



Neighborhood News

LAKE FOREST ESTATES HOMEOWNERS' ASSOCIATION, May 2020

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President's Message

I hope this message meets all our residents in good health. The experience of the corona virus “social distancing” has certainly affected us all.

Although I haven't heard of any families having the virus, if anyone who is quarantined and does need assistance (say for shopping) – please reach out. I'm sure we can find neighbors willing to help (in a safe manner). We are all in this experience together.

I am happy to report that our Easter contribution drive for the Maple Valley Food Bank (Friday April 17) netted a total contribution of \$3,703.75. A special thanks goes to Dick Lopes who gave us the idea and led the effort. And to Cade Miller as Peter Rabbit. It was a fun effort that hopefully we can turn into a community tradition each year! Thank you to all who participated.



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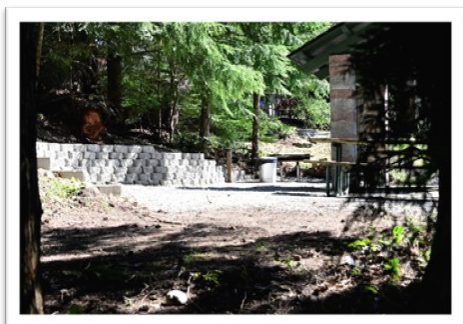
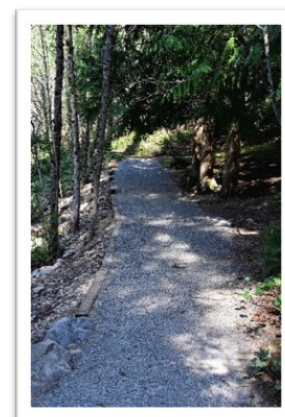
President's Message, Cont.

Your Board of Directors just completed their first virtual meeting by Zoom.com. At the expense of appearing really old, it was actually kind of fun.

*Due to the coronas virus instructions from the Governor, we decided **to cancel the Community Pride Day and Annual Garage Sale** activities this year. We'll hold off a bit to decide what to do about our July 4th celebration.*

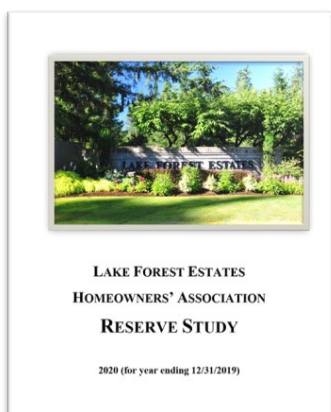
The park, children's play structure and sports court are closed to any group activities. It is OK to use the park for individual activities that meet the social distancing criteria.

We were able to complete the new retaining wall along the east side of the picnic shelter before the restrictions set in. The work was completed by Jon Thompson and Msite Construction. We started completing walls on the west side of the shelter last year. Together this makes the shelter a much nicer and usable asset. The extra dirt removed was used to fill in a section of sunken trail. Come down and check it out. Future improvement plans will include some shrubs and new picnic benches. It will be great for group activities – *when group activities are allowed!*



We will plan on a couple of (very) small team activities to complete some necessary work activities in the park such as pressure washing the sports court, shelter roof and cut some dead trees. We will be very mindful of social distancing while doing those. Let us know if you would like help. We will keep the teams to just a few people.

The updated version of our Reserve Study is available to review on our website <https://lakeforestestateshoa.com/>.



We have received feedback from the City of Maple Valley on the key projects that will be impacting us. They are impacted by the government shutdowns due to the Corona virus and have difficulty projecting when activities can return to normal.

Currently they are planning on resuming clearing for the Farmers Market as soon as restrictions are lifted. They are now planning on opening the Farmers Market at the new site in July.

All design activities for the SR169 widening project have been put on hold. A new City Engineer has been hired starting on June 1. "This project will be reevaluated at that time given more information on traffic modeling assumption and funding".

No idea yet as to plans for July 4th fireworks.

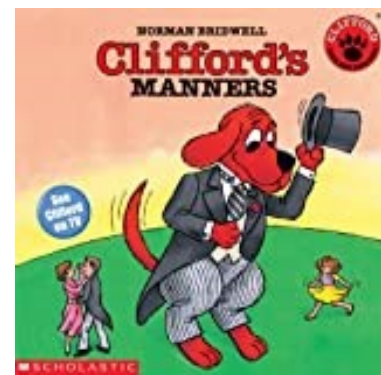
I hope everyone remain safe and virus free. Reach out to us if you need any help.

Wayne Anderson, President LFEHOA

LFE Doggie Etiquette

We recently had a situation where a loose dog knocked down a lady using the park. The dog owner was unable to control the dog. The lady felt unsafe and left. This is not the first such occurrence. Obviously, this is not an acceptable situation. Our park should be a safe place for all our residents. To help insure this, please observe the following:

- All times in Lake Forest Estates—Excessive barking is unacceptable (CC&R XI 3 & 10)
- Throughout the development streets (off your property)
 - * Dogs always need to be on leash ([CC&R XI 10](#))
 - * [Scoop your dog poop \(CC&R XI 10\)](#)
 - * When you meet another dog owner – respect their desire if the dogs should meet.
- In the park (CC&R V 1), well behaved unleashed dogs are welcome
 - * Keep your dog on a leash until you know who else is in the park
 - * Unleash your dog only when you know your dog will:
 - ⇒ Respect other people in the park – no excessive barking or jumping on others
 - ⇒ Will get along with other dogs in the park
 - * Scoop your dog poop (a bag dispenser is located by restroom door)
 - * Make sure your dog respects trail users



Adventure's in Clothes Dryer Vent Shaft Cleaning

Recently my wife Rita read an article showing the alarming number of home fires in the USA each year caused by clothes dryer vent fires (over 17,000 reported):

<https://tinyurl.com/va7963ce>

My wife and I are the original owners of our home in LFE and I can assure you, we had never cleaned this vent out prior, however our dryer “seemed” to work perfectly! With this alarming number in mind, I set out on a project to “clean the dryer vent shaft”.

To make a long story short, I inadvertently ended up plugging the vent totally before we finally figured out the proper steps and tools to break up the clog, clean out the vent and shop vacuum up the soap covered lint out the exhaust vent at the back of our home. This resulted in about ¾ of my shop vacuum being filled with the sticky stuff before I was done. This is now a yearly task on my calendar to clean this vent shaft out.

I recommend all home owners to either hire this task out to some qualified professional, or take some time researching online first the steps to follow to DIY. Either way if it hasn't been done recently, do yourselves a favor and get it done ASAP and remove this possible fire hazard from your homes!

Cheers,
Giles Nelson



HOA Dues—Status

Paid – 106 Homeowners (92%)

Pending – 9 Homeowners (8%)

Thank you to all that have paid your yearly dues. Homeowner dues enable your HOA to meet financial obligations each month. This money is used to maintain the Common Areas: Landscaping (maintenance and water), Park, Sports Court, General Liability & Common Area Structural Insurance etc.

As you know, HOA Dues were owed by February 28, 2020. Beginning March 1st a 1% late fee began accruing each month if dues payments were postmarked after March 31, 2020. In addition to the 1% last fee, LFE HOA Board approved a service fee of \$25 for each late notice sent out. This information was presented at our 2019 HOA Annual Meeting.

However, due to the COVID-19 we are extending the deadline to May 15, 2020 to those who contact us and need a special payment arrangement, you will not be charged a service fee of \$25.00 once we have a signed agreement in place. You may reach us at our Gmail account: lfehoa.pobox782@gmail.com, Attention Treasurer

A copy of the CC&R's and Bylaws of the association can be found on our homepage <https://lakeforestestateshoa.com> (Current Resident link, bottom page). Please take the time to review these documents, as they will help to understand your requirements as an owner and the association's responsibility.

Below is an example of when Late Fees will be added to your account

<u>Month</u>	<u>Late Fee</u>	<u>Service Fee</u>	<u>Total</u>	<u>Comments</u>
Jan	\$0.00		\$0.00	
Feb	\$0.00		\$0.00	
Mar	\$7.17		\$7.17	
Apr	\$7.17		\$7.17	
May	\$7.17	\$25.00	\$32.17	Late Notice will be sent out
Jun	\$7.17		\$7.17	
Jul	\$7.17		\$7.17	
Aug	\$7.17	\$25.00	\$32.17	Late Notice will be sent out
Sept	\$7.17		\$7.17	
Oct	\$7.17		\$7.17	
Nov	\$7.17	\$25.00	\$32.17	Late Notice will be sent out
Dec	\$7.17		\$7.17	
Total	\$71.70	\$75.00	\$146.70	



Open Board Position—Treasurer

During the last 7 months, the LFEHOA board has been asking for volunteers to fill the position of Treasurer. To date we have had no one offer to accept the assignment. During our April board meeting we discussed splitting the Treasurer job duties and responsibilities into two separate functions. The Treasurer (Board Member, non-paid position per CC&Rs) position and a Bookkeeper (Non-Board Member) position. On April 14, the board approved 4 to 1 to accept splitting out the Treasurers job duties. A breakdown of each function is listed below.

Essentially, we will hire an outside supplier to perform bookkeeping duties (with appropriate credentials and insurance) where we have not been able to recruit a volunteer within our LFE community. We are hoping that with this change, homeowners within our community would be willing to volunteer their time as Treasurer without the concern of having specific skill-sets.

In the future, if the board is able to find a volunteer within our LFE community that possess both bookkeeping and Quick-Books skills then the position of Bookkeeper could be eliminated (just like with any other supplier).

The boards focus is to maintain the highest level of integrity and accuracy for our Lake Forest Estates HOA. In an effort to keep our HOA Dues down, the board is not outsourcing the Treasurer's entire job duties and responsibilities. The Bookkeepers position would range from 2 to a maximum of 4 hours per month and would be an assistant to the Treasurer.

Our By-Laws are being reviewed and adjusted to reflect this change. This is the first time in 30 years that the board has not been able to recruit from within. This could be reflective of changing times and everyone's busy schedule.

If within the next 30 days a homeowner volunteers to perform both functions then we will not require the outside assistance, but the tools will be in place if the board finds itself in this situation again. Internal voting, changing bylaws, advertising and interviewing all takes time.

Thank you to all the volunteers that make our community great. The board members appreciate all the support from homeowners and **"Together We Make a Difference"**.

Treasurer - Board Member

- Send notices of annual and special assessments to Members
- Receive and deposit all cash receipts of the Association into appropriate bank accounts
- Sign all checks and promissory notes of the Association
- Monitor delinquent accounts and advise the Board of Directors on appropriate collection actions
- Disburse funds of the Association upon the presentation of properly rendered and approved vendor invoices or as directed by resolution of the Board of Directors
- Arrange for an annual review of the Association's insurance coverage
- Present a preliminary budget for the upcoming year at the annual meeting of the Membership and distribute a final budget to the membership in January of the new year
- Maintain a directory of the Members of the Association
- Issue park keys to members in accordance with the Park Rules and maintain a record of key-holders

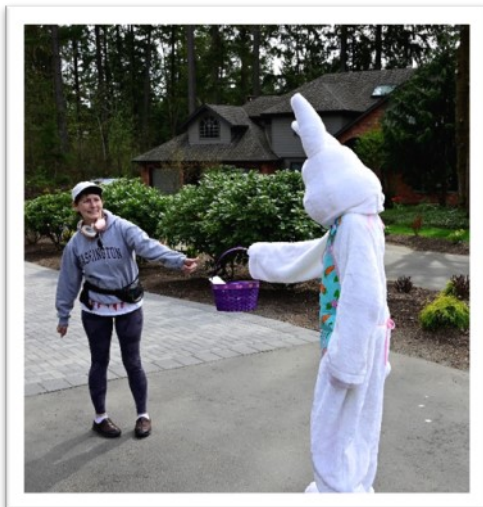
Bookkeeper - Non-Board Member

- Keep proper books of account
- Prepare monthly Statement of Operations and Statements of Financial Position with variance analysis for Treasurer to present at Board of Directors meetings
- Cause an annual audit of the Association books to be made by a financial review committee from the Membership or a public accountant
- Prepare and send an annual Statement of Operations and a Statement of Financial Position to the Treasurer

LFEHOA Maple Valley Food Bank Collection



LFEHOA Maple Valley Food Bank Collection, Cont



LFEHOA Maple Valley Food Bank Collection



LFEHOA Contacts

www.LakeForestEstatesHOA.com



	<u>LFEHOA Elected Board Members</u>			
	President	Wayne Anderson	425-432-6087	
	Vice-President	Giles Nelson	206-909-8431	
	Contracts Administrator	Troy Loftus	206-293-6752	
	Secretary			
	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	
		Bob Sterzinger	425-614-5025	
		Dick Lopes	206-992-8462	
	Finance Committee	Patti Hammett		
		Debbie Brothers		
	Welcoming Chair	Kim Hancock	425-413-5086	
	BlockWatch Chair	Sandra Munsey	425-432-2129	
	Newsletter Publisher	Lorelie Kaid	425-413-9575	
	Webmaster	Giles Nelson	206-909-8431	



LFHOA Maintenance Work Accomplished

Since Last Newsletter

Task Completed

Completed By

Take down holiday lights

Giles Nelson, Wayne Anderson, Bernie Glaze

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