

Dear LFHA Homeowners,

We are excited to announce an important transition for our community. After thoughtful consideration, the Board of Directors has made the decision to partner with a professional property management company. This change is aimed at enhancing the overall efficiency, consistency, and quality of services provided to our neighborhood.

One of the key reasons for this transition is the increasing challenge of finding enough volunteers to fill the many roles required to effectively manage the HOA. By moving to a professional management service, we can ensure that the community is properly maintained and operated, while also relieving the burden on our volunteer board members.

We are confident that this change will streamline operations, improve communication, and help protect the long-term value and appeal of our neighborhood.

Warm Regards,

Your Board of Directors

David Cdebaca, Deanna Rocamora, Constance Kimmons & Beckie Weatherford

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Message from Management Solutions NW



We are pleased to announce that the Board of Directors have voted to engage our Full-Service Management option.

Rather than accounting-only, we will now offer a broad range of assistance and support to the Board and to all community members and residents.

If you have any Association-related questions, requests or concerns, please reach out to us first!

**Community Manager:** Brett Redding

**Direct:** (253) 780-6994

**Email:** Brett@ManagementSolutionsNW.com

MAIN OFFICE LINE: (360) 872-8798

[www.ManagementSolutionsNW.com](http://www.ManagementSolutionsNW.com)

### **MAKING CHANGES TO YOUR HOME OR YARD?**

Requests for Modifications can be processed through the FRONTSTEPS Community Portal. To protect your projects and investment, please be sure to obtain PRIOR approval before making exterior changes. The ACC Request Form attached includes instructions.

Once we receive the information, we'll prepare it for Board/ACC review through the portal. The volunteers will get an email notifying them of your submission. Homeowners can see their requests, progress and status under "My Reservations & Requests" > "My Architectural Requests".

**Login or Register at:** <http://lakeforesthomeassociation.frontsteps.com/>

## **COMMUNICATIONS:**

We encourage homeowners to utilize the FRONTSTEPS Community Portal to access governing documents, rules, review meeting minutes and financials, check payment history, make secure payments, submit requests and respond to any letters of non-compliance.

We utilize the portal to issue email communications to owners and residents. Please keep “Bulletins” and “Newsletters” enabled in your Notification Settings. The names are a bit deceiving, but they are just emails. “Newsletters” allow us to get more creative, insert photos, change colors, etc. If disabled, you’ll miss out on important notices and reminders.

**Contact Information:** Please make sure we have your email and phone number on file and that your name is spelled correctly in our records. We’re happy to make any changes that are needed. Thank you!

Notifications

Text Notifications

**Email Notifications**

Other Notifications

Select which email notifications you would like sent to aimeemosley@gmail.com

yourEmailHere [Update Notification Email](#)

Opt-In by Feature:

**General Notifications**  
When opted out, you will no longer receive any email notifications  Opt-In

**Bulletins**  
I want to receive bulletin email notifications  Opt-In

**Newsletters**  
Sign up to receive a copy of the community newsletter  Opt-In

## **SITE VISITS:**

From April to September, our team will be visiting the community once a month, driving slowly, taking photos and updating records in our system. We’ll also be looking at common areas and investigating reports and concerns. You’ll see ‘Management Solutions’ magnets on the side of our vehicles.

Based upon rules and restrictions and direction from the Board, we may occasionally issue maintenance reminders. You’ll see emails letting you know that we are coming soon and what our focus may be. Should you receive a compliance letter, please know that you can speak with us about it, especially if you have questions or need more time. *Communication is key!*

## **BOARD MEETINGS:**

We’ll now be meeting with the Board via Zoom. Meetings are open to allow members to join and observe. If there are questions or comments for consideration, time will be allotted to Owners to share those with the Board. Look for emails with dates and zoom links.

We look forward to helping your community develop and accomplish goals and priorities together and hope that you’ll find ways to contribute as well.