

Lake Forest



NEWS

LAKE FOREST HOME ASSOCIATION

LFHA.INFO

DECEMBER 2020



KATHLEEN EMMETT, LFHA PRESIDENT

2020 has been a bumpy ride...

There's no place like home...

Since COVID-19 crept into our state in February, it has affected nearly every aspect of our lives. As a precaution the HOA closed Hearing Park for a time. But of all the places to be during this time of isolation, whether working, schooling, or just staying safe from the virus, our neighborhood is a welcoming respite.

We can walk, jog, skate, bike or board around pretty, safe streets, get out in nature, and easily connect with transportation services – all in one place.

We also can appreciate close access to a variety of shopping and other services that are just up the road a few miles.

While all of these amenities are great, the best thing is that through it all our beautiful forest neighborhood retained the comfort and safety of a functioning community where property values continue to climb with more people wishing to move here, and ultimately a welcoming place to come home to. **–KE**

It takes a village...

to manage our neighborhood HOA and it's due to the efforts of the following volunteers. My grateful thanks to our Board "team" that keeps us running well and looking good:

Treasurer Beckie Weatherford who produces the necessary reports that meet accuracy and deadline standards. She also keeps us on budget and mindful

[continued on page 2]

" I'm so grateful for our volunteers.

Did you know our entire HOA Board is comprised of volunteers (all unpaid) who are willing to make sure our neighborhood is safe and a great place for all of us to live? Our Recreation, Maintenance, Architectural, Audit, and ad-hoc committees and subcommittees also are maintained by volunteers.

I'd like to give a shout out to all of our current volunteer heroes. At the same time, I encourage all of you to enlist as a volunteer, as well. Your commitment can be just a few hours each week." 🏠

DID YOU KNOW?

Our volunteers not only save the Lake Forest community a great deal of money for upkeep. Their efforts help keep our dues low. In fact, Lake Forest...

... has the lowest home association dues that I heard about after attending the South Sound HOA Academy. **–KE**

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. 🏠

PLAN TO ATTEND

LAKE FOREST
HOME ASSOCIATION



(VIRTUAL) 2021
ANNUAL MEETING
TUES. JAN. 19, 2021

7 P.M.

PLUS: Annual budget approval
and year-end and project
reports.

SIGN UP: residents can
email lfhabod@gmail.com
for a virtual invitation.

Know what's below.
Call before you dig.

Puget Sound Energy



Good to know! When you dig on your property for any reason, it's important to have the locations of underground utilities verified and clearly marked. Striking a natural gas or electric line may result in service disruptions, bodily harm, fines and/or repair costs.

Dial 811 at least two full business days (not including the day you call) before you plan to dig, no matter the size of your project. It's not only smart, it's the law.

If you prefer to submit a utility location request online, visit the Washington Utility Notification Center.

Before you call 811, you should outline your dig area with white spray paint.

When you call, an operator will record information about your dig and notify affected utility companies, including PSE. We will dispatch a technician to mark the location of our electric and gas lines with paint and/or flags.

The law says you must call, even if you are a homeowner.

PSE locates and marks its own lines for free, but privately owned utility lines must be located by a separate vendor, typically for a fee.

Mark the dig area with white paint or stakes so the locator knows where to search for utilities. Once the utilities have been marked, don't move the colored flags or alter the painted marks until construction is finished. Use only hand tools when digging within two feet of the marked lines. Support exposed gas pipelines with secure nylon straps, wood shoring, and ropes so they don't break. Use sand or rock-free dirt as backfill. 

["Takes a village," continued from page 1]

of our expenses. And when called on, she willingly took on the position of Secretary for a short period of time when it was needed. And she initiated the overhaul of our website, along with Holly Harmon.

Deanna Rocamora then stepped up to fill the vital position of **Secretary**. She creates our meeting agendas and minutes, updates our website and keeps us organized overall.

HOA Board Vice President Gregg Langer also heads our architectural requests as the **ARC (Architectural Review Committee) Chair** as well, keeping our neighborhood held to particular standards. He also coordinates with our **Maintenance Committee** with considerable assistance from **Lead Jeff Heard**. They keep our greenbelts, Hearing Park and Long Lake shoreline free of fallen trees, branches and other debris.

At-large Board Member Alex Broman volunteered to chair our CC&R (Covenants, Conditions and Restrictions)* this past year. He is charged with making sure homeowners are compliant with the CC&R rules. He also reviews a considerable number of permission

requests for home additions or changes.

Judi Denney heads our **Events Committee** and organizes the annual Halloween Decoration contest, the Holiday Lights contest, and our neighborhood garage sales. She also is the go-to person for making reservations for events in Hearing Park and the picnic shelter.

As previously mentioned, we also have volunteers helping with other chores which includes **Nan White**, who updates and posts the informational, cheerful messages on the signboards you see at each entrance as you enter into our neighborhood.

Trina Seever volunteers as our **Hearing Park Gate Code Administrator** which isn't always a simple activity.

Other volunteers offering their professional time are **Holly Harmon** who produces the design, layout and editing of this annual newsletter. **Diane Rigby** chairs the **Audit Committee**.

* CC&Rs are outlined in our HOA Declaration of Covenants, Conditions and Restrictions. Homeowners should have received those documents upon purchasing their home. Copies are available on the LFHA website. **-KE** 

LFHA CONTACT INFORMATION

► **Mailing address:**

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► **LFHA website address:**
lfha.info

► **Email:**
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(360) 455-8324

► **Nextdoor.com:**
[lakeforestlacey.nextdoor.com](https://www.nextdoor.com/lakeforestlacey)

► **LFHA Facebook:**
[facebook.com/
lakeforestcommunity](https://www.facebook.com/lakeforestcommunity)

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"I'm bored ..."

Some year 'round activities, but especially during COVID as suggested by Kathleen Emmet...

Did you know there's a new farm stand just a mile up the road? Check it out on the web: **Marvin Road Farm Stand**. They sell eggs, produce and flowers, all from about five farms in eastern Washington...

Speaking of greenbelts, some of our volunteers are looking into arranging a **Tour of the Greenbelts** for homeowners. If you're interested, contact me and I'll pass your name on to the organizers; or you can email LFHABOD@gmail.com and we'll put your name on a list.

My gym closed for awhile but I found I could keep safely exercising with social distancing – as did many of you – by walking. Here are some of my suggestions:

▶ **The upper loop:**

Lake Forest Drive to Marquette Drive;

▶ **The lower loop:**

Lake Forest Drive to Oxford Drive and Oxford Loop;

▶ **Or the outer loop:**

from Hearing Park around Walthew Drive/Street and back to Lake Forest Drive.

I could clock three-plus miles and top it off with a lovely stroll through a greenbelt or Hearing Park, all of which have a diverse array of native plants in thriving second-growth forests. 🌲



Get that last string or two (or more) of lights up soon!

2020 Lake Forest Annual Home Holiday Lights Contest

Tuesday, Dec. 22 Judging begins at 5:30 p.m. Prizes will be awarded!!



GREGG LANGER, MAINTENANCE AND ARC REQUESTS

2020 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
- ▶ More dangerous trees will need to be felled on a regular basis in 2021 and will be bid out to a professional tree-cutting service.

Per LFHA bylaws, most structural and visible paint changes by homeowners require approval from the Architectural Request Committee. Following are the requests from homeowners that were reviewed over the past year:

- ▶ Car port (1)
- ▶ New fencing (12)
- ▶ Ham radio antennae (2)
- ▶ Storage shed location (12)
- ▶ House paint color change (12)

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 about architectural reviews, forms and how to submit requests on the LFHA website, lfha.info.** 🌲

WHAT'S UP IN LAKE FOREST?

Find out for yourself and take a seat at the monthly LFHA Board meeting held the **THIRD TUESDAY OF EVERY MONTH**. Learn what's new and happening around our neighborhood. Times and location are regularly posted on the entrance sign boards.



KATHLEEN EMMETT, SHORELINE PROJECT LEAD

Your special reserve fund dollars at work

2020 UPDATE:

This past year, through persistence and much effort, we obtained all the permits needed to update our Long Lake shoreline down at Hearing Park. This effort culminated with a hearing with the County on Feb. 25.

Few comments were submitted, with the exception of a neighbor who wanted to ensure we would not remove a tree that obscured his view of our dock. We have assured him that the tree and its roots will not be disturbed.

The permits obtained include a Designation of Non-Significance (DNS) and a Joint Aquatic Resources Permit Application (JARPA) from Thurston County, and a Hydraulic Project Approval

(HPA) from the Washington State Department of Fish and Wildlife. We have yet to meet with the Army Corps of Engineers.

As far as our contract with SCJ, our engineering design and development contractors, we are in the final stage of that contract: the development of the construction documents. Hopefully, we'll have those by this spring and I would like to have an open meeting with anyone interested in the Lake Forest neighborhood to review those documents.

Please watch for a notification of that meeting and let me know if you would like a special notification. I can be reached by email at kathleenemmett@comcast.net.



BECKIE WEATHERFORD, LFHA TREASURER

Annual assessments due soon...

Happy Holidays!

As the end of the year approaches, the due date for the annual assessment is approaching as well.

As allowed by the Lake Forest bylaws, the LFHA Board has the legal option of voting to increase the annual assessment by up to 3%.

Last year the board did not increase the assessment but this year we voted to **increase by the 3% due to the rising costs associated with maintaining the common areas in our neighborhood.**

Therefore, the 2021 annual assessment will be increased to **\$164.52** from last year's amount of **\$159.73**.

In addition, as approved by a majority of the full association in 2017, there is an additional **\$40 special reserve fund assessment, which will be added to the total assessment bringing the total due to \$204.52 per lot.**

Undeveloped lots will be 50% of that total.

If the Association has your email address, we will email the invoices to you. All others will be sent via USPS.

If you have not received your invoice by December 26, 2020, please call us at 360-455-8324 or contact the treasurer at treasurer@lfha.net.

Assessments are due by January 30, 2021. Unless payment arrangements have been made in advance, a \$20 late fee plus interest will be added to all unpaid invoices. **To make payment arrangements, please contact us as soon as possible.**

RESERVE STUDY

According to RCW 64.38.380, "an association is encouraged to establish a reserve account with a financial institution to fund major maintenance, repair, and replacement of common elements, including limited common elements that will require major maintenance, repair, or replacement within thirty years".

The RCW goes on to state, "An

association with significant assets shall prepare and update a reserve study, in accordance with the association's governing documents and RCW 64.34.224".

The \$40 a year approved by the full association in 2017 goes toward this account. In September 2020, we received our annual reserve study that we contract with Association Reserves to prepare for us. The 2021 reserve study is available on the LFHA website at LFHA.info.

The LFHA financial statement of the Association's reserve account and budget can be viewed in a copy of the monthly board meeting minutes that is posted on the LFHA website.

DID YOU KNOW?

Lake Forest continues to be a popular place to live.

Over the course of 2020, 23 homes were sold with prices ranging from \$245,000 to \$490,000, compared to 2019 when 20 homes were sold with prices ranging from \$240,000 to \$430,000.



LFHA proposed 2021 budget

						TOTAL		
Projected 2020 Budget		2020 Budget	Aug 20 Actual	Sep 20 Actual	Oct 20 Actual	Budget Bal Left	2020 Budget	2021 Proposed Budget
Ordinary Income/Expense								
Income								
	2020 Association Dues (\$159.73 & \$79.87 Dues with	67,151.36	-2,178.42	-447.82	-251.14	-429.34	67,151.36	69,551.33
	2020 Special Assessment(\$40.00 & \$20.00 \$16,840.00)	16,840.00	-320.00	-40.00	-80.00	1,240.00	16,840.00	16,920.00
Total Income		83,991.36	-2,498.42	-487.82	-331.14	810.66	83,991.36	86,471.33
Expense								
2	Tax Preparation Fee/IRS/Property Taxes	125.00	0.00	0.00	0.00	-21.19	125.00	150.00
3	Insurance (April)	6,010.00	0.00	0.00	0.00	187.00	6,010.00	6,010.00
4	Licenses & Fees (May)	10.00	0.00	0.00	0.00	0.00	10.00	10.00
Maintenance								6,170.00
	Reserve Fund Contribution Special Assessment (\$40 &	16,920.00	-360.00	0.00	-120.00	960.00	16,920.00	16,920.00
5	Fence/Signage Repairs-Maint.	400.00	0.00	0.00	0.00	400.00	400.00	400.00
6	Common Area Maint/Mowing (at \$1,800.81	21,609.72	-1,800.81	-1,800.81	0.00	3,601.62	21,609.72	22,258.01
7	Volunteer Projects/Petty Cash/Garbage	1,000.00	-74.63	-51.46	0.00	448.83	1,000.00	600.00
8	Hearing Park Maintenance/Waterfront	1,500.00	-332.19	0.00	0.00	305.98	1,500.00	1,500.00
10	Other Landscaping/Trees	9,000.00	0.00	-42.95	0.00	8,825.26	9,000.00	11,500.00
12	Theft & Vandalism	50.00	0.00	0.00	0.00	50.00	50.00	50.00
*	Total Maintenance	50,479.72	-2,567.63	-1,895.22	-120.00	14,591.69	33,559.72	53,228.01
Office Expenses								
15	PO Box Rental (Due in February)	275.00	0.00	0.00	0.00	275.00	275.00	275.00
16	Postage	750.00	-130.00	-44.00	0.00	113.95	1,500.00	1,600.00
17	Sched for 15th Each Month AutoPay	1,272.00	-106.00	-106.00	0.00	318.00	1,272.00	56.04
18	Supplies	1,300.00	-55.20	-54.36	0.00	591.18	1,300.00	1,000.00
19	Telephone (at \$50.00 per month)	360.00	-28.90	-28.90	0.00	100.77	360.00	360.00
20	Website/Email	225.00	-6.56	-6.56	0.00	-30.96	225.00	260.00
*	Total Office Expenses	4,182.00	-326.66	-239.82	0.00	1,367.94	4,932.00	3,551.04
21	Community Events	300.00	0.00	0.00	0.00	300.00	300.00	300.00
Professional Fees								300.00
22	Legal Fees	500.00	0.00	0.00	0.00	500.00	500.00	500.00
23	Accounting Fees/Reserve Study	5,000.00	0.00	-850.00	0.00	4,150.00	5,000.00	5,000.00
24	Bookkeeping (at \$349.68 per month)	4,196.16	-699.36	0.00	0.00	349.68	4,196.16	4,322.04
*	Total Professional Fees	9,696.16	-699.36	-850.00	0.00	4,999.68	9,696.16	9,822.04
Utilities								
26	Electricity (at \$850.00 per month)	10,200.00	-721.91	-722.27	0.00	3,789.67	10,200.00	10,200.00
27	Port-a-potty (at \$40.00 per Service at 15	600.00	-48.56	-48.56	0.00	152.19	600.00	600.00
28	Water - Irrigation	0.00	0.00	0.00	0.00	0.00	-	500.00
*	Total Utilities	10,800.00	-770.47	-770.83	0.00	3,941.86	10,800.00	11,300.00
Total Expense		81,602.88	-4,364.12	-3,755.87	-120.00	25,366.98	81,602.88	84,371.09
Net Ordinary Income		2,388.48					2,388.48	2,100.24



LONGTIME RESIDENT ALEX BROMEN, LFHA BOARD MEMBER-AT-LARGE, CC&R LEAD, MAINTENANCE CREW

Greenbelts: Love 'em and Leave 'em

As our Association name implies, our community was built out of the forest. We have "Common Areas," consisting of greenbelts and pathways, and recreation areas which are owned by the Association and are dedicated for the common use and enjoyment of all our homeowners.

These common areas are a part of what makes our neighborhood extra desirable, and keeps our property values high.

They also provide pleasant areas for all of us to walk with nature; provide excitement and adventure for our roaming children and grandchildren; give us a little extra shading; screening for our properties; and they give us space.

Sometimes these havens of nature even give us free firewood when our volunteers on the Association's Maintenance Committee determine we have to cut down any hazardous trees.

Our common areas require two things from us: maintenance and protection.

We are fortunate to have a lot of acres of common area within Lake Forest. Most of those spaces are in Division 1. Many, especially the less traveled ones, have large patches of blackberry and ivy that obstruct access, climb fences and kill trees.

To maintain the common areas the way we'd like would take a full time staff of paid forest workers. In reality, we have an average of two to four neighborhood volunteers who

work on maintenance on Monday mornings and try to squeeze the work in with all the other scheduled and unscheduled maintenance needs of the Association.

These volunteers are all over 65 years old. And I am one of those aging volunteers.

We work with our personal tools. We do what we can, when we can. We also save the Association thousands of dollars in tree-cutting expense by identifying and cutting down dozens of damaged trees, leaving only those too large or too threatening to life and properties for a paid professional tree service to handle.

This maintenance crew keeps the larger paths in recreation areas free of blackberries, cut back the ivy growing on or toward trees, and attempt to control as much of the noxious forest growth and residue in the greenbelts as their time and energy permit.

There is much to do, much left undone. We need more help. We need more volunteers. **We need a Greenbelt Beautification Brigade!**

We also need to protect the greenbelts we have and **there are Association rules to do this, as follows:**

- No modification of the character or appearance of the common area without Board approval.
- No encroachment for personal use for storage or vehicular passage.

- No disposing of grass clippings, tree limbs, construction material, or any other debris.

The fines for these greenbelt violations are stiff: \$250.

Recent walking inspections by some Board members and during maintenance work in greenbelts (again, by volunteers), revealed instances of each of these violations. Some of the violations have been present for a number of years.

Greenbelt monitoring is a challenge for volunteer boards. The current Board is working to resolve greenbelt issues with the offending homeowners.

You can help.

Become familiar with the greenbelts and walk through them regularly. Note where they need attention. Notify the Board.

If you are constructing or rebuilding a fence or screening that is adjacent to a greenbelt, make sure it is on your property and does not encroach on the greenbelt.

Volunteer your help on a schedule that is convenient for you. We may even be able to find other volunteers to help you. (Do you have Scouts looking for a community project?)

If you live adjacent to a greenbelt/common area, with Board approval, adopt that portion to maintain.

And encourage your neighbors/kids to join in! 🏡

– Alex Bromen