vote on whether to have the Lake Forest Estates yearly audit of financials records be conducted by members of LFEHOA Financial Review Committee or by an independent CPA for CY 2021. This audit will take place in 2022. The results were overwhelming...

99% Voted to have LFEHOA's Financial Committee
1% Abstained

Thank you, Debbie Brothers and Patti Hammett, for your outstanding support in providing this very important yearly financial audit of Lake Forest Estates' Books. Your expertise, commitment and attention to detail is greatly appreciated. Our newest member of the team is Mary French.

2022 Budget Ratification

Current Washington State law (RCW 64.38.25) now requires homeowners' associations to annually ratify their annual budget. During our Annual Homeowners meeting held on 11/11/2021 the homeowners voted **YES** to ratify the 2022 budget. What this means is that our yearly dues will be increased to \$755.00. The Dues letter will go out in January 2022.

Sandra Munsey

Save the Date! Annual Easter Egg Hunt is ON!

We will be having our annual easter egg hunt on Saturday, April 16th. Mark your calendar for 10am, bring the kids and grandkids. This is an treasured tradition in Lake Forest Estates and we always have plenty of eggs, fun and laughter. And the Easter Bunny will be our guest! Look for fliers in early March for more details.

New Landscape Contractor

In January 2022 we welcomed Landcare, LLC as our new landscape contractor and you may have already seen their bright orange trucks around the neighborhood during the month of January.

Landcare is a commercial landscaping expert and pride themselves on creating/maintaining meaningful landscape environments. With the new landscaper we anticipate a higher level of service and the great news is not only are they providing our landscaping at a great rate but they also take care of the sprinkler system maintenance.

As Landcare gets acclimated with our neighborhood and community park, please share any feedback you have regarding their services to to the LFEHOA email or me directly.

Thanks, **Stuart Morris**

Sprinkler System Backflow Prevention Device Inspection

Anyone who has a sprinkler system for their property is required to have an annual inspection of their backflow prevention device by a Washington State certified Backflow Assembly Tester (BAT). This is in accordance with Washington Administrative Code (WAC) 246-290-490, Cross-Connection Control, and it is necessary to protect the public water supply.

To facilitate meeting this requirement for LFE homeowners, a member of the Architecture Control Committee has volunteered to coordinate the inspections for anyone who is interested in participating. By scheduling the inspections together, we have been able to negotiate a discounted group rate. Last year, the price was \$35 per property. Inspections scheduled individually typically cost about \$55.

The due date for completion of annual testing is 31 May 2022. An email notification will be sent to all registered participants in March, for inspections to be scheduled in late April or early May.

If you have not participated in the past and would like to be included this year, please contact Bernie Glaze, bglaze@comcast.net, or 425-518-3473 for details.

Welcome New Neighbors!

Welcome!

There have been a lot of changes with our residents in Lake Forest Estates this past year. We have 10 new families to welcome. Below is the lot #'s/addresses for these homes and we hope you will offer them a warm welcome when you see them out and about.

Our welcome committee chair, Lisa Heins, has been busy!! We try to greet each new family, so that they have a warm welcome. We provide information on Maple Valley and businesses and try and point them in the right direction to understand how to navigate living in Lake Forest Estates. A huge shout out goes to resident Dick Lopes for whipping up these fun boxes to make the presentation of this material and small flower, arrive in style.



Lisa Heins



Lot #	Address
1	23534 SE 253rd Place
21	23412 SE 253rd Place
26	25226 234TH Ave SE
55	25329 232nd Ave SE
62	25316 232nd Ave SE
87	23610 SE 254th ST
88	23602 SE 254th ST
98	25324 235th Way SE
100	25304 235th Way SE
103	25315 235th Way SE

Good Neighbors Make Lake Forest Estates A Great Neighborhood!

We all encounter periods of time when we aren't able to do what we need to do, what we'd like to do, what we used to do. At times like these, a little neighborly assistance or support might be just what is needed. For example, if you're ill or recovering from surgery, you may need a ride to a doctor's appointment, or help with groceries, or someone to mow your lawn or shovel your walkway. If you're going on vacation, you may appreciate someone watching your front porch for packages, or putting your trash and recycle cans out on garbage day. You may need some extra "muscle" or helping hands for a job around the yard or house.

Please contact me if you'd like to request assistance. You have neighbors here in Lake Forest Estates who are ready and willing to help if the need arises. (For large projects that generate debris or rubbish, the labor will be provided by volunteers, however, a donation to the HOA to cover expenses such as dump fees would be accepted and would allow us to extend this service to other homeowners.)

Kim Hancock, Lot 69, Good Neighbor Day Coordinator

Community Pictures



Our new picnic benches under the shelter at the park!



This deer was enjoying our lawn on Hwy 169 outside our neighborhood. To the best of our knowledge, this little fellow made it safely back home in the Legacy site.

Community Pictures



An elk is enjoying our park about Thanksgiving Day. The next day we saw he and his mate in the city park across the lake, so



Holiday lights!

Community Pictures



More Holiday Lights!



Holiday Lights Continued!

Community Pictures



Nothing like Smores and a Fire!



Iron Man Competition—Lots of specks in the water!

LFEHOA Contacts

www.LakeForestEstatesHOA.com



	<u>LFEHOA Elected Board Members</u>			
	President	Wayne Anderson	425-432-6087	
	Vice-President	Emil Scioli	253-642-6761	
	Contracts Administrator	Stuart Morris		
	Secretary	Tracy Barnes	253-486-2749	
	Treasurer	Sandra Munsey	425-432-2129	
	<u>Other Important Contacts</u>			
	Park (Shelter) Reservations	Sandra Munsey	425-432-2129	
	Park Keys	Sandra Munsey	425-432-2129	
	ACC Committee	Bernie Glaze	425-413-0409	
		Gary Schroder	206-947-2703	
		Dick Lopes	206-992-8462	
		Robert Sterzinger	425-614-5025	
	Finance Committee	Patti Hammett		
		Debbie Brothers		
		Mary French		
	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	



LFEHOA Maintenance Work Accomplished	
Task	By
Replace sports court winch rope	Wayne Anderson
Assemble new picnic benches for park shelter	Gary Schroder, Christine & Chase Benda, Wayne Anderson
Setup and take down entry Christmas lights	Dick Lopes, Gary Schroder, Sandra Munsey, Jason Benda, Wayne Anderson
Winterize Park	Dick Lopes, Gary Schroder, Stuart Morris, Wayne Anderson

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!