

Season's Greetings

Lake Forest

LAKE FOREST HOME ASSOCIATION NEWSLETTER



NEWS

DECEMBER 2018

LFHA BOARD VACANCIES COMING IN JANUARY

In January, 2019 three of our board members will rotate off the board, including the president, vice president and treasurer. We need your help to fill these three positions! At the October LFHA meeting, homeowner Diane Rigby

volunteered to head up the nomination committee to search for individuals to fill these newly vacant position.

If you are looking to give back to your community, this is the perfect opportunity to do so. If you are

interested in one of the positions or want to nominate someone, send an e-mail to LFHABOD@gmail.com. We will get your info to Diane. Volunteers also are needed to help Diane on the nomination committee. 🏠

HEARING PARK WATERFRONT REPAIR

As most of you who have been in park have seen for yourself, the waterfront is once again being undermined from boat wakes. That same area was re-enforced previously – a few years ago – with the placement of additional larger rocks and backfill in front of the cement wall (the wall that is in the water) in hopes of protecting the wall. However, given the amount of new boat wake damage, we are now facing the need to repair that same area.

At the same time, logs located on the hillside have rotted over the years due to lying in the dirt. That area now also needs to be addressed, as well.

In the past we have had several companies come out to the site, assess the situation and provide suggestions about what it would take to repair the areas mentioned. In a nut shell, the response has been that to do the job correctly, the cost would be far over funds the Association had available at the time.

This current and seemingly ongoing park predicament is one of the major reasons the board asked homeowners to vote to establish a reserve fund last year (\$40 per year as an annual separate fee that is due along with annual dues in January). The board believes that as the fund grows it is possible that there will be enough money in the reserve following dues collections in over the next year to be able to begin planning for the repairs.

It has been suggested that the board hire a landscape architect to prepare a design that can be sent out to several contractors for bids. Board members and others who regularly attend the board meetings have discussed the park concerns on several occasions and impromptu voting at this point appears to favor the park's lake frontage be returned to its natural state. That solution would remove the wall altogether and include building a switchback handicap accessible path with large flat rock outcrops for resting and lounging along the path.

A committee of board members and interested neighbors has already been formed to secure a qualified landscape architect and have plans drawn up. Once a plan has been approved, a search for competent contractors with significant waterfront experience would then be contacted to provide a bid for the work.

Given the many environmental and critical area ordinance permits required by a number of various state agencies along with mandates from the Shoreline Management Act, we have been warned that the permit process will most likely cost \$6,000-plus and take about two years to secure.

Needless to say this project will take a considerable amount of time to complete. The board is working toward getting the project rolling as soon as possible. Thanks to Jeff H. for volunteering to meet with the contractors to determine what needs to be addressed first in the process. 🏠

PLAN TO ATTEND

LAKE FOREST HOME ASSOCIATION

2019 ANNUAL MEETING

TUES. JAN. 15, 2019

**Lacey Fire Station #34
8407 Steilacoom Dr.**

MEETING BEGINS AT 6:30 P.M.

Due to too few returned ballots and not meeting a quorum from the November vote, per the LFHA bylaws a second vote is planned for this meeting.

VOTING BEGINS AT 7 P.M.

ALSO: Year-end and project reports; election of new president, vice-president and treasurer.

CURRENT LAKE FOREST HOME ASSOCIATION BOARD MEMBERS

- ▶ **ROBERT "CHASE" TURNER**
President (term ends 1/19)
- ▶ **CHRIS SHERIN**
Vice President (term ends 1/19)
- ▶ **LORNA STEWART**
Treasurer (term ends 1/19)
- ▶ **BECKIE WEATHERFORD**
Secretary
- ▶ **NANCY WHITE**
- ▶ **JUDY DENNY**
- ▶ **GREGG LANGER**
Members at Large

RESERVE ACCOUNT UPDATE

LFHA Reserve Account – withdrawal notification

With the cost of offsite monthly storage increasing every year, the board recently voted to purchase an onsite shed and get rid of the offsite expense. Currently the LFHA is paying \$109.00 per month with higher rates charged annually in September. The board has done extensive research and cost analysis and has decided to move forward in the purchase of an appropriately sized Tuff Shed for the LFHA's storage needs.

The total cost of the shed is \$2,600.04 which includes an added security package to make it as secure as possible. The board voted to take the funds from the Reserve Fund and adopt a repayment schedule as stated by RCW 64.34.384. Due to the fact that the shed is not a component of the Reserve Account, the RCW states the board is required to adopt a repayment schedule and notify each homeowner.

The board will adopt the \$109.00 monthly expense to offsite storage for the next 24 months as the new payment plan.

Official wording from the state of Washington on Reserve Accounts

Reserve Account – Withdrawals RCW 64.34.384

An association may withdraw funds from its reserve account to pay for unforeseen or unbudgeted costs that are unrelated to maintenance, repair, or replacement of the reserve components. The board of directors shall record any such withdrawal in the minute books of the association, cause notice of any such withdrawal to be hand delivered or sent prepaid by first-class United States mail to the mailing address of each unit or to any other mailing address designated in writing by the unit owner, and adopt a repayment schedule not to exceed twenty-four months unless it determines that repayment within twenty-four months would impose an unreasonable burden on the unit owners. Payment for major maintenance, repair, or replacement of the reserve components out of cycle with the reserve study projections or not included in the reserve study may be made from the reserve account without meeting the notification or repayment requirements under this section. 🏠

WE CAN'T DO THIS WITHOUT VOLUNTEERS

The Lake Forest Home Association (LFHA) board has been composed of neighbors just like you since 1972, when Lake Forest was new.

You were asked to step in and help out and you answered the call. We owe our peaceful neighborhood to the many unsung volunteers of the past. But the work continues.

The LFHA board members are ALL VOLUNTEERS. They are our residents who manage the park gate code system; ready Hearing Park for weddings, Easter egg hunts and birthdays; pull weeds from the drainage ponds; compose and print newsletters; post informational signage at the entrance gates; etc., ALL are VOLUNTEERS.

In January 2019, in addition to the three board positions open up as their terms are expiring, other non-board positions are also now open:

co-maintenance chairs, events person(s) and others.

This is your neighborhood too! Our area is unique. There is nothing "cookie-cutter" about the look of Lake Forest with its 22 acres of greenbelt and a private park on a lake waterfront. Through the hard work of the LFHA board (past and present), the LFHA is financially sound and is compliant with local and state regulations. But the work continues.

Would you consider investing some of your valuable time and energy into your neighborhood? Because the work continues. 🏠

2019 ANNUAL DUES/ RESERVE FUND FEE DUE JAN. 31, 2019

Annual dues for 2019 – including the percentage increase allowed by the LFHA bylaws and \$40.00 reserve fund fee – is **\$199.73**. Late fees will be added after that date. 🏠

LFHA CONTACT INFORMATION

▶ **Mailing address**
Lake Forest Home Association
PO Box 3368
Lacey WA 98509-3368

▶ **Email**
SEE NEW ADDRESS BELOW

▶ **LFHA website address:**
lfha.net

▶ **Phone**
(360) 455-8324
To leave a message, press #8

▶ **Nextdoor.com**
lakeforestlacey.nextdoor.com

▶ **Facebook**
facebook.com/
lakeforestcommunity

DISCLAIMER: THE LFHA.NET WEBSITE IS THE OFFICIAL AND LEGAL WEBSITE OF THE ASSOCIATION; NEXTDOOR AND FACEBOOK ARE NOT OFFICIAL SITES OF THE NEIGHBORHOOD.

NEW LFHA EMAIL ADDRESSES

The LFHA board is in the process of transitioning to gmail accounts. In the future please use the following addresses when sending an email to the board.

- ▶ **LFHA general email:**
LFHABOD@gmail.com
- ▶ **LFHA CCRs:**
LFHACCR@gmail.com

NEW GATE CODE FEE CHARGES

At the September board meeting, the board voted to begin charging a \$25 fee for any voluntary changes to resident park gate codes. It had come to the board's attention that within the past few months several residents had requested their park gate codes be changed due to improper handling of the gate code by members of their respective family.

Due to the increase in the number of requests and the amount of time it takes to issue a new code, the board also hopes a fee for code changes will encourage residents to make a more concerted effort to keep their codes private and secure. 🏠

LAKE FOREST ANNUAL HOME HOLIDAY LIGHTING CONTEST

Join in the fun!

Four winners receive one
\$25 Home Depot gift card – plus bragging rights!

JUDGING

By neighbor volunteers takes place from the
street on the evenings of Dec. 20.

FOUR CATEGORIES

- Best large display
- Best small display
- Most charming display
- Best themed display

Winners posted on LFHA social media sites.

Gift cards will be mailed to winners.

Judging decisions are final.

Board members and judges
are not eligible for the contest.

Want to be a volunteer judge?

Email LFHABOD@gmail.com



IN THE SPIRIT OF GOOD WILL THIS HOLIDAY SEASON, TAKE A MOMENT TO REFLECT ON CIVILITY

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 volunteers abiding by our neighborhood bylaws, in unpaid positions. We 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. 🙏

UPDATED GUIDELINES FOR LAKE FOREST CC&Rs

Introduction

Every home owners association, like our LFHA, have to deal with CC&Rs (Covenants, Conditions and Restrictions) and their shortcomings. Written in broad language with few details, CC&Rs are part of the foundation of an HOA. However, they don't deal with the details very well – they were never meant to. How do HOAs deal with that? They use guidelines to support the CC&Rs.

Since our volunteer CC&R Team came together in May 2018, they have been using an old set of guidelines. Recently the LFHA Board completed a much-needed update to those guidelines for the CC&Rs in every division.

Some of the changes that were made:

- Properly fitted car tarps are allowed now (they weren't before).
- No limit to the number of vehicles properly parked on your driveway or LFHA-approved gravel area on your lot. (the limit was 4 vehicles before)
- Lawn grass height is raised to 6" on a regular basis (before it was 4")

No, CC&Rs weren't changed (that takes a vote of entire neighborhood) and the guidelines don't contradict the LFHA CC&Rs.

These updated guidelines, as well as all the various old sets, are meant to help the homeowners and renters understand what the LFHA Board and the CC&R Team are looking for, in a fair and consistent way.

The LFHA Board will be open to hear your concerns, comments, suggestions, etc. about these updated guidelines for 30 days. After that, they will become the standard.

Guidelines for CC&R violations in Divisions 1, 2 and 3

The intent of the following document is to establish a consistent, reasonable approach to the enforcement of the Lake Forest Home Association (LFHA) Covenants, Conditions and Restrictions (CC&R) in Divisions 1, 2 and 3.

The basis for these guidelines are:

- Lake Forest Home Association Articles of Incorporations
- Lake Forest Home By-laws
- Lake Forest Home Covenants, Conditions and Restrictions, Division 1, 2 and 3
- Washington State Law, Real Property and Conveyances Chapter 64.38 (Homeowner Associations)
 - o Specifically, 64.38.034

Enforcement policy

- At least once a month volunteers, on their own time, patrol their assigned area for probable violations, write a report of the address/lot number and a description of the violation and turn the report in to the CC&R Committee Chair.
- Concerns of possible violations can also be submitted by homeowners and tenants contacting the LFHA Board through email, online sources, verbally and written and forwarded to CC&R Chair.
- CC&R Committee Chair photographs the probable violation, prepares and sends a 1st Courtesy Letter outlining the violation, timeline to comply, and how to contact the LFHA Board.
 - o Section 2A – minor issues – 15 days to comply
 - o Section 2B – involved or major issues – 30 days to comply
- Although the CC&R Chair will attempt to photograph all probable violations, it is not required to be included in the Courtesy Letter. A written description of the probable violation will suffice.
- If a house is deemed to require painting by the CC&R Team or LFHA Board, photos will be taken. At the following board meeting, the board members will review the photos. If the majority of the board agrees the house needs painting, then a 1st Courtesy Letter will be sent.
- If a violation is not corrected within the timeline and the homeowner has not attempted to contact the LFHA Board or the CC&R Chair for an extension, a 2nd Courtesy Letter will be sent with another deadline, a warning of monetary fines and suspension of Hearing Park access will be included. An updated photo may be included.
- If the violation is not corrected within the 2nd Courtesy Letter deadline and the homeowner has not contacted the LFHA

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Board or the CC&R Chair requesting an extension a 3rd Letter with a monetary fine (for each violation) and suspension of Hearing Park access will be issued. The LFHA Treasurer, LFHA Bookkeeper and the LFHA Hearing Park Gate Code Keeper will be notified.

- It is the responsibility of the homeowner to keep their contact information current with the LFHA Board. If CC&R Letters are returned unopened, every attempt will be made to contact the homeowner using the information the LFHA Board has, including emails and phone calls, about the violation(s). If, after a reasonable time and attempts to contact homeowner have not succeeded, the LFHA Board can invoke Article V of the CC&Rs and bill the homeowner the cost of the correction.
- The homeowner who is on file with Thurston County is responsible for:
 - o Informing renters and rent-to-own tenants or others living on their lot about the CC&Rs.
 - o any fines relating to CC&R violations, including those created by their renters & rent-to-own tenants and others living on their lot.
- Extensions of deadlines can be granted by the LFHA Board President, Vice President or the CC&R Chair.

Types of CC&R Violations

1. Property Appearance
2. Architectural Issues
3. Nuisances
4. Community Property

Property Appearance

The objective of the LFHA Board is to maintain the appearance of the neighborhood in a manner that supports the neighborhood residential harmony and property values. Current practice is to take proactive steps to remedy violations.

1. **Vehicles** – common conveyances; cars, SUVs, pick-up trucks, motorcycles, etc.
 - a. Vehicles must be parked in the garage, on the property's driveway, on an approved graveled extension adjacent to the driveway or on an approved gravel extension beside the home.
 - b. Vehicles can not block the sidewalk when parked.
 - c. Vehicles parked on the public street must not block access to mailboxes or driveways at any time.
 - d. Vehicles parked on the public street can not block access to trashcans on trash pick-up day.
 - e. No vehicles are permitted to park on grass/weeds/dirt/mud of the yard that is visible from the street.
 - f. Inoperable vehicles are not permitted on any lot.
 - g. Parking on "common areas" of LFHA is not permitted at any time.
 - h. Properly fitted vehicle cover is allowed over operable cars. Homeowner/renter will allow LFHA Board to verify operable status of vehicle should there be any question about it's status, including but not limited to viewing the rear license plate with current tag, seeing the vehicle start up and move in the driveway.
 - i. A tarp or make-shift cover of a vehicle is not allowed.
2. **Recreational Vehicles and Haulers** – travel trailers, RV's, Toy Haulers, boats, campers, non-motorized wheeled haulers such as a utility hauler, boat hauler, etc. A proper fitted cover is allowed. Covering with a tarp or other make-shift cover is not allowed.
 - a. Division 1 – LFHA request that these vehicles be parked as unobtrusively as possible, in the back yard or on the side of the home, or on the driveway or an approved graveled area adjacent to the driveway. A proper fitted cover is allowed. Covering with a tarp or other make-shift cover is not allowed. Recreational vehicles can not be utilized as a living or sleeping space.
 - b. Division 2 – As stated in CC&R Division 2 Amendment: No travel trailers, RV's, Toy Haulers, boats, campers, non-motorized wheeled haulers such as a utility hauler, boat hauler, etc. will be permitted to be stored outside on any lot unless it is stored so that no portion extends beyond the front line of the house toward the street from the outside two front corners. The front of the house is defined as a line perpendicular to the front outside corners of the house. Non-operational automobiles will not be permitted to be stored outside on any lot. A properly fitted cover is allowed. Covering with a tarp or other make-shift cover is not allowed. Recreational vehicles can not be utilized as a living or sleeping space.

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c. Division 3 – As stated in CC&R Division 3 Amendment: No structure of a temporary character, trailer, basement, tent shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, PROVIDED, that nothing herein contained shall prevent an owner from occupying a dwelling which is near completion and in a livable stage during completion of construction, which must be completed, including finish painting, within two months following such occupancy. No recreational vehicles, trailers, campers or boats will be permitted to be stored outside on any lot unless it is stored so that no portion extends beyond the front line of the house toward the street from the outside two front corners. The front of the house is defined as a line perpendicular to the front outside corners of the house. Non-operable automobiles will not be permitted to be stored outside on any lot. A properly fitted cover is allowed. Covering with a tarp or other make-shift cover is not allowed. Recreational vehicles can not be utilized as a living or sleeping space

3. Yard Appearance – lawn, shrubs, trees, etc.

- a. Lawn grass/weeds should not exceed 6" tall on a regular basis.
- b. Vegetation should not grow past the street line or block line-of-sight for drivers or pedestrians.
- c. Dead trees and shrubs are not allowed.
- d. Holiday decorations should be taken down within 2 weeks of the holiday.

4. Home Appearance

- a. Roofs should not have visible moss when viewed from the street. Debris, branches and leaves should be removed as needed to maintain a clean look.
- b. Paint of walls/siding should not be faded, peeling, mildewed, or exposing sub wall.
- c. Broken windows are not allowed.
- d. Fallen or failing rain gutters are not allowed.
- e. Furniture, appliances, trash, debris will not be stored or utilized in front of home or garage, including the porch area.
- f. Outdoor furniture that is visible from the street should be maintained.
- g. Trashcans can be set out Wednesday evening before trash pick-up day and should be removed by Friday morning. Otherwise trashcans should not be visible from the street. Trashcans should be behind a "blind" if stored where it might be visible from the street.

5. Yard Signage exceptions to the NO SIGNS CC&R:

- a. Real Estate or homeowner "For Sale" or "For Rent" signs. No larger than 36" x 24".
- b. Open House signage during open house period. Must be removed promptly after open house.
- c. During LFHA Yard Sales – signs guiding to individual yard sales. Must be removed promptly after sale.
- d. Temporary construction or builder signage provided by builder. Example "This fence is being built by Bob's Fence Co."
- e. Small Home Security signs. Examples; Xfinity Home Security, ADT
- f. RCW 64.38.034 The governing documents may not prohibit the outdoor display of political yard signs by an owner or resident on the owner's or resident's property before any primary or general election. The governing documents may include reasonable rules and regulations regarding the placement and manner of display of political yard signs.
 - i. Signs will be removed within 48 hours after the election.
 - ii. Signs will be limited to 36" x 24"

Architectural Issues – As stated in the CC&Rs

Nuisances – As stated in the CC&Rs

Community Property – As stated in the CC&Rs