

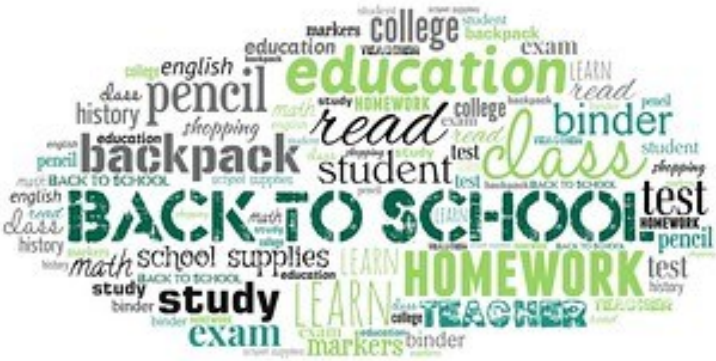


Neighborhood News

LAKE FOREST ESTATES HOMEOWNERS' ASSOCIATION, September 2023

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President's Message

I hope this newsletter finds you all in high spirits and enjoying the best of what our wonderful community has to offer. As we move forward into the second half of the year, I'd like to take this opportunity to address a few important topics and extend a warm invitation to each and every one of you.

Calling All Community Champions: Volunteer for the HOA Board and Committees!

Our Homeowners' Association thrives on the active participation of dedicated residents like you. We are currently seeking enthusiastic individuals to volunteer for their term as HOA board members and committee participants. The commitment is only 24 months, involving 24 meetings and 4 events a year. As a bonus, you'll receive free high-fives from your appreciative neighbors! When you think about it, it truly is a sweet gig.

Annual Meeting: Your Chance to Shape the Future!

As we gear up for the upcoming Annual Meeting, we want to make it more inclusive and engaging by seeking your valuable input and considering your preferences. Your active participation is vital to shaping the future of our community, and we would be honored to have your presence and ideas during this important event. Last year our residents asked for the deck at least 48 hours ahead of time. This year the Board wants your help in validating your communication preferences: Email, Facebook, Text, US postal service.

Summer Awareness: Strengthening Our Community Together

With recent incidents of vandalism, I want to emphasize the importance of community vigilance. Let's keep our gates locked and encourage everyone to ask for identification from unfamiliar faces. It takes courage to ask, and it takes wisdom to know when to step back if someone is unwilling to provide identification. By looking out for each other and staying informed, we can create a safer and more secure environment for everyone.

To further enhance safety measures, we are actively exploring new tools and processes to empower our community. Stay tuned for updates as we strive to create a more connected and secure environment for all residents. As always, your HOA board is here to listen, support, and collaborate with you. We're dedicated to fostering a strong sense of community and making this neighborhood the best it can be. If you have any questions, concerns, or suggestions, please don't hesitate to reach out to us.

Thank you for being the heart and soul of our community. Together, we can make a positive difference and continue building a place we're all proud to call home.

Warm Regards,

Emil Scioli - President, LFEHOA

Contract Administrator Update, Neighborhood Watch

Overall, the landscape is looking very good for this time of the year as the crew has been busy working on lawn care, weed control, pruning and irrigation maintenance. During the next few visits, the landscapers will be focusing on weed growth in the walkways, cutting ivy back from the trees to create tree rings, and cleaning up around the front entrance signs.

We have had several water leaks over the past few months resulting in large water bills being assessed against our community. If you notice a leak or overly wet spot please notify me, the HOA board of directors, ACC members, or sub-committee members right away.

A big shout out to Dick Lopes and Gary Schroder for volunteering their time and effort to replace the carpet around the ladders at the dock.

Stuart Morris, LFEHOA Board of Directors - Contracts Administrator

Neighborhood Watch Update

This summer we have had a few incidents worth mentioning:

- In mid-July three teen boys parked in front of our parking lot gate, blocking entry and exit from the lot. After 2 hours the boys wandered back and faced a few frustrated residents before leaving. They did not belong to the neighborhood and police were called.
- Later in July, our park experienced graffiti on all our signs as well as the dock. Thanks go to our dedicated residents who cleaned it up.
- Also in July, one of our residents had a car stolen from his driveway.
- On July 30th during the 5:00 AM hour, one of our neighbors had statues and pots stolen from her yard.

Keep your eyes out for suspicious activity. Please be vigilant and keep your car doors locked and remove any valuables. Remember that if someone can get into your car, getting access to your house is as easy as pushing the button on your garage door opener. We put a lock on our interior door to the garage because of this.

Our quiet neighborhood is somewhat deceptive. I sometimes have to remind myself to shut the garage door or a window. As I walk the neighborhood, I often notice packages on front porches, as Amazon and UPS do a brisk business here. If you cannot be at home to receive your package, try to ask a neighbor to fetch it from the porch or have a hiding place.

Your block captains are very attentive and ready to help if you call/text them. Please make sure you have their number in your phone. Talk to your neighbors!

If you have some ideas you would like to share that would keep our neighborhood safe, please let me know! My email is jodycarder@hotmail.com

Be safe,

Neighborhood Watch Captain, Jody Carder



Treasurer Report, Upcoming Events, Website

Fall Halloween Event!

Can you believe it? It's already time to start planning our Fall/Halloween Event! We will be celebrating the season on **Sunday, October 29, from 11:30-2:00** at the LFE Park shelter. Costumes are encouraged but not required. Activities will be similar to last year's, with snacks, pictures, face painting, and pumpkin decorating. I am open to suggestions of activities and welcome helpers.

Architectural Control Committee (ACC)

Did you know the ACC has a direct email? If any homeowner has a question for the ACC, feel free to email them directly at lfeaccommittee@gmail.com

Members of the ACC are Eric Hancock, Dick Lopes, Jacob Morgan, Gary Schroder and Robert Sterzinger.

2023 Dues Update

Congratulations homeowners we are at 100% payment for 2023 LFEHOA Dues!

Recap

Fun on the Fourth of July!

It was a beautiful day, where current and prior homeowners joined together, and celebrated Independence Day. A day to remember as everyone joined in the fun, laughter and togetherness. Seeing the kids, adults and even pets participate in parade was exciting! There were over 160 people who RSVP'd.

Bringing back the 4th of July Parade and hosting games for the kids, barbecuing, eating cotton candy, enjoying snow cones were just a few of the day's events. It was a success because so many volunteered economically and with their precious time to ensure all were able to enjoy food and festivities.

A big "THANK YOU" goes to Tami Miller and Calvin Mark who championed this event. It was through their exceptional leadership, detailed planning and personal generosity that the day will be remembered with lasting memories.

There was also a dedication of a tree and bench with a plaque in recognition of our beloved former President, Wayne Anderson, for his many years of exceptional service to our Lake Forest Estates Community. A special thank you to Dick Lopes for designing and building Wayne Anderson's bench, Lloyd Baker, Bernie Glaze, Dick Lopes and Sandra Munsey for creating Wayne's plaque; and to Joe & Michele Bristow for their contribution and planting of a black Tulip Magnolia tree in honor of Wayne.

It takes a community to pull an event like this together, so we want to again recognize and extend our sincere thank you to everyone who helped support this event. There were a lot of volunteers and we are so thankful and appreciative for your willingness to support the community.

Find out More about LFEHOA

When was the last time you were at the website for Lake Forest Estates? Check out the [site](http://www.lakeforestestateshoa.com) (www.lakeforestestateshoa.com). On the site, you will find:

- How to get keys to the park
- Covenants & Restrictions
- Park Rules
- How to reserve the park
- What our Utilities are in the Neighborhood
- Where to ask a question (hint: send an email to LFEHOApobox782@gmail.com)
- HOA Forms
 - ⇒ Roof Approval Form
 - ⇒ Request for Landscape/Tree Removal Form
 - ⇒ New Pain Approval Form
 - ⇒ Picnic Shelter Reservation Form
 - ⇒ New Structure Approval Form
- Map Lot of our Neighborhood
- Prior Newsletters
- Full Neighborhood Watch Newsletters
- Past HOA Minutes
- And other Key documents...

Check it out!

ACC Update

Fellow homeowners,

The LFE Architectural Control Committee hopes that everyone is having a great summer! As ACC members, we are charged with helping to maintain the appearance and aesthetics of our neighborhood on behalf of both the board and each member of LFE. Our CC&Rs outline each of our responsibilities to help maintain the desirability of LFE as a premier development within Maple Valley and also to protect our property values.

By purchasing a home within Lake Forest Estates, we each agreed to maintain our properties to a high standard and to be bound by restrictions on what we can do on the outside of our homes - i.e. no RV/boat/camper storage beyond 48 hours, trash cans stored out of sight, yards neatly trimmed and maintained, etc. We ask that you each take a hard look at your yards from the street to see if they measure up.

All exterior modifications to any lot must be approved by the ACC before construction can begin. Among others, these would include: fencing, roofs, decks, landscape changes, sheds, native evergreen tree removal, driveways, replacement siding, covered patios, paint, and most recently, solar panel installation.

The ACC has also updated the LFE paint approval form which can be found on our website:

<https://img1.wsimg.com/blobby/go/5933df0e-648d-4581-a31c-90fa5de42f91/downloads/LFE%20HOA%20Paint%20Approval%20Form.pdf?ver=1690424473932>

Along with a new form, we have also established paint selection guidelines that align to our CCR's language on "muted earth tones."

LFE HOA ACC Color Standards and Guidelines

- Exterior home colors in Lake Forest Estates shall be of ***muted earth tones*** that ***harmonize with the surrounding natural environment***.
- The color direction of the ***main body*** of the home shall generally be ***shades of browns, greens and grays*** and shall be ***muted*** (not vibrant) in order to blend in with the "forest" natural environment that surrounds our neighborhood.
- Color tones can be either ***warm or cool, and light or dark***.
- ***Black and/or white*** home colors for the main body of the home do not comply with these color standards, however could be considered as accents and/or trim colors.
- Garage door colors shall ***harmonize with the body of the home*** and shall be painted to match the body color or the trim color if other than white.
- ***Front door colors may be either complementary or contrasting*** to the body color and shall create an overall aesthetically pleasing appearance that is in-keeping with the character and "estate" feeling of the neighborhood.

The intent of these new color guidelines is not to try and make anyone repaint their home but rather to establish a framework for reviewing future paint approval requests. Any homeowner wishing to repaint their home the same colors will be accepted provided the initial application was ACC approved.

As always, we invite your feedback and participation as we all have active roles to play in the preservation of LFE as one of Maple Valley's most desirable neighborhoods.

Our new direct email address is: lfeaccommittee@gmail.com

Best regards,

Your Lake Forest Estates ACC— Eric, Dick, Gary, Bob and Jacob

Fourth of July Recap in Pictures!



Fourth of July Recap in Pictures!



Fourth of July Recap in Pictures!



LFEHOA Contacts

www.LakeForestEstatesHOA.com



	<u>LFEHOA Elected Board Members</u>		
	President	Emil Scioli	253-642-6761
	Vice-President	Eric Hancock	206-909-8542
	Contracts Administrator	Stuart Morris	
	Secretary	Joe Pan	
	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	Eric Hancock	425-413-0409
		Gary Schroder	206-947-2703
		Dick Lopes	206-992-8462
		Robert Sterzinger	425-614-5025
	Finance Committee	Jacob Morgan	
		Mary French	
		Debbie Brothers	
	Welcoming Chair	Lisa Heins	253-224-6068
	BlockWatch Chair	Jody Carder	206-375-8924
	Newsletter Publisher	Lorelie Kaid	425-413-9575



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!