

Twin Lakes Home Owners Association

The Courier

June 2020

PRESIDENT'S REPORT

Greetings and welcome to our Special Summer 2020 edition of the "Courier". As we continue to deal with this Covid-19 Pandemic, the Board thought it important to try and reach as many of our 1,368 homeowners as possible to share as much current information as we have available. Our prayers and hopes will continue for the well being of you and your families as we go forward together into our uncharted future. We will strive for "stability" and a sense of "normal". But, what exactly is the "new" normal?

As of this mailing, King County remains at the "modified" Phase 1 designation as established by our State and local officials. Therefore, as of now, all regularly scheduled social events are canceled. Our TLHOA Annual Meeting is scheduled to be held on Wednesday, September 9th, 2020, starting at 6:30 P.M. The location and actual format will be determined as we get closer to the date. Updated information will be provided when the Annual Meeting packets are mailed to your homes.

Financially, the HOA is in a very good condition. The Board has decided to defer all enhancement projects until a later date. Routine maintenance and repair projects will continue as scheduled. Next year's budget will remain flat and the same. There will be no "dues" increase especially during these trying times. The HOA playground will remain closed and chain linked until we receive "official" notice from King County authorities that it is safe to reopen. Our lakes will be treated as scheduled to remain free of toxic blue/green algae.

In closing, I wish to ask everyone to consider volunteering to run for one of the 3 Board of Trustees positions that will be available this September. The 3 Board members concluding their 3 year terms have decided to not run for re-election. I wish to publicly thank Josh Haglan and Steve Hatch for all their hard work and dedication to our HOA over the past 6 years. Personally, it has been an honor and privilege to be on the HOA Board and to have served as your TLHOA President since November of 2017.

Please be safe out there and continue to follow all recommended guidelines. We encourage and support the use of face masks at all times.

Regards, Pat Pomeroy

COVID-19 UPDATE

The Twin Lakes Homeowners Association (HOA) Board of Directors have instituted some temporary measures designed to support compliance with the State and Federal social distancing mandates. To that end, the Board has implemented the following temporary measures:

- The HOA office is closed to all walk-in traffic.
- Staff will continue to respond to email and phone calls, however physical access to the office will be by appointment only.
- The playground at Treasure Island is closed, and will be fenced off until the social distancing mandate is lifted.
- For now, our HOA parks will remain open. However, we ask that park patrons practice proper social distancing at all times.



OFFICE INFORMATION

3420 SW 320th Street
Suite B-3
Federal Way, WA 98023

PHONE

253-838-0464

EMAIL

Office Manager : Gayle Duff
officemanag-
er@twinlakeshoa.com

WEBSITE

www.twinlakeshoa.com

SECURITY PHONE

253-838-5568

MONTHLY MEETINGS

Third Wednesday /
6:30pm / HOA Office

*A Board member will be present to safely provide an opportunity for members to speak. Members can also email comments to the Office Manager if preferred.



WHAT'S NEW: STRATEGIC PLANNING COMMITTEE

Since the founding of TLHOA, there have been a lot of changes and upheavals – global, national, regional, and local, as well as social, economic, technological, and demographic. And in the next decade ... who knows?

To keep pace with changes in our HOA as well as the world around us, and remain responsive to shifts in the community's needs, we need clear, inclusive, and adaptive objectives; actionable and flexible strategies to achieve those objectives; and the ability to make long-range business plans which deal with uncertainty beyond forecasting expenses.

So, in 2020 we formed the new Strategy and Long-Range Business Planning committee. We are looking for responsible, forward-looking homeowners interested in making our HOA stronger and more responsive over the long haul. If you'd like to be considered for this committee, please get ahold of the HOA office and provide your name and contact information.

Have a question about the TLHOA? Feel free to email the Office Manager anytime. Your question could be featured in the next Courier!

BOARD MEMBERS:

Pat Pomeroy – President
ppomeroy@twinlakeshoa.com

Mike Redling – Vice President
mredling@twinlakeshoa.com

Nancy Albasini – Treasurer
nalbasini@twinlakeshoa.com

Steve Hatch – Secretary
shatch@twinlakeshoa.com

Cally Huston – Events
chuston@twinlakeshoa.com

Tim Walls – ACC
twalls@twinlakeshoa.com

Russ Field – Strategic Planning
rfield@twinlakeshoa.com

Wade Breeden – Security
wbreeden@twinlakeshoa.com

Q: WHAT IS THE ROLE OF YOUR TLHOA?

Our Mission

Build a vibrant, premier community that fosters neighborhood pride, encourages cooperation, promotes harmony, and maintains an attractive environment for our homeowners.

Our Vision

Twin Lakes Homeowners Association strives to build a sense of community and optimize property values by maintaining and improving parks, lakes, and common areas, resulting in a desirable neighborhood.

Your HOA board is comprised of up to 9 **volunteer homeowners**, who are elected for a three year term, to make decisions on behalf of over 1,360 households! In addition to performing esthetics inspections to keep our neighborhood looking beautiful, your HOA Board works hard to make improvements to common areas, provide security services, and (in a normal year without a pandemic) host opportunities for neighbors to get to know one another. Most importantly, as homeowners, your board strives to ensure that every dollar in dues is spent wisely, and make sure that the governing documents are enforced equitably.

While we have a full time Office Manager (Gayle) on site, your Board discusses each decision and votes by majority rule, to ensure we are acting ethically and in the best interest of the community at all times. Having our professional Property Management Company, Bell-Anderson, completing the daily tasks greatly reduces the volunteer hours for Board members, so that they can focus on the important tasks. This Board is made up of men and women who work full time, are retired, and are at home with kiddos. Each person offers a different perspective, and we on the Board always appreciate another person's ideas! If you feel a desire to run for a spot on the Board this year, please don't hesitate to contact the Office Manager. If you want to be more involved in your HOA but aren't sure you want to be on the Board, we have a place for you, and can always find a way to utilize your unique talents!



Stone is waiting for his owner to grab his leash and waste bags so he can go on a long walk in our great neighborhood!

FROM THE SECURITY PATROL

We had a nice Spring here in Twin Lakes, and over the last year the parks were heavily used by our families and pets. While patrolling the neighborhood the last few months we did notice an uptick of off leash dogs and pet waste not being picked up. Unfortunately, a couple of incidents have occurred where other owners and their dogs were attacked by off leash dogs. We wanted to extend a friendly reminder that **all dogs must be leashed in HOA common areas and parks for everyone's safety**. Off leash dogs may be friendly, but the leashed dog may not be.

For your convenience, dog waste stations have been installed throughout the community with bags and trash cans for you to dispose of your dog's waste.

Please see Federal Way, King County, State, and our Twin Lakes HOA rules listed below, or feel free to reach out with any questions you may have.

HOA Rules, Regulations and Policies: CHAPTER 5 - ANIMALS

III. LEASHES—*Consistent with City of Federal Way and King County ordinances, within Twin Lakes, **all dogs must be leashed while not on the owner's property**. It is the responsibility of each homeowner to ensure their dog(s) does not run free within Twin Lakes. Unleashed dogs will be reported to the Humane Society or City of Federal Way Animal Control.*

IV. SCOOPING B. COMMON AREAS - *While the dog(s) is in Twin Lakes and off of the homeowner's property, **the homeowner is responsible for the immediate clean up of their dog's fecal droppings**. To that end, each homeowner will carry with them some type of device (plastic bags, pooper-scooper, shovel, etc,) for cleaning up after their dog(s). Leaving the site of the dropping without collecting the fecal matter is a violation of this rule whether on another homeowner's property, parks, all common areas, or on a Twin Lakes' sidewalk*

OFF LEASH DOG PARKS IN CITY OF FEDERAL WAY

- 1) French Lake Dog Park 31531 1st Ave S, Federal Way, WA 98003
- 2) Adelaide Park 30619 16th Ave SW, Federal Way, WA 98023 (West side of the Tennis Courts) large fenced dog run area

COMMUNITY RESOURCES

FWPD NON-Emergency
253-835-2121

TLHOA Security Patrol
253-838-5568
call or text

www.safecityfw.com

<https://nextdoor.com/login/>

If you ever notice an issue in a common area within our HOA (parks, Lake Lorene, Lake Ponce de Leon, walking path, or a dog waste station) please notify our community manager at 253-838-0464

2020 HOA EVENTS

- **Ice Cream Truck Event!!**
July 18th, 2020 2-4pm
- **Annual Meeting**
September 9th, 2020
at 6:30 pm.

Please stay tuned for whether or not the annual meeting will be held at the Twin Lakes Golf & Country Club or through a virtual platform.

At this time, all regularly scheduled events (except those listed above) will be put on hold until it is safe for our community to get together.

VOLUNTEERING

We can always use more volunteers! Our neighbors are what make this community a great place to live. If you are interested in volunteering your talents to any of these committees please email Gayle, our amazing office manager.

COMMITTEES:

- COMMON GROUNDS
- COMMUNITY EVENTS
- TECHNOLOGY AND OFFICE OPERATIONS
- SECURITY PATROL
- ARCHITECTURAL CONTROL (ACC)
- ESTHETICS
- LEGAL AFFAIRS
- ELECTIONS
- STRATEGIC PLANNING

TRASH TALK...

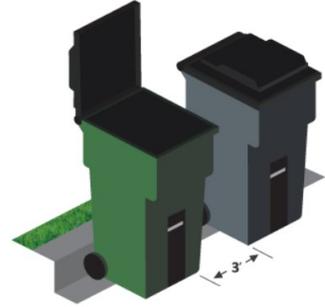
This year, the office has received a number of complaints about homeowners' waste bins being left out all week. The Board would like to remind all homeowners that the sight of the large bins really detracts from the curbside esthetic appeal of the TLHOA neighborhood.

Our Rules, Regulations and Policies state, "**Woodpiles, garbage cans and recycle bins must NOT be visible from the street at any time.**" Please place all cans and bins out of sight either inside your garage, in your backyard, or attempt to screen from view. In our HOA, it is appreciated that you only bring trash bins out for collection the night before your scheduled day of pick up, and promptly return them out of sight by the end of the day.

Out of respect for all of our neighbors who use the sidewalk, especially those utilizing a mobility device such as a wheelchair or walker, and families pushing their kiddos in a

stroller, please keep waste bins and other objects off of the sidewalk. Per Waste Management:

Place carts at the curb so that they do not block sidewalks, drive-ways, public streets, or other rights of way, with the lid opening facing the street.



Waste Management continues to please ask for your assistance to help their drivers successfully service your home by not parking a vehicle in the roundabout on your scheduled pick up day. Thank you in advance for your cooperation.

*photo from <https://wasteindustries.com/residential/curbsideplacement>

LAWN EQUIPMENT AVAILABLE!

Beautiful yards really set this HOA apart from neighboring communities. All power yard equipment was purchased over the last 3 years to allow our HOA homeowners to borrow at zero cost. The intent is to assist our homeowners with the goal of 100% voluntary esthetic compliance within our HOA. Feel free to contact the Office Manager and you will be able to use any of the equipment listed below. We only ask that you treat it just like you would your neighbor's.



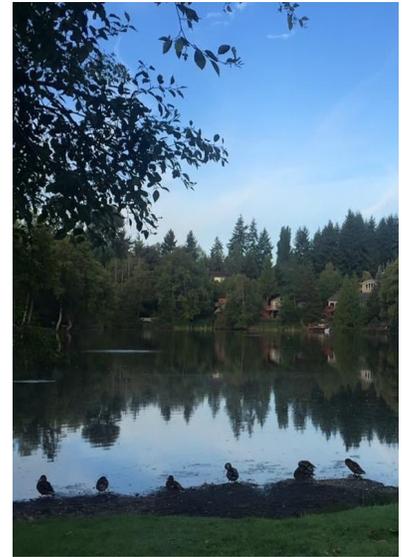
- 2 pressure washers
- Lawn mower
- Hedge trimmer
- 2 weedwhackers
- Backpack blower
- Chain saw
- Edger

ESTHETICS WALKTHROUGH

Doesn't our neighborhood look so pretty with all the flowers in bloom? It's so wonderful to see homeowners out working on projects to beautify their homes. We on the Board are so grateful to live in a community where folks really take pride in their property— we see you, thank you! Our documents require a walkthrough to take place once a year to ensure that all neighbors have the opportunity to enjoy the nice neighborhood aesthetic.

We will begin this year's annual inspection of all our TLHOA homes using the same inspector as last year around June 15th and will have the inspection completed by July 1st. Last year, the esthetics committee created a checklist based on the Rules & Regulations material. We wanted to share this with you to be transparent with the guidelines being assessed, and it's a much shorter read than going through all that paperwork!

Just like previous years, we know that we will have a high rate of homeowners who will go above and beyond this checklist. The main goal is to have voluntary compliance, and open communication. Please reach out with any questions you may have. Let's make this our most beautiful year yet!



Twin Lakes HOA Esthetics Assessment 2020

Div. Lot & Address: _____ Date: _____

Compliance Deadline Date: _____

The below checked items are in need of attention and are to be completed within 30 days. Please contact the HOA office if you have any questions, our staff is available to help you with this process. Once the work has been completed, please respond in writing either email or USPS.

- Sidewalks
 - trees/shrubs encroaching
 - weeds/needles/debris
 - moss
 - mailbox clean/paint/repair
 - trip hazard (NOT a violation- see back of form)
- Yard
 - Mow/edge
 - lawn excessive weeds/ moss
 - reseed lawn
 - trees shrubs encroaching on house
 - planting area/flowerbed weeds
 - tree stumps visible (not at ground level)
 - retaining wall moss
 - tarped items
 - personal items/ trash visible
 - trash/recycle/compost cans visible
- Driveway / Parking Area
 - Weeds/ needles/debris
 - clean (pressure wash)
 - replace torn/mildewed car cover
 - RV / trailer/ commercial vehicle
 - repair/ replace**
- House
 - paint - touch-up/clean/repaint**
 - roof -moss/debris/ repair/ replace**
 - window coverings inappropriate
 - gutters - clean / repair
- Fence
 - clean/ repair
 - replace**/paint**/stain**
- Sheds / Structures
 - clean / repair
 - unauthorized structure**
- Other

****Please submit an ACC Form and obtain approval prior to starting any work that will change the exterior appearance of your home or landscaping. You may contact Gayle Duff at 253-838-0464 or officemanager@twinlakeshoa.com if you have any questions or need additional forms.**



Check out the NEW TLHOA Facebook page:

www.facebook.com/groups/twinlakeshoa/

This group platform provides more flexibility and security to ensure information is only shared with current residents of our HOA.

I SCREAM, YOU SCREAM, WE ALL SCREAM FOR ICE CREAM!!!

What a year it's been right!? Due to the pandemic, your Community Events committee has decided to cancel all regularly scheduled events for the year. We knew we just had to do something, and who doesn't like ice cream!

Get ready for the ice cream truck to cruise down your street!

SATURDAY JULY 18th between 2-4pm

Listen for the music and go pick out your cone *on the house!*

While we can't all gather together, we can keep a safe distance while enjoying a cone. Stay tuned for more information over email and on our new Facebook page.



PLEASE PLACE STAMP HERE

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E-mail:
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Monday-Friday: 9am-5pm

Available by phone or email

