President’s Message

As I write this article, the February snow is coming down. Yesterday, I noticed cherry trees around the sports court are budding out and even one branch with a few blossoms. Ra ra ra – spring is coming! There is hope yet.

Our annual HOA election results are in. Giles Nelson won unanimous support for Vice President. We are still looking for someone willing to fill the Treasurer position. Sandra Munsey will continue to serve in that role until we find someone willing to step forward and will act to assist anyone who does take on the role.

As everyone knows, our Homeowners Association continues because a few homeowners are willing to step forward and serve their community. Many HOAs resort to turning over their HOA management to a for-profit management company. Not only would this be a huge added cost to each us through our dues, the pride that our community shows through personal involvement from many of the residents would be lost. My personal feeling is that each homeowner should feel an obligation to serve on the Board of Directors for some time while they live at Lake Forest Estates. Everyone is welcome! We need help on our Architectural Control and Welcoming Committees.

This spring, the BOD has approved the second phase of improvement to our park shelter area. We will be installing a dry stack retaining wall along the east side of the picnic shelter. It will be similar to the wall installed along the west side last year, that received so many positive comments. We will also add some inground sprinkler heads, tied to our irrigation system, for watering the flowers along the walls. We would like to have the work completed before Easter.

Each year, our community comes together for what we call our “Community Pride Day” to pitch in to do needed improvements to our common facilities. Our plan this year is to add gravel to the steps at the swing set area, plant flowers to the shelter area and clean up and chip debris from cutting a number of dead trees in the park. A week or so before Community Pride Day, a few of us will cut and dispose of the trees that need to come down. This year, Community Pride Day is May 2nd, 10 am to noon. We always end with a barbeque hamburger lunch. We hope to see everyone there!

Continued on next page...
President’s Message, Cont.

Does anyone need or know of those in need of firewood? We will have several pickup loads available from the cleanup of the park. If you do, please send me an e-mail.

We are also looking for some volunteers to help pressure wash the sports court, picnic shelter, steps and benches in the park sometime this spring. If you are willing to lend a hand, please send me an e-mail message (not necessary that you have a pressure washer as we have many who do).

Also, on our list of nifty things to do is to bring back the July 4th activities. We used to have some events for the kids each year. With all the younger families in the neighborhood we are looking for some homeowners to help resurrect the old tradition. If you have any ideas or are willing to pitch in, please contact our July 4th team leader, Tami Miller at Tamiss@comcast.net or (206) 200-7167.

Which reminds me, thanks to everyone who participated in the Holiday Engine visit at Christmas time. Looked like quite a pile of food collected for the needy and everyone seemed to have a good time with the festivities. It looks like we have a new tradition for Lake Forest Estates. The Engine visit was coordinated by Giles Nelson and Tami Miller.

I also wanted to remind everyone of the walk-through visit that the Black Diamond Historical Society does each spring at the old ghost town of Franklin (just east of Black Diamond). If you haven’t done so in the past, they do a great presentation of the local history of the past coal mining towns. Our trail through our neighborhood is a legacy of the coal trains that daily ran coal from Black Diamond to Seattle and powered much of the west coast energy needs from the 1880s through the 1970s. It really is a must thing to do for everyone who lives here. I checked the Black Diamond Historical Society, but they don’t have the tour dates set yet, but do give them a call in a couple weeks at (360) 886-2142. Tours are generally in March and April.

In closing, happy springtime everyone!

Wayne Anderson
HOA President

Wayne Anderson, President LFEHOA

Easter is just around the corner and the Easter Bunny is coming to Lake Forest Estates! Saturday, April 11th is our annual Easter Egg hunt at the Park. The hunt begins at 10am and is staggered by ages, youngest first. Plenty of hidden eggs for everyone!

This event could not happen without your generous support. Our HOA has generously donated some funds to fill the eggs, but we need your donations to ensure every egg has a treat. Please drop off any candy or other items to fill the eggs with (stickers, erasers, coins, etc.) to the Kaid residence (23501 SE 254th Street) by end of day Thursday, April 9th (there is a basket on the front porch). All candy donations should be in packaging that is individually wrapped to fit nicely into a plastic egg. Thank YOU!

If you want to help fill the eggs, please come to the Kaid residence between 9am and 1pm to help on Friday, April 10th. I will have snacks and everything ready so that we can stuff the eggs. Questions? Please call Lori at 206.979.0115

Just a friendly reminder to please clean up after your pet while on the trail, in our neighborhood or at the park.

Thank you!
Update on Legacy Site

The HOA Board was recently given an update by Tawni Dalziel, City of Maple Valley Community Development & Public Works Director for the Legacy Site.

Work is scheduled to start soon on clearing for to new site of the Farmers Market. They are trying to fit the cleared space into what was an old farm homestead site and to minimize tree cutting. A significant green belt will be left between the market improvements and Lake Forest Estates homes to the north. They are following the model that was used for the Library site where parking is placed among the existing trees. A modest increase of vendors is planned, including more food trucks.

The plan is to have the new area ready for the coming season of the Farmers Market in June.

We asked for the city to add an access stairway on the west side of the Legacy Site trail that will allow access to the County Green to Cedar Trail (trail running through our development). That would allow walking access for residents of our community to the Farmers Market.

There was no update for the SR169 widening project. We understand that the city will have a community meeting in March or April to discuss future steps.

Wayne Anderson

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Bring Back our 4th of July Neighborhood Celebration

Lake Forest Estates is looking for volunteers to help with a 4th of July “Fun Day” for the children in our community. Tami Miller is organizing a fun event and looking for volunteers to help out.

If this sounds like something you would be interested in helping out with, please reach out to Tami at Tamiss@comcast.net or (206) 200-7167

Support your LFEHOA - Join the Board or one of the Support Committees. Be an active member of our community. Wayne Anderson highlighted the need in the President’s message; we are still in need of someone to take over the Treasurer role on our board. And others are needed to serve on our Architectural Control and Welcoming Committees. We can’t do this alone. Our community is what it is because of Volunteers like you!

Mark your Calendars!

May 2, Saturday, is our annual community pride day. Neighbors helping neighbors with keeping the common areas clean, including the park. Everyone is welcome from 10am to noon to lend a helping hand. Barbeque follows.
Earthquake Retrofitting - Personal Experience

My wife Rita and I have done some basic earthquake retrofitting of our homes attachment to its foundation to help keep it from falling off of its foundation during a large earthquake. If you’re interested, here is our experience in researching and getting started on this effort to prepare our home, within reasonable cost and effort limits, to try and help limit damage in a large earthquake.

Previously, during our last Fall neighborhood HOA yearly meeting I gave a short presentation on the large risk the Pacific Northwest faces for a 9.0 level earthquake. A PDF of that talk is available on our neighborhood website www.lakeforestestateshoa.com. Just click the “Current Resident” link at the top and you’ll find it in the Newsletters section if you’d like a short refresher on what I said there. Here is the official FEMA report that was done in 2016 on the risks we all face living in the PNW. It’s called the Cascadia Rising 2016 After Action Report: www.fema.gov/media-library/assets/documents/128345

I found an article from Fine Home Building website about doing a basic seismic retrofit of your home and that was the road map we followed, applying it logically to the layout of our home. This article, plus numerous trips to local hardware stores and finding a contractor was needed in order to get this accomplished. See the following link for the article if you’d like to read it for yourself:


The contractor I used was Tony Flaherty of Integrity Handyman Service and Repair out of Enumclaw. He was fast, efficient and lent a load of real world practical knowledge and advice to the project as we proceeded. Keep in mind that these types of companies are usually pretty busy and you need to get into line in their existing schedules to get them onsite.

If you have earthquake insurance that is a great thing, but in the event of a 9.0 quake, ALL of these kinds of service companies and contractors are going to be swamped for a very long time, so good luck finding one! If you home falls off of its foundation, it could possibly be condemned and become a tear down. Even with the insurance money to put you up somewhere, you mind find that you have nowhere to go. Hotels and motels and are all going to be at full capacity with an event of this magnitude for a long time.

With this all in mind taking some preventative measures ahead of time, like my wife and I have done, is going to help limit serious damage to your homes.

Examples of hardware connections we added:

Example of a floor support beam being attached to the foundation. We did this in numerous locations.
Earthquake Retrofitting - Personal Experience, Cont.

Main support beam attached to vertical supports that go to 12 concrete piers. This important structural beam that the rest of the house is built upon, was barely attached with a thin piece of 1 inch wood to the vertical posts shown here, and the posts were NOT attached to the concrete piers. These act as vertical load bearing support only and in the event of an earthquake, the houses’ mass will shift from side to side freely. If these wooden supports crumble, the house is going to sag downward in its middle badly. We added these metal plates to join the beams to their vertical supports.

Finally, this shows more of the foundation to floor joist connectors and another hardware piece between the two that bolts the foundation better to the main wood that sits on top of the foundation. I am in no way an expert on this topic and this information is presented here as an example of what we did to our own home. No guarantees or warrantees are implied here. Your neighbor, Giles Nelson.

Addendum note: The professional resources are, a licensed Washington State Structural Professional Engineer (you can find them by googling online), City of Maple Valley Building Department, and The International Building Code (2018). Note that most of the homes built in our neighborhood in the early 1990’s would have been built to the building codes at that time and overseen by the King County Building Department with a building permit (The City of Maple Valley did not exist at the time). Structural codes were significantly changed in the early 2000’s in part to account for increased knowledge of earthquake and storm damage. Our homes are grandfathered to the codes that were in force at the time the house was built (unless significant structural revisions are done, no change would be required). Improvements as done by Giles would improve on the original construction but may not meet current codes. Consult a SPE to be sure.

Wayne Anderson, Licensed Mechanical Professional Engineer and LFEHOA President
Memories from Winter...

Holiday Engine 2019
LFEHOA Contacts
www.LakeForestEstatesHOA.com

LFEHOA Elected Board Members

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
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<tbody>
<tr>
<td>President</td>
<td>Wayne Anderson</td>
<td>425-432-6087</td>
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<tr>
<td>Vice-President</td>
<td>Giles Nelson</td>
<td>206-909-8431</td>
</tr>
<tr>
<td>Contracts Administrator</td>
<td>Troy Loftus</td>
<td>206-293-6752</td>
</tr>
<tr>
<td>Secretary</td>
<td>Rosanne Giurado</td>
<td>303-239-8603</td>
</tr>
<tr>
<td>Treasurer</td>
<td>Sandra Munsey</td>
<td>425-432-2129</td>
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Other Important Contacts

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<tr>
<td>Park (Shelter) Reservations</td>
<td>Sandra Munsey</td>
<td>425-432-2129</td>
</tr>
<tr>
<td>Park Keys</td>
<td>Sandra Munsey</td>
<td>425-432-2129</td>
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<tr>
<td>ACC Committee</td>
<td>Bernie Glaze</td>
<td>425-413-0409</td>
</tr>
<tr>
<td></td>
<td>Gary Schroder</td>
<td>206-947-2703</td>
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<tr>
<td></td>
<td>Bob Sterzinger</td>
<td>425-614-5025</td>
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<tr>
<td>Finance Committee</td>
<td>Patti Hammett</td>
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<td></td>
<td>Debbie Brothers</td>
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</tr>
<tr>
<td>Welcoming Chair</td>
<td>Kim Hancock</td>
<td>425-413-5086</td>
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<tr>
<td>BlockWatch Chair</td>
<td>Sandra Munsey</td>
<td>425-432-2129</td>
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<tr>
<td>Newsletter Publisher</td>
<td>Lorelie Kaid</td>
<td>425-413-9575</td>
</tr>
<tr>
<td>Webmaster</td>
<td>Giles Nelson</td>
<td>206-909-8431</td>
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LFHOA Maintenance Work Accomplished
Since Last Newsletter

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<tr>
<th>Task Completed</th>
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<tbody>
<tr>
<td>Take down holiday lights</td>
<td>Giles Nelson, Wayne Anderson</td>
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Just a reminder that we “Spring Forward” our clocks on March 8, 2020!

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