

Lake Forest

LAKE FOREST HOME ASSOCIATION LFHA.INFO



NEWS

DECEMBER 2019



CHRIS SHERIN, LFHA PRESIDENT

2019 in summary...

First, I want to extend a wish for a happy holiday season to everyone in the Lake Forest community.

My term as your Lake Forest Home Association (LFHA) president will be ending Dec. 31, and we will be electing a new president at the annual meeting in January 2020.

Serving as this community's president is not a one-person job and requires several thoughtful minds and active hands to keep us up-and-running and proud of our well-kept, friendly neighborhood.

With gratitude...

I especially want to offer my sincere thanks and appreciation to our all-volunteer Lake Forest Home Association (LFHA) Board members for the time and effort they have spent helping to manage the business side of our Association and working through our challenges in 2019.

Specifically, I would like to thank **Nancy (Nan) White** for her service on the Board over the past several years. Nan has done an excellent job with her creative welcome signs, serving as secretary, heading the Covenants, Conditions and Restrictions (CCR) Committee and managing our website – all of which are time-consuming activities – before retiring from those duties a few months ago.

I also want to thank **Beckie Weatherford**, our treasurer and acting secretary through Dec. 31, for doing so much for the LFHA. She has streamlined several of the treasurer's responsibilities, established many cost-saving ideas and is regularly takes on more than her share of the workload.

Many thanks to **Kathleen Emmitt** for her time, dedication and leadership on the Waterfront Improvement Committee (WIC). She has spent countless hours working through the permitting process with the county and state in order for us to make needed improvements to the waterfront at Hearing Park.

Speaking of volunteers...

Finally, the **Monday Maintenance Crew**, a hardy group comprised of willing neighbors, deserve a huge thank you, as well. Rain or shine, these folks save the home Association thousands of dollars every year and are key to keeping our dues as low as they are.

One of the Association's larger expenses – about \$21,000/year to sustain all of the common areas (green belts) and Hearing Park in Lake Forest – is mowing and upkeep of those parcels. Without the Monday Maintenance volunteers' help, this particular maintenance expense would be much higher. With the exception of mowing, most of the clean-up work in these areas is completed by volunteers. Otherwise, it would require hiring paid contractors at an additional maintenance cost in those common space areas.

Another example how our volunteers save us money is with the removal of troublesome trees. It cost the Association about \$8,000 to remove 10 dead and/or dying trees this past year. Our volunteers removed about 30 trees in total (with safety and ability in mind), passing along the toughest and more dangerous trees to the paid professionals.

(cont. on page 2)

PLAN TO ATTEND

LAKE FOREST
HOME ASSOCIATION

2020
ANNUAL MEETING
TUES. JAN. 21, 2020

7 P.M.

Lacey Fire Station #34
8407 Steilacoom Dr.

PLUS:

Annual budget approval;
Year-end and project reports;
Election of new president,
secretary and treasurer.

Volunteers are the backbone of our neighborhood. If you have ever had a desire or even a notion to volunteer some of your time to your neighborhood, we can use the additional help – and NOW would be an excellent time to start! The commitment is just a few hours each week.

(cont. from page 2)

New leaders needed... the only qualification for serving on the Board or a committee is caring about your neighborhood.

Once again, I am making the call for new LFHA Board members. We have been operating short of a full Board for the past several years. Please take time to vote on the following Board positions at the annual meeting on January 21, 2020:

President
Secretary
Treasurer

We also need **CCR volunteers** (being a member of the Board is not required).

We can always use **Monday Maintenance Crew volunteers**.

Obviously, it is nearly impossible to volunteer on Mondays for those who work on this committee, but here's another option to serve the neighborhood: adopt a section of open space or green belt, that you would help maintain at your convenience.

If you have other ideas about how to help the Monday Maintenance Crew outside of Mondays, we are open to your ideas. If this is the case, please contact the LFHA and we will put you in touch with the committee.

Are you a website guru? Can you develop and manage a small website and make sure the information is correct and easy to read? We're seeking a Lake Forest homeowner to volunteer for this important job. Once set up, the work is minimal, content will be provided, and the website itself should be set up to be simple, with drag-and-drop features. Creative design and copywriting assistance also be provided.

If you are interested in volunteering for any of these positions, contact the Board at:

360-455-8324

or email lfhabod@gmail.com

Thanks,

Chris Sherin



BECKIE WEATHERFORD, LFHA TREASURER

Annual assessments due soon...

As allowed by Lake Forest bylaws, the LFHA Board has the legal option of voting to increase homeowner annual assessments by 3%. But **here's the good news:** instead of raising the assessment for 2020, at the October, 2019 meeting the Board voted to **retain the 2019 assessment of \$159.73 per homeowner.**

However, as approved by a majority of the full Association in 2017, the additional, annual \$40 special reserve fund assessment **will again be added to the homeowner assessment, bringing the total assessment dues for 2020 to \$199.73 per homeowner.** (Read about how the reserve fund assessment is being put to good use with needed improvements to the Hearing Park waterfront on page 3.)

Assessment invoices for 2020 are being included with this newsletter and mailed to all Lake Forest homeowners. If you haven't received your assessment invoice by **Dec. 26, 2019**, contact the LFHA treasurer by email at treasurer@lfha.net, or call 360-455-8324.

Payments can be made via check or with Google Pay by emailing treasurer@lfha.net. The Board determined that there have been too many confusing fee issues with PayPal and has dropped Paypal as a payment option. Google Pay will now replace PayPal. The Board came to the conclusion that Pay Google will be easier and more economical to use for everyone.

Assessments for 2020 are due in full no later than January 31, 2020. Any payment(s) received after this date will incur a \$25 late fee plus added interest. Unless payment arrangements have been made in advance, late fees and interest will be charged monthly until the assessments are paid in full. If for some reason you cannot pay the full assessment by the due date, please reach out to us before the January 31 due date. We are more than willing to work out a payment plan with you. Contact us by email at treasurer@lfha.net, or call 360-455-8324. 📞



GREGG LANGER, MAINTENANCE AND ARC REQUESTS

2019 report...

Here's what the Monday Maintenance Crew accomplished over the past year:

- ▶ Repairing holes along the Hearing Park pathways
- ▶ Cleaning up dead trees in Hearing Park and green areas
- ▶ Removing blackberry vines in green areas
- ▶ Maintaining the two entrance areas off Marvin Road and across from Hearing Park, including weeding, clean-up and manual watering
- ▶ Cutting down and/or cleaning up downed trees throughout the property
- ▶ As noted elsewhere, the maintenance crew saved the the Association approximately \$8,000 by cutting down many of the sick or dead trees. More dangerous trees will need to be felled on a regular basis.

Per the LFHA bylaws, most structural

and visible paint changes by homeowners require approval from the Architectural Request Committee. Following are the requests from the past year that were reviewed:

- ▶ Install solar system (1)
- ▶ New fencing (9)
- ▶ Home addition (2)
- ▶ Storage shed location (2)
- ▶ New roofing
- ▶ Replacement windows (1)
- ▶ Installing gravel and/or cement pads (3)
- ▶ House paint color change (5)

Contact Gregg Langer for further information about architectural requests – OR if you are interested in volunteering to serve on the committee at 360-455-8324 and leave a message. Find additional information on the LFHA website, lfha.info. 📞



KATHLEEN EMMETT, SHORLINE PROJECT LEAD

Your special reserve fund dollars at work

Over the past year, the LFHA sub-committee, comprised of Board members and Association volunteers has been diligently working on the **Lake Forest Community Park Shoreline Improvement Project** on the Hearing Park portion of Long Lake.

The LFHA Board approved a proposal to use a portion of the newly approved special reserve fund to remove the concrete bulkhead and terraced retaining walls on our shoreline for a more natural and attractive beachfront in the fall of 2018.

The committee's proposal includes landscaping the shoreline with terraced rockery and native vegetation. In addition a new, stepless path will be added for easier accessibility as well as for safety purposes. While the dock will remain, the beach will be enhanced for swimming, wading and other recreational uses.

To date the committee has met with the County, both in their office and at the Park location, hired locally-owned SCJ Alliance to provide the engineered design plan with an analysis of slope stability after the walls are removed, provide a landscaping plan and develop the construction documents.

SCJ met with the Board at a regularly scheduled meeting in the Park on June 18, 2018, presented the committee the preliminary design and took questions. The Board subsequently approved the

design, which was needed for the permit application.

A completed State Environmental Policy Act (SEPA) checklist and Joint Aquatic Resources Permit Application (JARPA) were completed on June 27, 2019, and after a few rounds of information gathering, the application was deemed complete for review on Sept. 6, 2019. The permit application was in public review until Nov. 10.

Following the 20-day review, a hearing will be set and the County will issue a SEPA determination. The County has determined that significant environmental impacts from this project are not likely, and expects to issue a Determination of Non-Significance (DNS). Once the determination is issued, we will submit an application to the Department of Fish and Wildlife for a Hydraulic Project Approval (HPA) and meet with the Army Corp of Engineers for the in-water work.

We anticipate having the construction documents drawn up by the summer of 2020 and begin construction in the fall of 2020.

The committee hopes to hold a meeting in the spring to answer resident's questions and get feedback.

Direct questions or comments about this project to Kathleen Emmett, LFHA project lead at 360-402-5459 or by email at kathleenemmett@comcast.net. 📧

DID YOU KNOW?

Lake Forest continues

to be a popular place to live.

Over the course of 2019,

20 homes were sold

with prices ranging from

\$240,000 to \$430,000.

What's happening in Lake Forest?
Take a seat at the monthly LFHA Board meeting held the third Tuesday of every month and learn what's new.
Look for time and location on the entrance signs.

CLIP AND SAVE

LFHA

CONTACT INFORMATION

- ▶ **Mailing address:**
Lake Forest Home Association
PO Box 3368
Lacey WA 98509-3368
- ▶ **LFHA website address:**
lfha.info
- ▶ **Email:**
LFHABOD@gmail.com
- ▶ **Phone:**
(360) 455-8324
- ▶ **Nextdoor.com:**
lakeforestlacey.nextdoor.com
- ▶ **LFHA Facebook:**
facebook.com/lakeforestcommunity

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FYI:

Thurston Conservation District 2020 Annual Native Plant Festival

Feb. 29, Thurston County Fairgrounds 10 a.m. to 3 p.m.

- Find native plants to purchase for your garden
- Landscaping tips and tools

Pre-orders for the 2020 sale are now open. Check out the available products at thurstoncd.com and turn in your order by Jan. 31.

Questions? Contact Nora White at thurstoncd.com; 360-754-3588 x136

LAKE FOREST ANNUAL HOME HOLIDAY LIGHTING CONTEST

Join in the fun!
Four festive and creative winners
receive one \$25 Home Depot gift card
– plus bragging rights!

JUDGING

Neighborhood elves will cover Lake Forest to
find the best of the best holiday decorations.
Be sure to have your decorations looking **THEIR** best
by 6 p.m. on December 19.

Winners will be posted on LFHA social media sites.
Gift cards will be delivered to winners.

Judging decisions are final.
Board members and judges
are not eligible for the contest.



**In the spirit of good will this holiday season, take a
moment to reflect on civility and living in kindness.**

Your LFHA Board would like to remind everyone in our community to be mindful of speaking in a respectful manner when leaving messages on the LFHA phone, as well as when speaking in person to Board members – who are all unpaid volunteers abiding by our neighborhood bylaws. Our Board members are residents in this community – just like you.

We understand how it could be frustrating and upsetting if we're unavailable to answer the LFHA phone right away, or don't respond to your message within your anticipated timeframe, or if we make CCR requests you do not agree with.

We have endured inappropriate messages left on our voicemail and listened to residents shouting and using vulgar language to our face. Using language of this nature is completely uncalled for and unacceptable. We urge residents to refrain from using crude language and to resolve issues in a more civil manner.

Thank you. 📦



LFHA proposed 2020 budget

	Current 2019 Budget	Proposed 2020 Budget
Ordinary Income/Expense		
Income		
Credits Applied \$67,151.36)	67,151.36	67,151.36
2020 Special Assessment(\$40.00 & \$20.00 \$16,840.00)	16,840.00	16,840.00
Total Income	83,991.36	83,991.36
Expense		
1 Bank Charges (at \$2.00 per month)	24.00	24.00
2 Tax Preparation Fee/IRS/Property Taxes	125.00	125.00
3 Insurance (April)	6,010.00	6,010.00
4 Licenses & Fees (May)	10.00	10.00
Maintenance		
\$20 \$16,840.00+ 2 \$40 Credits to Apply to Reserve)	16,920.00	16,920.00
5 Fence/Signage Repairs-Maint.	400.00	400.00
6 Common Area Maint/Mowing (at \$1,800.81	21,609.72	21,609.72
7 Volunteer Projects/Petty Cash/Garbage	1,500.00	1,000.00
8 Hearing Park Maintenance	500.00	1,500.00
10 Other Landscaping/Trees	5,114.00	9,000.00
12 Theft & Vandalism	50.00	50.00
* Total Maintenance	46,093.72	50,479.72
Office Expenses		
15 PO Box Rental (Due in February)	275.00	275.00
16 Postage	1,500.00	750.00
17 Sched for 15th Each Month AutoPay	1,272.00	1,272.00
18 Supplies	2,500.00	1,300.00
19 Telephone (at \$50.00 per month)	600.00	360.00
20 Website/Email	225.00	225.00
* Total Office Expenses	6,372.00	4,932.00
21 Community Events	300.00	300.00
Professional Fees		
22 Legal Fees	500.00	500.00
23 Accounting Fees/Reserve Study	5,000.00	5,000.00
24 Bookkeeping (at \$349.68 per month)	4,196.16	4,196.16
* Total Professional Fees	9,696.16	9,696.16
Utilities		
26 Electricity (at \$850.00 per month)	10,200.00	10,200.00
27 Port-a-potty (at \$40.00 per Service at 15	600.00	600.00
* Total Utilities	10,800.00	10,800.00
Total Expense	79,430.88	81,626.88

2020 Assessments	
Dues	\$159.73
Vacant	\$73.09
Vacant	\$79.87
Special	\$40.00