



Neighborhood News

LAKE FOREST ESTATES HOMEOWNERS' ASSOCIATION, October 2022

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President's Message

It's clear that fall is on its way. I hope everyone had a wonderful summer.

This summer we had a return of fireworks for July 4th (or more precisely the 3rd). Our first annual block party in the park. The LFE Pickleball Championship. And finally, the Ironman Competition on Lake wilderness. It's great to be back to normal and past most of the Covid concerns.

For those of you wondering about the strange construction happening at the park gates, they are pergola roofs intended improve the park entry and to make climbing the fence gates by unauthorized users more difficult. The construction team is led by Dick Lopes.

Coming up in November is our Annual HOA Meeting, scheduled for Thursday, November 10th, at 7 pm. Since there are some concerns about Covid restrictions possibly returning in the winter, we decided to use the Zoom format again this year. It also makes it more convenient for more people to participate from their homes. Included in the agenda is a vote for:

- Ratifying the annual HOA Budget.
- Approval for self-audit of HOA accounting books
- Vote for HOA Board positions. Open positions this year are President and Secretary

Mark your calendar. We will be sending out detailed instructions for logging onto the Zoom meeting from your home computer by e-mail the week prior to the meeting. See articles below for updates on the Legacy Site Development and the city SR169 Widening Project.

I sincerely hope that everyone has a wonderful holiday season at Lake Forest Estates.

Wayne Anderson — President, LFEHOA



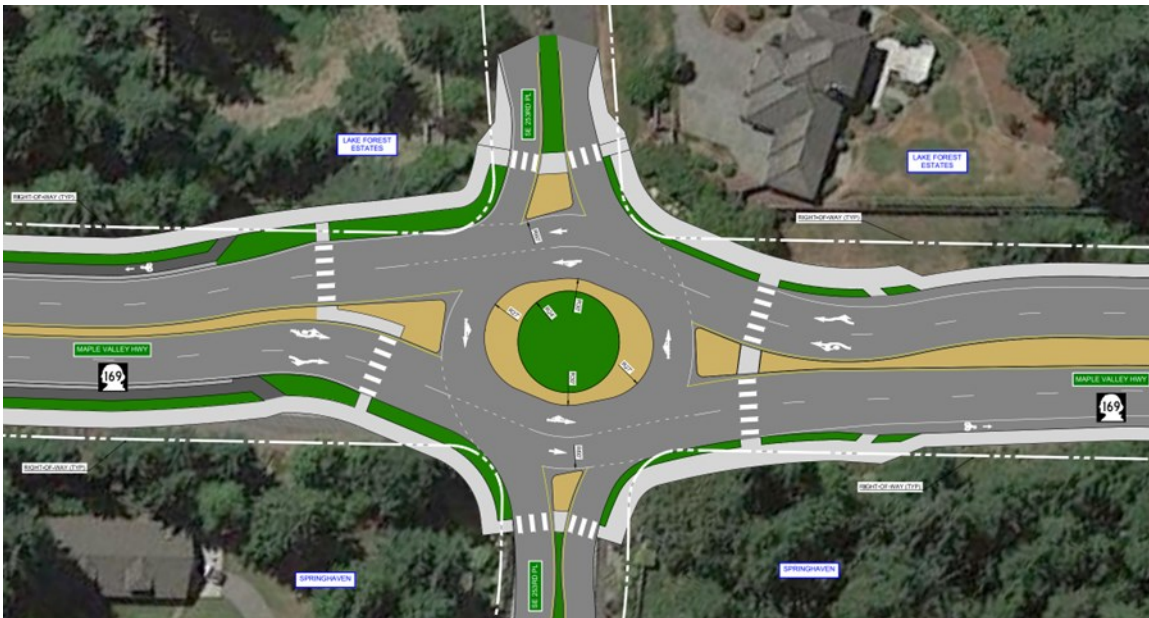
169 Update

The City of Maple Valley and the Washington State Department of Transportation (WSDOT) currently has a project to widen SR169 to four traffic lanes from our development at SE 253rd Place to SE 260th Street. This is a small portion of a long-term plan to widen SR169 thru the City of Maple Valley.

Since our development was created in 1990, the safety of the intersection of SR169 / SE 253rd Place has been a major issue of discussion and concern. Over the years a number of community meetings have been held with city and state officials, with the intersection as being the primary discussion issue. The resounding message was “we need a traffic light at SE 253rd “. The regular answer was “it will never happen” – too expensive, not enough traffic, not allowed by WSDOT, etc. Now, 30 years later, the highway traffic has increased to the point that highway widening to 4 traffic lanes is necessary and the city has been slowly responding. The city plans up to this year did not include addressing the issue. After meetings with City Council members, state representatives and city staff, we were able to get the city to address our intersection in the plan.

This spring the city staff started working on an improved plan that would install a roundabout at both SR169 / SE 253rd Place and SR169 / SE 260th Street intersections. The previous plan of installing a roundabout for Rock Creek School was *eliminated*. A curbed center divider would be installed between the two roundabouts, which will prevent traffic entering or exiting SR169 from crossing the center divider. Significant improvements for access to the Rock Creek Elementary School and the Legacy Site / Farmer’s Market have been included (too numerous to cover in this message). The speed limit for the entire section of SR169 within the city boundary is expected to be reduced to 35 mph. The road between the roundabouts will be 4 lanes. SR169 north of our roundabout will remain 2 lanes until a future widening project (unknown timeframe). Eventually, SR169 will be at least 4 lanes through the city.

The current proposal:



It is important to note that the project is led and managed by the City of Maple Valley staff engineers and consulting firm – PBS Engineering and Environmental, Inc.. As this is a state highway, WSDOT has a major oversight role to ensure that the overall highway traffic capacity concerns and state standards are fulfilled. Funding is partly from impact fees paid by developers of large local development projects such as Ten Trails in Black Diamond as well as from government grants. Lake Forests Estates HOA’s role is merely advisory as to the impact to our development.

The concept of a “round-about” takes some getting used to. I have been told from both city engineers and the WSDOT representative, that our intersection does not meet the published criteria for a traffic signal light due to the limited cross-street traffic flow (i.e. traffic flow on SE 253rd). As our development and Springhaven are both fully built out and unlikely to increase traffic flow in the future, the restriction is unlikely to change. After spending some time reviewing published USDOT and WSDOT articles, roundabouts are a concept in highway design that they are strongly pursuing and will be something we will be seeing a lot more in the future.

Survey Results

The City of Maple Valley held a public meeting on August 30th. Following the meeting, we sent a survey to our resident to get their feeling of the city plan.

- Respondents of the survey: 39
- Respondents who had attended the public meeting: 5
- Respondents in favor to a round-about: 66% and those Opposed: 34%

Selected Positive comments:

- Many people responded that the round-about would be much safer than our current situation with just a stop sign.
- Will eliminate the Rock Creek School U-turn issue on SE 253rd.
- Improved crossing provisions for pedestrians.
- Improved street lighting and sidewalks along highway.

Selected Negative comments —The greatest concern expressed was for safety of a round-about. I found this from NCHRP Report 672: Roundabouts: An Information Guide Second Edition, published by USDOT:

“In such a situation, a proposal to install a roundabout may initially experience a negative public reaction. However, the history of roundabouts installed in the United States also indicates that public attitude toward roundabouts improves significantly after construction. Surveys conducted by the Insurance Institute for Highway Safety (IIHS) reported a significant negative public attitude toward roundabouts prior to construction (41% of the responses were strongly opposed) but a positive attitude after construction (63% of the responses were positive or very positive).”

And

“Overall, there is an observed reduction of 35% and 76% in total and injury crashes, respectively, following conversion to a roundabout. These values are consistent with results from international studies...” Page 5-15

Additional Comments included

- Large semi-trucks must use both lanes while maneuvering a round-about. The WSDOT representative informed me that truck drivers are trained to straddle both lanes before entering a round-about, thus preventing conflict with vehicle along their sides (I am curious if this is true).
- A round-about will backup traffic on SR 169 and make it impossible to get out of our tract. SR169 will be widened to 4 traffic lanes from the current 2 allowing traffic to spread to two lanes. We also understand that the city is planning on reducing the SR169 speed limit to 35mph. WSDOT documents show that drivers entering a round-about slow to about 15mph then speed up that will allow cross traffic to enter. We have also asked the city to consider installing a right turn bypass lane at our intersection which would allow 2 lanes to queue at our exit as it currently does.
- SR169 traffic is too heavy during peak periods for a round-about. I think we need to trust the Professional Traffic Engineers with the City of Maple Valley and WSDOT to know what they are doing. This isn't their first rodeo and their reputation if they fail. They claim the intersection rating will go from a "F" to an "A".
- Not widening all of SR169. The city's plan is to widen the entire length from SE 231st to SE 271st. Seeing their speed at completing projects, it's probably best to do a segment at a time.
- Concerned about how it will impact the look of our front entrance. The large grassy area along SR169 will be lost to the widening, curbs, streetlighting and sidewalks. About ¼ of our annual dues goes to maintaining this green strip. This will possibly give us some funds to do improvements by our entry signs and along the south side of SE 253rd. I have been lobbying for some artwork like this to the right:
- Will there continue to be a bus stop at our entry? The city is working with Metro Transit for details. We have indicated that we do not want to lose this amenity. The actual location might move from one side of the intersection to the other.
- What is the project timing?
 - 2023 - Project design, Funding and right-of-way issues
 - 2024 - Construction (maybe?)
 - 2027 - End no later than (a city official comment that appears to allow for a delayed start?)



Westminster, Colorado

ACC Update

This month we welcomed Christine Benda as the newest member of the Architectural Control Committee. Christine is a professional interior designer, so she brings a wealth of experience with respect to color coordination and an eye for aesthetics. Here is a summary of the recent requests for approval the ACC has received and their status.

Request Type	Number	Status
Paint	3	Completed
Paint	1	Withdrawn
Paint	2	In Process
Structure	1	Completed
Structure	1	In Process
Tree Removal	2	Completed
CC&R Variation	1	Completed

Structure requests were:

- to build shed
- to replace a fence

CC&R Variation requests were:

- to allow a recreational vehicle (trailer) to be parked in the homeowner's driveway while repairs were performed
- to have a U-Haul trailer parked in the homeowner's driveway for temporary storage of household goods while garage doors are being replaced.

A major accomplishment since the last newsletter is the addition of canopy covers for the park gates. Dick Lopes milled the wood using lumber cut from the Legacy Site, designed the canopy, and fabricated the components. Dick also did the lion's share of the construction with assistance from Gary Schroder, Wayne Anderson, Emil Sciola, Eric Hancock, Meeka Brown, and Bernie Glaze. The project is currently still in progress, but here is a picture of how the first canopy looks so far.

*Well
done!*



Financial Update

As we have all experienced, during these last 2 years interest rates have been at an all-time low. The LFE Board continuously researches financial opportunities that can provide the best rate of return with safety and security always the priority. Our Reserve Account has been accruing interest of .02%. We recently came across the opportunity to establish a CD ladder outside the standard banks (Wells Fargo, Bank of America, Chase) that is still FDIC and that we could gain a better return on our investment.

After carefully reviewing our Reserve study and understanding the financial requirements for the next 5 years, the Board approved to invest \$40k into a CD Ladder. As interest rates continue to change, we determined it was best to establish short term investments and re-evaluate if we want to rollover the funds at the end of each investment period.

Below is the break down our investment.

Time Frame	Rate	Amount
6 Months	2.70%	\$10,000
9 Months	2.80%	\$10,000
12 Months	3.00%	\$10,000
24 Months	3.30%	\$10,000

The Board will be reviewing our financials, Operating Fund, Reserve Fund and Investment Fund, at our Annual Homeowners Meeting on Thursday November 10th, 2022, 7:00 pm.

Homeowners Dues - Status

Paid - 115 Homeowners. 100% Completed.
Thank You Lake Forest Estates Homeowners!

A Call for Volunteers – Positions Opened

Our neighborhood is great and it is because we all come together to make it great. Consider volunteering for the board to make a difference. Positions that are open, include:

- President
- Secretary
- Contracts Administrator

Annual Homeowners Meeting

November 10th at 7 pm

*******Zoom Meeting*******

Please join us for our annual meeting without leaving the comforts of your home. We will again be hosting this year's meeting via ZOOM.

We need homeowner's 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. Proxy's will be emailed to homeowners by November 1st.

Upcoming events:

- Fall Fun Party 10/30 11am – 1:30pm
- Annual HOA Meeting 11/10 7:00-9:00pm
- MV Santa Fire Truck December- TBD

Legacy Site Update



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There has been some movement with respect to the Legacy Site. 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. The master plan was presented to Council in July and it was recommended that a 5 acre parcel bordering the downtown core be sold to help finance other public amenities on the site. The recommended site map is above.

The City would like to see an event center/hotel be built on the 5 acres. The hotel would ideally be 30-40 rooms and would help to activate the site. The City outlined the following advantages of a sale via a RFP:

1. Lodging would encourage tourism
2. Maple Valley as a destination
3. Legacy Site development encourages Downtown development
4. Overflow parking for the Downtown
5. Lodging tax option available
6. Security on the Legacy Site
7. Connect Cedar to Green River Trail to Legacy Site/Downtown
8. Fund some desired public amenities
9. Less complicated and quicker than a public private partnership

The initial timeline called for the City to come back to Council in September to begin the RFP process. The Legacy Site would be included in a November study session on the downtown core with the master plan adopted in Q1 2023. The process has been delayed some and the City now may be back to Council on 10/10. I will continue to stay in touch with Tawni Dalziel at the City so that we will be aware and prepared for any developments. As always, please feel free to come by or call with any questions.

Thanks,

Eric Hancock, 206-909-8542

Contract Administrator Update / Fall Halloween Fun Fest

This summer has been one of the driest on record for Washington State. This coupled with a few park and frontage sprinkler issues has allowed some grass areas to go dormant and brown. The brown areas will perk up once the fall rains come and the good news is that having some of the zones shut off for periods of time for repairs has greatly reduced the late summer HOA water bill, allowing for more money to be left in the budget for future plans.

During the next year, the HOA Board will be seeking bids for some painting. Painting plans include the park restroom, parking lot gate, handrails, sports court stanchions, the wood fence separating the park from lot 51, and the mailbox structures.

Overall, our landscape contractor Landcare has done a good job keeping up with the summer months maintenance of our park area. As always, if you see anything that needs to be addressed, please email the Lake Forest Estates HOA Board at LFEHOA.pobox782@gmail.com.

Stuart Morris, LFEHOA - Contracts Administrator

Save the Date *changed!

What: Fall/Halloween Fun Fest

When: **Sunday, October 30**

11:00 – 1:30

Where: LFE Parking Lot

Activities: Pumpkin decorating, craft table, yummy cookies, cider and hot chocolate. Costumes are encouraged! Get your picture taken with family, pets or friends!

*Also: a booth to inform you about the improvements to Hwy 169 and how it will directly affect us.

Please RSVP with how many kids will be coming so we can purchase enough pumpkins:

jodycarder@hotmail.com



Fourth of July Photos



Pickleball Tournament Pictures



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
	Eric Hancock	206-909-8542
 Finance Committee	Christine Benda	206-953-4143
	Patti Hammett	
	Debbie Brothers	
 Welcoming Chair	Mary French	
 BlockWatch 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
Watering the new plants at the picnic shelter	Karl Schaffer
Repair sports court net winch	Wayne Anderson
Repair park gate latch	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!