



Lake Forest

HOME ASSOCIATION



Annual Newsletter - December 2023



The newly renovated waterfront at Hearing Park



LETTER FROM THE PRESIDENT



It's been a beneficial year for our Lake Forest neighborhood! We have a new lake front beach rounded with granite boulders for sitting and climbing with great views of Long Lake. Children and dogs alike are loving it. I've seen crayfish, trout and frogs coming up to our new beach. They were never visible before because our failing bulkhead was slowly slipping into the lake, and now it's been removed. The new shoreline is not just more beautiful, with better accessibility by the new wide shallow steps and railings, or the fulfillment of some of the community projects cited in our Reserve Study, it's an asset for all our homeowners because it increases our property values.

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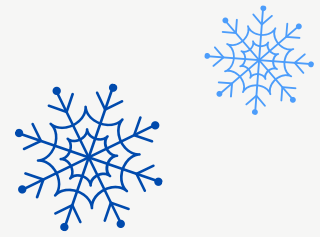
Motor vehicles are not allowed in these areas to protect the flora and fauna and users (mostly kids on bikes) making them safe places for all of us to enjoy. Lake Forest is a great place to raise kids! With excellent schools close by and roughly 24 acres of greenbelts, and a 4.5 acre park where children play, a pavilion, a playground and now, a lovely beach next to the dock.

The Board voted to raise annual assessments by 3% at the October 17 meeting. That puts 2024 dues at \$179.78, with undeveloped lots at \$89.89. The most recent special assessment proposed to replenish our reserve account did not receive the requisite number of votes. The Board will take up this matter again in 2024.

Board members Kim Busenbark, Alex Broman, and I have been volunteers on the Board - holding various positions and volunteering for a host of community activities for years. We love this neighborhood, but we agree, it is time to recruit and train some new neighbors.

We look forward to electing a new board at our Annual HOA Meeting on **January 16th at 7:00 PM.** Hope to see you there!

-Kathleen Emmett, 2023 LFHA President



ANNUAL MEETING NOTICE

JANUARY 16, 2024 at 7:00 PM

The annual meeting will take place at Evergreen Forest Elementary School, located at 3025 Marvin Road.

AGENDA ITEMS INCLUDE:

- End of year reports
- 2024 Annual Budget Approval
- Committee Reports
- Election of NEW HOA Board



CONTACT YOUR HOA

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WEBSITE: www.lfha.info



YOUR NEIGHBORHOOD NEEDS YOU!

Our community is blessed with wonderful volunteers! Volunteering helps all of us. It acquaints us with our neighbors and the neighborhood, and saves us from hiring the work out, keeping our annual dues low. After cumulative DECADES of service to our neighborhood, several board members of the all-volunteer Lake Forest Homeowners Association Board of Directors will be moving on to new things.

There are many positions to fill, and we are excited to welcome neighbors, new and old, to help guide the activities of the HOA in 2024! The board meets every third Tuesday of the month. If you live in Lake Forest, you are qualified to volunteer. No previous experience necessary!

OPEN BOARD POSITIONS

- President - ***term expiring***
- Vice President - ***Vacant***
- Treasurer - ***Vacant***
- Secretary - ***Vacant***
- Member-at-Large - ***term expiring***

If you're interested in joining the Board or would like more information about a particular position, please email: lfhabode@gmail.com.

Citizenship in the Community by Alex Broman

What's going on in our Association? Who's doing what? Why does the neighborhood look the way it does? We've all chosen to make our lives in this community, and we have expectations and a role to play in making this neighborhood feel like home. This year 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 CC&R violations for garbage/recycle cans in view and trailer/RV parking.

Did you know:

- Any changes you make to the outside of your home must be approved by the HOA Architectural Review Committee (ARC)?
- Trash Cans are supposed to be out of site, such as behind a fence, when not on the curb for pickup. Speaking of pickup, please make sure those cans are moved back by Friday. This keeps your home looking like someone lives there & obstructions off the street.

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I'd like to take this opportunity to invite everyone to review the CCRs of the Association, which can be found on our [website, www.lfha.info](http://www.lfha.info), under the header titled "Board Info & Documents - CC&R's". Thanks to the 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. Thanks 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 in our community.



Maintenance Committee Update

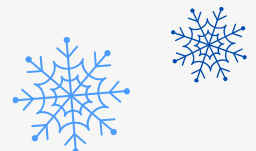
by Jeff Heard

Hello Lake Forest Neighbors! I've lived in Lake Forest since 2005. Shortly after moving in I began attending the monthly HOA meetings. I soon became aware that our annual association dues are insufficient to hire out all the maintenance required for our commonly owned green belts and infrastructure.

The overall condition of our common areas reflected this reality. I lead our Maintenance Committee, a small group of civic minded volunteers who conduct routine maintenance, repairs, and improvements around the neighborhood. Faces have changed over the last 18 years, but the Maintenance Committee soldiers on. These wonderful people routinely volunteer labor, expertise, fuel and equipment, to make Lake Forest a desirable place to call home.

The dock is a perpetual maintenance issue and one of many examples of our Maintenance Committee's projects. Pilings fail, and nature occasionally deals the dock a blow, ramp requires regular maintenance. When a mature fir tree at the waterfront fell a while back, it inflicted serious damage. Volunteers removed the log from the water and repaired the dock for cost of materials, less than \$900, saving us all a considerable amount of money. Repair & maintenance of the dock has been made possible within our existing budget because of the Maintenance Committee volunteers.

If you have the time, please consider pitching in - you might just enjoy it!



Hearing Park Waterfront Renovation: An Ugly Duckling Shoreline turns into a Swan

by Kathleen Emmett

For years, the Lake Forest shore front along Long Lake has looked like a concrete batch plant, with three 60' splotchy concrete retaining walls and an 80' bulkhead along our shoreline. We were easily the worst-looking shoreline around the Lake.



In 2018, the HOA applied for permits to turn our shore front into a more natural-looking and functional shoreline. Permits from US Fish and Wildlife and Thurston County, and the Department of Ecology, were approved and issued over. SCJ Alliance engineered a design for a new, more natural shore front and in June 2023, we awarded a contract to Apex Landscaping Solutions.

Apex took the existing concrete walls and bulkhead down without discharging turbidity into the Lake. I was an Ecology Inspector for years before I retired a few years ago, so I went down every day to oversee the construction operations at the lake. I saw a beach appear where the bulkhead had been for more than thirty years. Schools of small fish returned. I was amazed at the water's clarity. It was like waking up from a dream.

Now we have granite rockery shaped around the shore like an amphitheater. Most of the granite boulders used for tiers double as seating and Juan, their rockery expert, put steps in five different places just from watching people use the shore front. His partner, Anthony the construction lead, used a front loader like he was playing a video game, placing the boulders precisely as directed by Juan. He could place a boulder within an inch of the target site. He was so energetic, picking up, laying out and moving the granite boulders, huge amounts of bark, pea gravel and anything the site required. He was always so positive, so polite and fun to talk to. So, our once horrible shoreline is now like an amphitheater fit for a concert. Thank you, Apex. And, thanks to the patience and efforts of all of your neighbors - our ugly shore front has turned into the beauty of a glorious swan!



Remembering Nancy (Nan) White



The Lake Forest community lost a wonderful neighbor and dedicated volunteer this year, Nancy (Nan) White. Nan kept up the entryway signs for years, bringing smiles and helpful information to us all. Thank you Nan for your time and giving so much to the Lake Forest Neighborhood.

We miss you ❤️

Find Your Niche!

There are lots of non-board volunteer opportunities we rely on to keep our community thriving such as the:

- Architectural Review Committee.
- Community, Covenants & Restrictions (CC&Rs) Enforcement Committee
- Maintenance Committee (see pg. 4)
- Event Coordination Committee
- Communications Committee (newsletters & entryway signs)

Everyone seems busier than ever these days, but we all benefit when we work together to support our neighborhood. More information & committee sign-ups will be available at the Annual Meeting on January 16th!

2023 Spooky Yard Decorating Contest

Congratulations to the neighbors who won this year's Spooky Yard contest. Over 60 people voted for the contestants in our first ever Lake Forest Community Facebook Event. This year's winners are our neighbors at 34th Ct. SE, 8321 Lake Forest Drive, and 8624 Oxford Ave. Thanks to everyone who participated and made the neighborhood feel festive!



Have you joined the community Facebook page?

If you use Facebook, search for "Lake Forest Community, Lacey, Washington". You have to answer a few questions to join this **private** group for residents. The goal of this group is to build community by sharing information with neighbors, like special events and regular HOA meeting notices. Please note, the official and legal website of the association is lfha.info, not Facebook.