



COURIER

Twin Lakes HOA Newsletter

June 2019

A MESSAGE FROM THE HOA PRESIDENT...

Greetings and welcome to the 2nd quarter of our Twin Lakes HOA "Courier" for 2019. I hope everyone is looking forward to a wonderful summer!

Our Federal Way Police Dept. has continued to close down "grow houses" within TLHOA. Since May of 2017, 27 "grow houses" have been shutdown. One of our biggest challenges is that these homes remain vacant and the yards are out of Esthetics Compliance as the court case concerning ownership winds through the various court systems. Unfortunately, if you live next door to one of these vacant "grow houses", it can get very frustrating. Working with our TLHOA attorney, we will now notify the last known legal owner that the property is not in compliance and they must get it into esthetics compliance or we (the HOA) will do it for them and will bill them. We have contracted with a local landscape company to get all 27 homes into Esthetics Compliance and keep them in compliance. To protect the HOA, we will put a lien on these "grow house" properties. This process should greatly help the overall appearance of the neighborhood.

As most of you know the streets and sidewalks within our HOA are City of Federal Way property. We ask that all TLHOA residents continue to be "good Citizens" by helping the city maintain the sidewalk area by pulling weeds in their sidewalks. We only ask that you help to improve and maintain the looks of your individual sidewalks.

This summer please look forward to the reopening of Treasure Island Playground and the completion of the phase one electrical upgrade at Treasure Island.

Have a relaxing and fun filled summer with your families!

Regards, Pat Pomeroy

JUNE EVENTS

ICE CREAM SOCIAL JUNE 19th, 1-2:00

Treasure Island Park

New Owners Meet and Greet June 20th, 6:00

TL Golf & Country Club

Homeowners are encouraged to attend Board Meetings

Board meetings are held the third Wednesday of each month at 6:30 pm. in the HOA office, located in the Twin Lakes Plaza, 3420 SW 320th Street, Suite B-3

HOA Board

Patrick Pomeroy- President
Ppomeroy@twinlakeshoa.com

Michael Kelly- VP
Mkelly@twinlakeshoa.com

Nancy Albasini- Treasurer
Nalbasini@twinlakeshoa.com

Steve Hatch- Secretary
Shatch@twinlakeshoa.com

Josh Haglan - Director
Jhaglan@twinlakeshoa.com

Cally Huston—Director
Chuston@twinlakeshoa.com

Tim Walls - Director
Twalls@twinlakeshoa.com

Mike Holmes— Director
Mholmes@twinlakeshoa.com

Mike McLeod—Director
mmcleod@twinlakeshoa.com

Twin Lakes HOA
3420 SW 320th St. Suite B-3
Federal Way, WA 98023
(253) 838-0464

Officemanager-
@twinlakeshoa.com

Treasure Island

Park Events

June 19th

SCHOOLS OUT !

Ice Cream Social

INDEPENDENCE
DAY

PARADE

July 4th

Community

Garage Sale

July 12-13



SUMMER PICNIC

AUGUST 10th

Please contact the office if
you would like to Volunteer.

Officemanager

@twinlakeshoa.com

PANCAKE BREAKFAST 2019



TWIN LAKES HOA Association Manager,

It has been a pleasure getting to know the residents of this community. I am impressed by the level of concern for not only the property values and investments homeowners make in Twin Lakes, but the investment you all make in your community and neighbors. With summer coming on, expect to see the office staff out in the community more frequently. We are not out just to verify compliance of the rules, but more importantly to stay ahead of maintenance issues that are the responsibility of the association and get to know residents better.

TWIN LAKES HOA Assistant Association Manager

Ella Torres was out of the office April and May, enjoying time on maternity leave and getting to know the newest addition to her family better. Ella is in the office Tuesday through Friday from 9-4:00. She can help you expedite ACC requests, account reconciliation and a number of things. In addition, Ella is fluent in Spanish and is happy to be of assistance if you need help navigating the Bell Anderson or Twin Lakes websites.



Please review the esthetics checklist to be certain your home is in compliance with the rules of the association.

- **Power Wash:** remove moss or mildew from siding, gutters, garage doors, fence, walkways, driveways and retaining walls
- **Paint:** touch-up or repaint siding or trim on house/garage (*CC&Rs require an ACC Request be approved prior to work*)
- **Roof, House, Garage, Shed:** repair, replace, treat/remove moss, remove needles (*CC&Rs require an ACC Request be approved prior to work*)
- **Gutters:** clean off any moss or mildew, fix/repair
- **Lawns:** kill moss, weeds, over seed OR replant grass, mow, edge (*Clippings and leaves picked up & not in the street*)
- **Shrubs/Bushes/Trees:** trim back branches & roots intruding on house, garage, fences or walkways, remove tree stumps
- **Flowerbeds, Sidewalks and Driveways:** remove weeds and grass, repair broken sidewalk, driveway, borders/yard art, remove needles and leaves
- **Storage:** remove garbage/recycle/yard waste containers from view, remove tarps, replace torn or mildewed car covers. Remove unlicensed/inoperable vehicles, remove personal items from view
- **Fences/Gates:** repair, replace or paint
- **Mailbox:** clean, repair or replace
- **Inappropriate window coverings:** remove, non-neutral curtain, blanket, or tarp, replace or repair broken blinds.
- **RV, Utility trailer, Camper or Commercial vehicle:** remove from street view

Contact Us

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Homeowners Association
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officemanager@twinlakeshoa.com

Visit us on the web at
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Steve Hatch- Secretary
Josh Haglan - Director
Cally Huston—Director
Tim Walls - Director
Mike Holmes— Director
Mike McLeod—Director

Community Manager

Gayle Duff
Ella Torres, assistant

Office Number
253-838-0464

Security Staff

Ryan Holtz
Ben Summers
Jake Matson

Patrol Vehicle
253-838-5568

2019 Calendar of Twin Lakes HOA Events

April 20—Egg Hunt at Ponce DeLeon Park

May 18—Free Pancake Breakfast at the TLG&CC Clubhouse

June 19—End of School Ice Cream Social at Treasure Island Park from 1-2pm

July 4th— Parade at Treasure Island Park

July 12 & 13—Annual TLHOA Garage Sale

August 10—Annual TLHOA Barbeque: Food, Music, Games and Prizes

November—TLHOA Food Drive

December—TLHOA Toy Drive

December TLHOA Christmas Lighting Contest

Please look for updated dates times and additional events and information.

Social Chairs

Mike Kelly

mkelly@twinlakehoa.com

Cally Huston

chuston@twinlakeshoa.com

Mike McLeod

Mmcleodtwinlakeshoa.com

From the Security-Patrol Desk

Twin Lakes HOA Neighbors,

PATROL VEHICLE UPDATE:

The Nissan patrol truck was totaled in January due a vehicle fire. After much research, a Honda Ridgeline Truck was selected to be our new patrol truck. The truck colors are similar which made it easy for vehicle markings and a new type/style of light bar was selected. The jeep will remain in service as a backup and used in other tasks.



MARIJUANA GROW HOUSES:

The Federal Way Police Department continues to follow up and investigate tips on suspected Marijuana Grow Houses in our HOA. Since the last Courier, Officers have served three search warrants on locations in our HOA. If you suspect a grow house near you, you can alert the PD directly or our Security-Patrol.

TLHOA SPEED WATCH PROGRAM:

This program was implemented years ago during the spring and summer months as a safety and awareness campaign in locations that were experiencing speeding vehicles. This program and equipment was put on mothballs after the installation of several speed bumps and a round-a-bout or as the City calls them 'Speed Calming Measures'. We have resurrected this program, this time

using equipment that will not require someone to monitor it. Locations, based on complaints, have been selected. Again, this is not an enforcement tool, simply a safety and awareness campaign.



Josh

2019 EASTER EGG HUNT AT HILLSIDE PARK



Second Newsletter Call for Applications to Serve on the Twin Lakes Homeowners Association's (TLHOA) Board of Directors

The TLHOA Board is asking homeowners who are interested in being a 2019 board candidate to submit their applications now. You will find the application form at www.twinlakeshoa.com under I WANT TO... (join the board), or you can pick up an application at the TLHOA office.

The 2019 election is drawing closer. To stay on schedule, the Election Committee is striving to close the call for candidates in early July. Submitting your application right now will help us greatly.

The TLHOA is run by a board of nine trustees, three of whom are elected each year for a three-year term. If you are a member of the TLHOA and are not more than 90 days behind in payment, you are eligible to run for election to the board. Well before the election, the Election Committee will meet with you to give you a good sense of what the board does, including the opportunities to make a difference in our community and the responsibilities that board members assume. The application process is just that easy!

And if you are interested in other election-related volunteer opportunities, we welcome your help on the Election and Teller Committees. Just stop by the office or call (253) 838-0464 with your contact information, along with a brief description of how you'd like to help, or to find out more about what these essential committees do at the annual meeting.

We thank you for your interest in our election and our community. We hope to hear from you soon.

Sincerely yours, Mike Holmes

Trustee and Election Committee member

Contact Us

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officemanager@twinlakeshoa.com

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Welcome New Owners

June 20, 2019 at 6:00
At the Golf and Country
Club

- Obtain useful HOA Documents, Maps and Contact information
- Learn about HOA Community Events
- Meet the Board of Directors & Club Personnel
- Tour the Golf & Country Club Facilities

Community Manager
253-838-0464
Gayle Duff
Ella Torres Assistant

Security Staff
Security Vehicle
(253) 838-5568
Ryan Holtz
Ben Summer
Jake Matson

Beth Lipton, DVM MPH CPH
Public Health Veterinarian
Public Health – Seattle & King County | Environmental Health Services Division
401 5th Avenue, Suite 1100, Seattle, WA 98104
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Seattle & King County | Environmental Health Services Division
Residential Canada Geese

Canada geese can carry enteric bacteria, such as *E. coli* and *Salmonella*, in their feces and still appear healthy and normal. They can also carry parasites, such as *Cryptosporidium* and *Giardia*, fungi, and viruses. These pathogens could be transmitted to people, mostly through an oral route of exposure, e.g. accidental/inadvertent ingestion through contaminated water exposure, touching one's mouth, putting fingers in one's mouth, etc. Also, items such as shoes could become contaminated with pathogens and provide a source of infection for people.

Overall, although research has shown that Canada geese may carry these pathogens, definite links to human disease has been difficult to quantify or prove. Pathogens from Canada geese are not likely a significant cause of illness in people. The clearest link to a human impact is probably swimmers itch (cercarial dermatitis) that is caused by a parasite that can be spread by droppings; however, this parasite does not reproduce in people. Also, large amounts of droppings can negatively impact water quality in lakes and ponds.

As the potential exists for transmission of diseases from geese to people, simple prevention steps are recommended to decrease risk. These include:

- avoid swallowing contaminated water
- wash/shower after water contact
- after possible contact with droppings or the environment where they have been, wash hands with warm water and soap. If handwashing is not immediately available, use hand sanitizer. Hand sanitizer is only effective if hands are not visibly soiled.
- keep fingers/hands away from your mouth while in or near contaminated areas; monitor young children to prevent hand to mouth contact
- monitor children to prevent direct contact with droppings (don't allow touching or sitting in contaminated grass or other areas)
- supervise children's hand washing
- keep shoes outside of the house and clean with disinfectant if contaminated

With an overwhelming population of geese in common or public areas that people use for recreation, it is probably best to look for ways to decrease the number of geese and their impact. The below WA Fish & Wildlife website has a "Preventing conflict" section which describes various methods for this.

WA Fish & Wildlife:

<https://wdfw.wa.gov/species-habitats/species/branta-canadensis>

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COMMUNITY MANAGER

Gayle Duff
Ella Torres assistant

Check your account balance at www.bell-anderson.net

SECURITY STAFF

Security Vehicle
(253) 838-5568

Ryan Holtz
Ben Summers
Jake Matson

If you want to borrow the COMMUNITY PRESSURE WASHER at no-charge, please complete the request form found on the HOA website:

<https://twinlakeshoa.com/i-want-to-borrow-the-pressure-washer/>

PLANNING A VACATION?

You can securely submit a vacation notification form via the request form found on the HOA website:

<https://twinlakeshoa.com/i-want-to-submit-vacation-form/>