

Lake Forest Estates Community Newsletter

Spring 2026

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A Message from Your HOA President



What an Easter celebration!

I have to be honest — every year I think there's no way we can top the last one, and every year our community proves me wrong. This year's Easter event was an absolute success, and it would not have been possible without the incredible volunteers who gave their time, energy, and heart to make it happen. You know who you are, and this community is better because of you. Thank you, sincerely.



Events like this are a reminder of what makes LFE special. It's not the amenities or the address — it's the people. Neighbors showing up for neighbors. That spirit is worth protecting.

Which brings me to something important. Our board has two openings coming up in the November election, and I want to be straightforward with you: we need people to step up. If we head into fall without enough volunteers willing to serve, we will be required to present a budget that includes hiring an outside management company to run the HOA. I've seen the numbers. Depending on the vendor, we're looking at dues that increase significantly — and in one case, double — what you pay today. That's not a scare tactic. That's just the math.

The good news? It doesn't have to go that way. Serving on the board is genuinely rewarding. You get a front-row seat to how your community works, a real voice in the decisions that affect your

home, and the satisfaction of knowing you made a difference. If you've ever been curious about how things run around here, this is your invitation.

Join us at our next community meeting — August 13th, 6:30 PM at the park.

Here's what I love about our meetings: we start with the community and we end with the community. You'll have a chance to speak at the beginning, and again at the close. In between, we handle the business — voting, compliance updates, and reports from our committees. It's transparent, it's organized, and I promise you — if you've never been to one of these meetings, you will leave seeing this neighborhood in a whole new way.

Come curious. Come with questions. Come ready to be part of something.

Emil Scioli

President, LFE Homeowners Association

Highway 169 / T45 Project Update

Progress Made, Key Work Still Ahead

The City and the LFE 169 Committee continue to make steady progress on infrastructure improvements with several key milestones now complete and additional work underway.



City crews have finalized multiple items, including the removal of two large electrical cabinets on both the north and south sides of 253rd Place, along with their associated concrete bases. Crews have also removed and capped a storm drain and completed adjustments to a water meter. Utility coordination is advancing as well, with King County successfully completing electrical inspections and backfilling as of March 27, 2026. These efforts represent important steps toward stabilizing site conditions and preparing for final restoration.

Several important City responsibilities are still pending, including final electrical power on, grading and site restoration at multiple locations.

This project is City-funded, secured through negotiations between our community and the City— negotiations that also established a commitment to restore the look and feel of our neighborhood upon completion of their work. Once the City fulfills its remaining obligations and returns possession of the site, the community's own restoration efforts can begin. We are now weeks away from that handoff.

Project Update: A New Community Dock



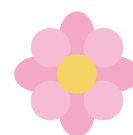
We hear you! Many of you have shared that the community dock has reached a point where replacement is a better investment than continued repairs. We agree, and we are excited to announce that a new dock is in the works! In the meantime,

we want to ensure the current dock remains usable for the upcoming season; all splinter-causing boards were replaced before Memorial Day to keep things safe for our families.

We have a design in hand and are working with a contractor to handle the entire process—permitting, removal, and installation—which is expected to take only about a week once we hit the schedule. Because our contractor is booked through the coming seasons, we are targeting a Fall/Spring window for the work.

Know Your Neighborhood Watch Captain

Your Neighborhood Watch Captain is one of the most valuable resources in this community — and one of the most underutilized. They're plugged in, they're paying attention, and they're a great person to know.



As we head into the warmer months, here's something worth keeping in mind: school is letting out soon. That means more activity at the park, more kids out and about, and more traffic moving through our streets. Increased activity brings out the best in people — and sometimes the worst. Your Watch Captain can help you stay informed and know what to look out for.

Your Neighborhood Watch is not the police. They are your neighbors — trained to observe and report, not to intervene. If you witness something suspicious or feel unsafe, call 911. That's what they're there for. Your Watch Captain will always tell you the same thing.

Get to know your Captain. Introduce yourself. It's one of the simplest things you can do to feel more connected — and more secure — right where you live.

Your Neighborhood Watch Captains

Jody Carder: Lots 51-63

Kim Hancock: Lots 65-72, 108-111 & 113

Gerry Walsh: Lots 73-78, 101, 102, 112, 114, 115

Audrey Mills: Lots 103, 79-96

Jennifer Schroeder: Lots 89-96

Lisa Heins: Lots 44-50, 64, 104-107

Diane Frishman: Lots 22-29, 39-43

Kristen Morgan: Lots 30-38

Calvin Mark: Lots 13-21

Sandra Munsey: Lots 6-12

Karen Clark: Lots 1-5 & 97-100

A Reminder from Your LFE ACC

Architectural Control Committee

Fellow homeowners,

The LFE Architectural Control Committee hopes that everyone is gearing up for 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. As a reminder, kindly allow your ACC volunteers two weeks for the review and approval process.

In August 2023, the ACC updated the LFE paint approval form, which can be found on our website:

[LFE HOA Paint Approval Form \(PDF\)](#)

Along with a new form, the ACC established paint selection guidelines that align to our CC&R'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, they 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 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 grandfathered, 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.

Your Lake Forest Estates ACC

Eric, Jacob, Kim and Nick

Public Safety Announcement

New WA law changes rules and restrictions for e-bikes and e-motorcycles effective now

E-MOTOS

also known as E-MOTORCYCLE

CANNOT BE RIDDEN:



- On public sidewalks
- Parks
- Non-motorized trails
- Shared trails and paths

These are reserved for peddle-assist bicycles (to include e-bicycles) and pedestrians only.

E-Motos have:

- Throttle only, no peddle-assist
- Motor >750w
- Can reach speeds of 28 mph+

Many electric dirt bikes may qualify as motor vehicles.

TO BE STREET LEGAL

OPERATOR MUST HAVE:

- VALID DRIVER'S LICENSE
- VEHICLE REGISTRATION AND TITLE
- REQUIRED EQUIPMENT (LIGHTS, MIRRORS, HELMET, ETC.)
- COMPLY WITH WASHINGTON MOTOR LAWS

FOR MORE INFO:

<https://wtsc.wa.gov.erideguide>
 Know the law before you ride
 RCW 46.61.710

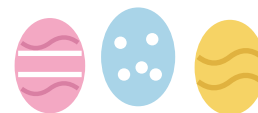
Friendly reminder from your ACC and Block Watch Committee:

Planning an extended absence this summer? Please arrange for property upkeep during your time away. Don't make your home a target for burglars.

Oh, and enjoy that trip!!

Easter Celebration 2026

The LFE Easter event was another success! It was a fun-filled morning with neighbors coming together to celebrate. The kids loved the egg hunt, and the decorate-a-flowerpot craft was a big hit. We also enjoyed yummy coffee and donuts, plus a fantastic balloon arch that added to the festive vibe.



A huge thank you to everyone who helped make it all happen — especially Teri Hamer, Madeline Briscoe, Emily Reber, DeAnna Lippman, Kristin Morgan, Emily & Stuart Morris, Audrey Sutton Mills, Sarah C, and Sarah Meyers. We couldn't have done it without you!

We loved celebrating together and are already looking forward to next year!



Neighbors celebrating together at the annual LFE Easter event — egg hunts, crafts, and plenty of smiles.

LFEHOA Elected Board Members & Other Contacts

President	Emil Scioli	253-642-6761
Vice-President	Tracey Barnes	253-486-2749
Contracts Administrator	Stuart Morris	425-417-7227
Secretary	Joe Pan	425-686-8848
Treasurer	Sandra Munsey	425-432-2129
Park (Shelter) Reservations	Joe Pan	425-686-8848
Park Keys	Joe Pan	425-686-8848
ACC Committee	Eric Hancock	425-413-0409
	Kim Hancock	425-241-6200
	Nick Meyer	860-908-0191
	Jacob Morgan	425-282-2186
Finance Committee	Joe Pan	425-686-8848
	Sandra Munsey	425-432-2129
	Troy Loftus	206-708-0688
Welcoming Chair	Lisa Heins	253-224-6068
BlockWatch Chair	Jody Carder	206-375-8924
Newsletter Publisher	Jenny Riehle	206-376-4329
Webmaster	Emil Scioli	253-642-6761

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