



Lake Forest

HOME ASSOCIATION

Maintenance committee had eight known active volunteers this month. Keith & Michelle Underwood planted, weeded and watered the rock flower bed at the SE entrance Steve & Barb Zacharczyk worked the new beds at the roundabout



In this issue

- OPEN LFHA BOARD POSITIONS
- VOLUNTEER OPPORTUNITIES
- MAINTENANCE
- WATERFRONT IMPROVEMENT
- CC&'R
- ANNUAL AUDIT

Your Neighborhood Needs YOU

KATHLEEN EMMETT-LFHA PRESIDENT

COVID-19 is still with us, but with so many now vaccinated, we can go to gyms, offices, and visit loved ones. The neighborhood has never been better for getting out and walking. Volunteers maintain and improve our lovely green, forested neighborhood but we need more help. Please join us!

Volunteering helps all of us.

- It keeps our HOA dues low by saving us from the necessity to hire out management and work.
- You'll get to know your neighbors and your neighborhood.
- You'll get to be part of the solutions.
- You'll be a contributor!

Annual HOA assessments are due January 31, 2022

As noted in our October 2021 minutes, the LFHA Board approved a 3% increase of our annual dues as allowed in our Declaration of Covenants, Conditions, and Restrictions, Article IV.

The 2022 assessment is \$209.46

Participating on the LFHA Board of Directors

CONTINUED FROM PAGE 1

- The Lake Forest Board of Directors consists of a President, Vice President, Treasurer, Secretary and up to 3 Members-at-Large. We must have at least 5 but no more than 7 board members.
- Other committee's include Architectural Review, Covenants, Conditions, and Restrictions (CC&Rs) enforcement, Maintenance, and Recreation.

We must elect a new **Treasurer, Vice-President, and Member-at-Large** at the annual meeting in January. If you live in Lake Forest, you are qualified to volunteer for these positions. No previous experience necessary. We meet once a month at Evergreen Forest Elementary school and it's really quite a fun way to get to know the neighborhood!



ANNUAL MEETING

JANUARY 18, 2022

7:00PM

EVERGREEN FOREST ELEMENTARY SCHOOL
 (LOCATED ON THE NORTH SIDE OF OUR
 NEIGHBORHOOD)
 3025 MARVIN ROAD

AGENDA ITEMS INCLUDE:
 ANNUAL BUDGET APPROVAL
 WATERFRONT UPDATE
**ELECTION OF NEW VICE-PRESIDENT, TREASURER,
 AND MEMBER-AT-LARGE.**

PLEASE COME AND PARTICIPATE!

COOKIES WILL BE SERVED!

EMAIL: LFHABOD@GMAIL.COM

PHONE: 360-455-8324(MESSAGE ONLY)

MAILING ADDRESS: P.O. BOX 3368, LACEY, WA 98509

WEBSITE: WWW.LFHA.INFO

We have been truly blessed with wonderful volunteers!

Outgoing Treasurer **Beckie Weatherford** served three years and kept us on-budget and on-task with cost-saving automated payment procedures, streamlining HOA activities and ensuring compliance with State and County regulations.

Gregg Langer served as Vice-President and Architectural Review lead. He also provided oversight for the contractor who mows and provides up-keep for our greenbelts and the Park.

Judi Denney served as a Member-at-Large and coordinated our events and requests for use of the picnic shelter at Hearing Park.

A big **THANK YOU** to these wonderful volunteers!



LFHA's Jeff Heard The Gift That Keeps on Giving

ALEX BROMEN, LFHA BOARD MEMBER-AT-LARGE AND CCR
CHAIRPERSON

The phrase "above and beyond the call of duty" is appropriate to the work that Jeff Heard has done for LFHA as a volunteer for over a decade. In truth, there was no duty required; only a hope and need for community help.

Jeff Heard has an ingrained sense of community and a character of self-giving. Since he moved to Lake Forest sixteen years ago, Jeff has been part of the solution to nearly every problem our community Association has encountered. Jeff attended Board meetings, and volunteered to help with the Association maintenance, eventually taking charge of the maintenance committee and volunteers. He served as a Board member for a number of years. He researched and set contract requirements for our lawn care, found a competitively priced contractor, and monitored schedules and performance.

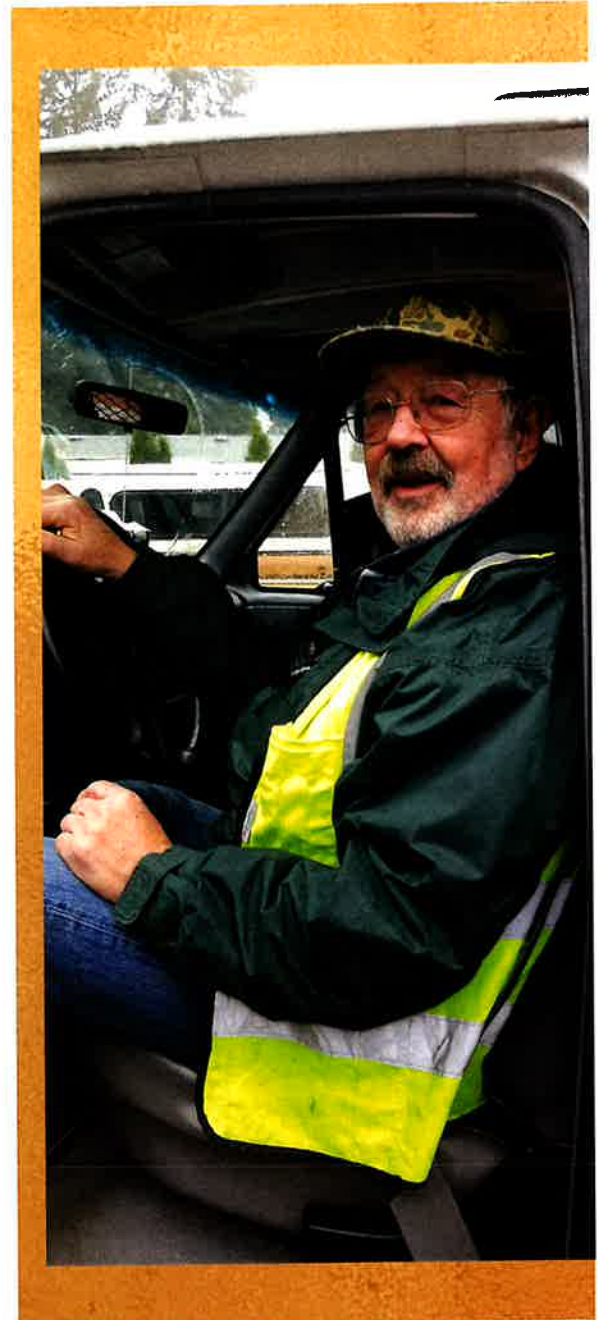
For ten years he has identified the maintenance needs of the Association, scheduled volunteer work to clean and maintain storm ponds, ensured advance compliance with County inspections, maintained entrance landscaping and beautification, repaired damages, performed periodic trimming in greenbelts, responded to homeowner concerns on short notice, and made routine tree inspections in common areas.

He compiles tools (most often at his own expense) to safely cut down hazardous or dead/dying trees in the common areas and perform the myriad tasks necessary to maintain Association property. Without him the Association would have paid additional thousands of dollars for tree removal. Without him the Association would have to pay more for a lot of other tasks he and his volunteer crew perform. Your dues would be much higher. Without him the Association would be hard pressed to find someone else to step up to the tasks.

Jeff has been a mainstay of the Association and he has done the work graciously and humbly for more than ten years. He continues to give.

We all owe him a debt of gratitude.

Thank you Jeff!



**Maintaining our Greenbelt,
Common Areas and Hearing Park**



KATHLEEN EMMETT-LFHA PRESIDENT

Lake Forest neighborhood has about 24 acres of greenbelts, common areas, 10 drainage ponds and Hearing Park. These areas must be pruned of dead trees, threatening branches, invasive plants, and debris. Our maintenance contract of \$21,000 (for mowing and leaf/debris cleanup) **does not** include all the above. Jeff Heard manages our Monday Maintenance Crew, a dedicated few volunteers who save us thousands of dollars each year by working in greenbelts, maintaining drainage ponds and entrances, and reacting to unscheduled maintenance events. Much work went into beautifying our southeast entrance this year after it was demolished and replaced with the new roundabout. Our volunteers work at least one day a week maintaining our neighborhood. If you'd like to volunteer, please contact lfhabod@gmail.com. Jeff Heard will forever be grateful for your assistance.



JEFF HEARD AND VOLUNTEERS REPAIRING THE SINK HOLE AT HEARING PARK



Hearing Park Waterfront Project Update

KATHLEEN EMMETT-LFHA PRESIDENT

This is a project that could really use more volunteers. The project is necessary to replace the failing bulkhead and retaining walls at the waterfront located in Hearing Park. The plans include a wider, more habitat-friendly beach including steps with safer, more natural-looking rock walls and railings. Note: please refer to our website www.lfha.info to see our 2019 Reserve Study (p. 27) for a picture and information on the failing bulkhead.

This project started in 2018 when our committee met with the County to scope out the permitting requirements. After getting approval from the LFHA Board, we hired SCJ Alliance Consulting Services for an engineered design. The design is posted on the LFHA website. SCJ met with the Board and interested residents at Hearing Park on June 18, 2018, and presented a preliminary design and took questions. Our permit applications were completed in early 2020 and went out for a 30-day public review followed by a hearing. By March 2020, we had a Critical Area Review and a Shoreline Management Permit from the County, a Hydraulic Project Approval from Washington State Department of Fish and Wildlife and a State Environmental Policy Act Mitigated Determination of Nonsignificance from the County.

We received a bid from Bay Marine Contractors for \$230,000 with language that the contract can be amended upon mutual agreement by both parties and they suggested ways we can save money. We've also met with Puget Sound Landscaping and obtained a scaled-down bid for \$127,000 on what we are calling Phase 1 of this project. This phase cuts the project down to just shoreline work, using block-style rock walls rather than granite rockery for the middle and upper walls. It's less expensive, more stable and could be used for seating. Except for the south border wall, we would only work on items from the upper wall down to the lake. Improvements beyond that will be on a Phase 2 proposal. We anticipate receiving at least two more bids on this project and asked Bay Marine for a new bid on Phase 1 of this project.



LFHA CC&R UPDATE

ALEX BROMEN, LFHA BOARD MEMBER-AT-LARGE AND CCR CHAIRPERSON

The last two years presented all of us with some difficult uncertainties and challenges, but also some pleasures and opportunities. Here are a few of my notes from an Association CCR perspective. While COVID raised its threats and disruptions, many Lake Forest neighbors used the extra time at home to make improvements to their homes and yards. Neighbors and kids did a lot more walking or riding bikes on the streets of Lake Forest. Knowing that there are lots of people observing your house and yard provides a lot of incentive to provide a pleasant picture and show your own pride of ownership. It was a wonderful Spring and Summer to showcase and enjoy.

The dryer summers caused some concern on my part as grass did not grow, but weeds did. Some folks stopped their regular mowing. The little yellow blooms that grew on those yards are NOT flowers, and they spread easily to other yards. I wrote some courtesy letters and most folks quickly responded to keep dandelions cut or under control.

This year also saw many homes sold and new neighbors move in. It shows the desirability of our neighborhoods. It sometimes also gives rise to an increase in garbage/recycle cans in view and trailer/RV parking CCR violations until the new owners get a reminder to review the CCRs of the Association.

Our thanks go to many homeowners who repaired or replaced fences this year and kept to the architectural standards. Appearance of the houses and yards in Lake Forest is important to home values and our residential character. Our lots are for residential use only, they may not be used for businesses. Our neighborhoods have kept their desirability and value in part by the standards our Association set and maintains with the CCRs. The credit goes to each of you who keep up the appearance of your house and lot. It gives all of us a sense of pride and satisfaction as we continue to hunker down at home to fight the virus threat and wait for economic rebounds.

ANNUAL AUDIT OF LFHA FINANCIALS

KATHLEEN EMMETT-LFHA PRESIDENT

You can volunteer to serve on our Audit Committee. The by-laws of LFHA requires an audit committee perform an annual audit of the Association's books to approve the annual budget and statement of income and expenditures to be presented to the membership.

Because our HOA annual assessment exceeds \$50,000, the State requires this audit be performed by a certified public accountant unless 67% of the HOA members vote to waive the CPA audit.

We estimate the additional cost of a CPA audit to be about \$5000. We can save this expense if 262 (a quorum) of our 419 homeowners vote to waive the audit in favor selecting an audit committee to perform the audit.

We ask our members to vote on it every year. We have two opportunities to reach a quorum. If the first vote quorum (262) is not reached, we can hold a second vote that requires a quorum of 34% (133 votes).

On the first vote we did not receive enough response by residents to waive the 2020 CPA audit.

There were only 171 votes.

We are waiting results of the second vote at the time of this publication. Twelve residents cannot vote due to overdue HOA dues/fines.



