



Neighborhood News

LAKE FOREST ESTATES HOMEOWNERS' ASSOCIATION, October 2020

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President's Message

Greetings everyone.

Happy Halloween. I was wondering what people were planning this year with the Covid issue. From our Facebook posts, it sounds like many homeowners are planning the regular routine. So, with a few appropriate scary facemasks, we'll see a lot of happy faces. Be safe everyone.

I would like to invite all homeowners to our annual November Homeowners' Meeting on Thursday, November 12th, 2020, at 7 pm. We will be doing a Zoom computer meeting this year *instead* of our regular meeting at the Maple Valley Lodge. We will send out an e-mail instruction to all homeowners a week before the meeting with how to log on and how to ask questions. The annual meeting is where we give an overview of our accomplishments for the year, review our finances, and plans for the upcoming year.

HOA Board positions open for vote this year are President, Secretary and Contracts Administrator. We are always looking for volunteers. Let us know if you are interested. We will be accepting nominations until November 19.

Thank you to all who attended our community meeting in the park on September 2nd with our Police Chief D.J. Nesel. We were having issues with unauthorized users of the park and even inappropriate actions by some of our own residents. Hopefully, this meeting was the subject of some family meetings as to what is and is not appropriate in our shared park. So far, I have not heard any further complaints. We have a few action items to complete in the spring. It appears that we have turned the corner to making the park experience more enjoyable for all. We have included the text of the e-mail sent to all homeowners prior to the meeting in this Newsletter.

In closing, I hope everyone has a Happy Holidays and a great New Year.

Wayne Anderson, President LFEHOA

Quick NOTE: To homeowners living near SE 253rd Place and 232nd SE – The Maple Valley Police will be enforcing the “No Parking” zones as identified by street signs in the near future. These are in place for traffic safety and prevent parked vehicles from clogging the areas in front of homes near the park

Fires & Earthquakes

Hello neighbors,

Fire risks we face by living in Lake Forest Estates:

With the hottest September on record having just ended, and the resulting wild fires in the PNW and California filling our areas' skies and almost the entire west coast of the US with choking smoke, perhaps it is time for everyone to be thinking a bit about making their homes a bit more fire safe.

While our immediate area has not seen a major fire since 1917, the yearly risk for fires we all face is huge and getting worse. Most everyone in LFE has multiple 125-150' trees in their yards. My wife and I have 15 in our yard! In addition, LFE is right next to the legacy site which is about 50 acres of dense woods. Due East across the MV highway is the Springhaven neighborhood which is well treed like LFE. Right beyond it is the 130 acres Rock Creek open space and then almost continuous woods until you come to the Seattle watershed, about 1.5 miles away as the crow flies. MV is on the front line of danger from a wild fire coming at us out of the watershed.

While the rains have come back and our immediate fire risk is lower, now is a perfect time to start your efforts to evaluate how you can make your home more fire safe and get started on it.

For some ideas of what you can and should do before next summer, see this article:

<https://preview.tinyurl.com/y5xb9jyr>

Maybe the most important task is to make sure you roof is cleaned before the hot weather really hits next year. Fires create their own winds and blow burning ambers ahead of the main blaze.

Recent PNW earth movement could be a precursor to a damaging earthquake

I've written to you all numerous times about the potential for a 9.0 level earthquakes in the PNW. For copies of all that, check out our neighborhood website at <https://lakeforestestateshoa.com> and go to the "Current Resident" page and then scroll down to the Emergency Preparedness section for PDFs.

In regards to the headline of this section, please see the following link from which this next paragraph was copied.

Harold Tobin, who also leads the Pacific Northwest Seismic Network at the University of Washington, is an expert in subducting plates and has also spent a lot of time studying them in Japan, said "they could become a predictive tool for telling us when we might expect a damaging earthquake in the same geological structure". <https://preview.tinyurl.com/yyrgb9bt>

In the same section on our website, there is an article about what my wife and I did to retrofit our homes' foundation to make the house better able to withstand a large earthquake and not fall off its foundations. I highly recommend you go read or reread that article and get started on doing similar upgrades to your own homes. If a house falls off of its foundations, it is likely going to be condemned and become a teardown.

Giles Nelson, Lot 103 & LFE HOA Vice-president

Utility Trailers / Recreational Vehicles

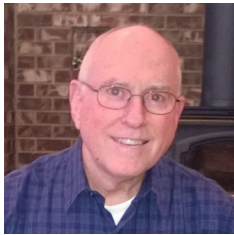
It has been brought to the Board of Directors attention that some homeowners are not following the 48-hour time limit for storing utility trailers. Please remember that a utility trailer, as with a camping trailer or RV, must be stored out of view of the street or neighboring property except for a 48-hour time limit for loading or servicing. If you are undertaking a project needing continual use of a utility trailer (i.e., hitched to a vehicle) longer than the limit, please notify the LFE Board in advance that additional time is needed along with your best projection of completion date. When not in use (i.e., unhitched), utility trailers need to be stored in accordance with the CC&Rs. LFEHOA.POBX782@GMAIL.COM



Architecture Control Committee

Meet the members of the LFEHOA Architecture Control Committee (ACC). These are neighbors who have volunteered to assist homeowners and the Board of Directors with managing and administering the architectural, lot configuration, and plan approvals that affect the general appearance of our community. Their responsibility includes reviewing and approving the following types of requests:

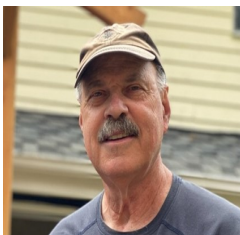
Alterations to common areas	Landscaping
Fencing, Walls or Hedges	Removal and replacement of Native trees
Construction of pet enclosures	Modifications to driveways
Garage Design	Building Materials (Roofing, Siding, Trim, Masonry, Exterior Colors)
Installation of Antennas and Satellite Dishes	Parking of Recreational Vehicles



Bernie Glaze has been a LFE homeowner since 1998 and an ACC member since 2016. Bernie is retired and enjoys riding his bicycle for fun and exercise. You may see him pedaling around the neighborhood.



Gary Schroder is one of the original LFE homeowners having moved here in 1990 when the development was first created. Gary served as a member of the ACC from 1995 to 2000 and then rejoined the Committee in 2018. Gary is retired and enjoys helping out the HOA on projects whenever possible.



Dick Lopes has been a LFE homeowner since 2016 and an ACC member since 2019. Dick is retired and enjoys working on projects for the neighborhood such as upgrading the traffic circle at the end of SE 254th Street to name just one of his many contributions.



Bob Sterzinger has been a LFE homeowner since 2018 and an ACC member since 2019. He is a retired engineer.

Park User Information - We need your Help!

We are having a problem with some users of our park and need your help. Please review the comments and feedback on our Facebook Page; Friends of the Lake Forest Estates HOA (LFEHOA) (https://www.facebook.com/groups/lfehoa/?post_id=1111208095946021). I will not try to summarize the comments here but will leave it up to you to review the comments.

We mutually share our park with 114 other homeowners within Lake Forest Estates. It is our desire to have a park that is family friendly and a safe zone for all. Unfortunately, the actions of some teenagers are not consistent with this goal (see the Facebook comments). Some are children of residents, some are their guests and some find it entertaining to break into our park by climbing the fencing. There are some reports that residents from surrounding communities have keys given them by residents or by finding keys lost along the trail. As part owner of our park and sport court, it is all our responsibility to protect and defend our property just as we would protect our own back yard or home. Our park will only be family friendly if we all work to make it so.

Our HOA common properties are protected by insurance which is based on private and limited access of users as defined in our park rules. Following the drowning that occurred off our dock in June 2015 and the subsequent law suit that followed, one of the key legal issues revolved around the question of whether the young man who drowned (a non-resident) was an invited guest or a had entered the park uninvited. Had he been invited into the park; the issue of liability would have largely fallen on the family inviting the guest. Had he entered the park uninvited; the HOA would have had minimal liability as he would have been trespassing. In our case, no one admitted inviting him in. The plaintiffs claimed he must have been invited and since no one claimed responsibility, the HOA should be held responsible. Fortunately, this did not hold up in court and the case was ultimately dismissed (after 3 years of legal effort). The family that hosted an associated birthday party wound up paying \$500,000 through their insurance. We sincerely hope this never happens again. However, it does emphasize the need to be careful how we control the entry into the park, who we invite in and how they are supervised.

As a Homeowner in Lake Forest Estates, it is your responsibility to:

- Make sure everyone in your family understands and abides by the park rules.
- As parents, you need to spend significant time *in the park* with your children to insure they are acting appropriately for the shared facility that it is. Everyone should feel comfortable there. From the Facebook feedback, we are now failing in this important aspect.
- Close both vehicle and pedestrian gates when entering the park. Do not allow others who you do not know or wish to be responsible for to enter.
- Supervise any guests. They must leave when you or your family member does. You must open or close gates for your guests.
- Do not allow any non-residents to use Lake Forest Estates keys except as authorized by the park rules. Please remember that the keys are property of the HOA and are loaned to homeowners with a deposit. A key found in the possession of non-residents (except as covered in the park rules) are subject to confiscation and forfeit of the deposit.
- If you see people acting inappropriately, act. Remind them that their actions are not appropriate in our facility.
- As park owner, you have a right to ask others to show they have a right to be in the park – a family member or guest sponsor nearby should be able to show a park key. A common answer is “It’s OK, I know so and so who lives here” – is not acceptable. If they cannot show you a key, you have a right to ask them to leave. Asking to show a key is an acceptable way to determine who belongs in the park. If you wear the Lake Forest Estates key lanyard on you neck will also show you are a resident without needing to be asked.
- If you see people climbing the fence, remind them they are committing a crime of Breaking and Entering Private Property and please leave.
- If individuals are not supposed to be in the park and do not comply with a request to leave, call Maple Valley Police at 206 296-3311 and (MVPD non-emergency phone) or 911 they will respond into the park. We have an agency agreement with MVP and they have keys to enter the park. Please meet the police officers at the gate and inform them what is happening.

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Park User Information - We Need your Help Cont.

For the Children of Lake Forest Estates (Parents, Please Read):

- It is our desire that our park and sports court are safe and enjoyable for everyone who lives in our community. We hope everyone goes home with a smile on their face after a day of fun in the sun. Unfortunately, sometimes we see kids doing things that are unsafe or inappropriate for our shared facility. It is the responsibility of adults using the park to watch out for dangerous activity and ask those involved to stop. If you are approached by an adult, please be respectful and comply with their request. They may see or know of hazards you do not. We all want everyone to be happy and safe.
- If you see others acting inappropriately, please ask them to stop. If you don't feel comfortable, tell an adult and ask for help.
- Never loan you key to anyone outside your family. Remember to never let people into the park with your key unless they are specifically your guest. If you are under 21, you are limited to two guests. When you bring a guest into the park, you and your parents assume responsibility for them and any damage they do. Check with your parents, that they are OK with you inviting guests. When you leave the park, your guests must also. If you see people in the park who do not belong, tell an adult or your parents.

Special Situations:

A controversial issue is, can we take pictures of children who are misbehaving in the park or on the dock? The problem is that many times we may not be able to identify the children and they will not give their names. Without their parents present and not taking photos, there is no way for us to resolve many issues. My feeling is that first, let the children know what they are doing is not appropriate. If they do not respond appropriately, it is OK to take photos and forward to our LFE Gmail Account, lfehoa.pobox782@gmail.com (DO NOT place on Facebook). Also include a written explanation of the event. We will try to identify them and contact the parents.

When we find that keys are in the possession of non-residents (and not allowed by park rules): park keys are HOA property and are subject to be confiscated by a HOA official. The keys will be considered as lost by the homeowner and they will be subject to pay the replacement fee (\$40). Confiscated keys will be turned over to the Treasurer. Found keys will be returned to the homeowner. Keys are stamped with a number that can be traced to the homeowner and cannot be copied.

People boating or swimming to our beach and dock – please remind them that this is private property and not subject to public use. Please use discretion for swimmers and allow them time to rest before retuning. Note there are “Private property - no trespassing” signs on the west side of the dock and by the dock steps.

Hopefully, if we all follow these recommendation's we will have a safer and more enjoyable park.

Wayne Anderson for the LFEHOA Board of Directors



Announcements

A Call for Volunteers – Positions Opened

- Treasurer
- Secretary
- Neighborhood Watch Captain

This neighborhood is what it is because we all care! Looking for individuals who have a couple of hours a month to give back to our Lake Forest Estates community. Together we can make a difference.

Homeowner Roster Update

If you change your email address or cell number, please send an update to our Gmail account (LFEHOA.pobox782@gmail.com) so we can keep our records current and keep you updated with our latest communication emails.

This is a reminder to all homeowners, **please treat your park keys as something of significant value.**

New homeowners are issued (2) park keys for a deposit of \$20.00 per key.

When a homeowner moves out of LFE and returns their keys to the LFE Treasurer, their deposit will be returned. If a homeowner needs a replacement key, the cost is \$40.00 per key.

Park keys & locks are specifically made by a security company with unique numbering. Our cost of \$20.00 covers the cost of the key. Over the years when keys were lost or not returned, the HOA had to issue new keys and replace locks for security purposes. This was a large expense and a huge effort. The \$40.00 replacement cost is each homeowner's contribution to replacing future new keys and locks.



LFE 2020 Dues Status

- 115 Homeowners Paid
- 0 Homeowners Pending

Thank you, Everyone! We are 100% PAID!!!!!!

Financial Audit Team Results

Our Lake Forest Estates Audit Team Members Debbie Brothers, Patti Hammett & newest member, Mary French performed the LFE Financial Audit on September 10, 2020. Our Board of Directors are happy to announce that we successfully passed with no major findings.

Thank you, Debbie, Patti & Mary for your support and commitment to our Lake Forest Estates Community. Your expertise is greatly appreciated by all.

Annual Homeowners Meeting - November 12th at 7pm

ZOOM Meeting

Please join us for our annual meeting without leaving the comfort of your home. Due to Covid-19, we will be hosting this year's meeting via ZOOM. We will email Zoom instructions to all homeowners a week before the meeting with how to log on and how to ask questions.

We need homeowners' participation as we will be voting on next year's financial audit on whether to continue using our internal auditing team or pay to have an independent team audit our books.

If you are not planning on attending, you may send in a proxy to vote on this important issue. Proxys will be emailed to homeowners by November 4th.

We look forward to seeing everyone there!

LFEHOA Contacts

www.LakeForestEstatesHOA.com



LFEHOA Elected Board Members		
President	Wayne Anderson	425-432-6087
Vice-President	Giles Nelson	206-909-8431
Contracts Administrator	Troy Loftus	206-293-6752
Secretary	Tracy Barnes	253-486-2749
Treasurer	Sandra Munsey	425-432-2129
Other Important Contacts		
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
Finance Committee	Robert Sterzinger	425-614-5025
	Patti Hammett	
	Debbie Brothers	
Welcoming Chair	Lisa Heins	253-224-6068
BlockWatch Chair	Sandra Munsey	425-432-2129
Newsletter Publisher	Lorelie Kaid	425-413-9575
Webmaster	Giles Nelson	206-909-8431

LFEHOA Maintenance Work Accomplished	
Task	By
Repair park person gate	Wayne Anderson
Install rebar where people were digging under park fence	Troy Loftus, Joe Bristow
Install aircraft cable to park fence to prevent pulling up park fence to gain access	Bernie Glaze, Wayne Anderson
Repair broken sprinkler in park	Troy Loftus
Inspect park for dead trees needing removal	Troy Loftus, Dick Lopes, 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!