



Quarterly NEWSLETTER

BOARD OF DIRECTORS

A Message From Our President

PRESIDENT

Tom Brunner

VICE PRESIDENT

Craig Brown

TREASURER

Greg Glazner

SECRETARY

Ray Faccenda

MEMBER AT LARGE

Leslie Rose

Tim Walls

Kathy Franklin

William Herbert

Donovan Barton

Association Manager

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253-838-5568

Dear Neighbors,

As summer is in full swing, I just wanted to take a moment to say how grateful I am to be part of such a wonderful neighborhood. It's a pleasure living among such kind and friendly people, and I truly appreciate the sense of community we share.

I'm also always impressed by the pride so many of you take in your homes and yards, which makes our neighborhood such a beautiful and welcoming place to live.

I'm looking forward to continuing to enjoy the longer days, warm, sunny days, and the chance to spend more time outside. Hopefully, we'll all have opportunities to relax, connect, and enjoy everything this season has to offer—be sure to enjoy the parks, walking trails, and more.

Wishing you and your families a happy, safe, and enjoyable rest of your summer and I hope to see you at the Annual Meeting in September!

Tom Brunner | HOA President

OFFICE HOURS

Monday – Friday

9 AM to 5 PM

Closed 12 noon – 1:00 PM

Please contact the office if you would like to schedule a meeting.

MISSION STATEMENT

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.

SUMMER EVENTS

✦ ✦ **SUCCESSFUL COMMUNITY BBQ!** ✦ ✦

Thanks to **everyone who helped** with the annual BBQ.
We had a great turn out!



A big thank you to our board members & volunteers
for all their **hard work to make this event a success!**



"I just wanted to reach out and let the team/board know what a great job they did with the BBQ. The whole event was so *thoughtfully* put together and what a great way to bring people together. I was able to catch up with neighbors that I hadn't seen in quite a while, enjoy some music and just have some fun. I appreciate all of the hard work that it took to pull it together. Thank you!

~ Twin Lake Resident

MARK YOUR CALENDARS!

GARAGE *sale* *July* **24th - 25th** Friday & Saturday

Everyone is welcome to participate. Please do not block access to sidewalks, mailboxes or neighboring driveways. All signage must be removed at the end of the weekend.



» Be on the lookout for your Annual Packet in the mail next month!



ANNUAL MEETING



SEPT 16

6:30 PM
Twin Lakes Golf & Country Club

HOLIDAY LIGHTING CONTEST

Runs throughout the month of December. The board will select 10 winners, Dec 18th – 20th, each receiving a \$50 gift card!

Rooster On The Run In Division 9!



This elusive rooster has been loudly greeting the rising of the sun much to the dismay of sleeping neighbors.

He's been on the move traveling yard to yard with a cock-a-doodle-do here, there, and everywhere as he swiftly escapes his would be captors.

Though quite handsome, and otherwise affable, it's against the HOA rules for poultry to reside in Twin Lakes. Once safely captured, residents will give him to Farm Animal Control to have him safely removed from the HOA.



MONEY MATTERS FROM YOUR TREASURER

RECAP OF BUDGET MEETINGS & NEW TREASURER

This was our second year conducting open budget meetings, and both the April and June sessions were well attended. Many thoughtful questions were raised and answered to the best of our ability. During these working meetings, we reviewed the budget in detail, line by line. Because they were working sessions, we were able to make adjustments to budget figures on the spot as needed to develop an acceptable budget.

The proposed budget will be presented to the HOA Board at the July meeting for approval, as required by the Association Bylaws. Prior to the September annual meeting, the full HOA membership—all 1,363 homeowners—will receive a copy of the Board-approved budget for ratification.

I would like to thank everyone who attended the budget meetings and express my appreciation for their valuable input and contributions throughout the process.

In September, the HOA will have a new Treasurer, Donovan Barton. Donovan is a longtime resident of our community and will make a great Treasurer for the association. Please give him your full support and understanding as he takes the reins.

Best regards,

Treasurer



A huge thank you to Greg, who has done an excellent job not only as our Treasurer, but also in so many capacities behind the scenes to help our Association run efficiently. His dedication, hard work, and willingness to step in wherever needed have made a lasting impact. He will be greatly missed!

Financial Documents Available On Our Website

As a reminder you can find all of the financial documents on our website under the Meetings & Financials tab. We strive to keep it as up-to-date as possible. On this page you will also find recent board meeting minutes and the current board meeting agenda.



WORK PARTY SUCCESS

Thank you to the volunteers who showed up on June 6th to help beautify our community. Your support helps keep our maintenance costs down and contributes to making our neighborhood a better place for everyone.

Community clean-up events also provide a great opportunity to earn community service hours. We appreciate your participation and look forward to seeing more volunteers at future events!



2026 TLHOA Board of Directors Goals

- **Encourage Community Involvement**
 - Invite hoa members to participate in committees
 - Invite hoa members to participate in community events & projects
- **Enhance enjoyment of our parks**
 - Address the marsh conditions at treasure island
 - Implement humane strategies to reduce the geese population at treasure island and ponce
- **Provide repair & maintenance services for common areas**
- **Provide technological support services for hoa board & office**
- **Improve financial health of hoa & reduce late payments**
- **Create an organized library of maps, documents, and historical information about our common elements.**
- **Highlight homeowners who take exceptional pride in maintaining and beautifying their properties**

Vacation Safety & Crime Prevention Tips

As we enter the prime vacation season, we can all do a few things that will help make the return from vacation as positive as the departure.

Did you know that the Twin Lakes Homeowners Association's security patrol performed 1,959 homeowner vacation checks in 2025?

A vacation check includes a daily security drive by and inspection of your home by a security officer. The front of your home is inspected and anything unusual is communicated to you and/or the Federal Way Police Department.

Below are vacation tips from King County:

- Use timers on lights, radios, and/or TVs, to make them go on and off during the day and night to make your home appear occupied.
- Leave blinds open in their usual position.
- Lower the sound of your telephone ringer and answering machine so they can't be heard outside.
- Stop mail and newspaper delivery, and have a neighbor or friend pick up anything left at the home (like those "throw-away" newspapers and circulars).
- Leave your itinerary with a neighbor so you can be contacted in an emergency.
- Ask the neighbors to watch your home and report any suspicious activities.
- Disconnect your electric garage door opener and padlock the door, preferably on the inside.
- Arrange to have your lawn mowed in summer and your walk and driveway shoveled in winter.
- Notify police and dependable neighbors as to when you plan to be away. Join with your neighbors to keep a close watch on each other's home and watch what's happening in your area—working closely with them is a good way to prevent crime.
- Don't go away and leave your front porch light on for the entire time. It's a clear signal to burglars that no one is home. Have motion sensor lights installed. Do the same for your back yard lights and the garage.
- Lock your vehicles, even if they are being left in your garage (and remember to remove all your valuables from your vehicles).
- Make sure your side garage doors are locked and secured. Turn off your automatic door opener.

Safe travels,

Ray Faccenda

Secretary & Security Chair



If you would like to be placed on the vacation inspection list go to www.twinlakeshoa.com and complete the "Vacation Notification Form."

REMINDER: **RESPOND IN WRITING TO** **SPRING ESTHETICS CHECKLIST**

Thank you to everyone who has taken the time to address the items identified during the Spring Assessment. We appreciate your cooperation, timely responses, and efforts in helping maintain the appearance and value of our community.

As responses continue to come in, please know that we are reviewing submissions and responding as quickly as possible. We appreciate your patience as we work through each response.

If you have completed the requested items and have not yet done so, please submit a written response along with current photos showing the completed work. This helps us efficiently track submissions and close out Spring Assessment notices in a timely manner.

Please email your written response and photos to officemanager@twinlakeshoa.com. You may also drop off responses at our office or mail them in through USPS.

Thank you again for your cooperation and commitment to keeping Twin Lakes a great place to live.

REMINDER: WE'RE UNABLE TO ACCEPT PAYMENTS AT OUR OFFICE

Please note that we are unable to process payments in our office. Payments must be made through the [approved payment channels](#).

If you're mailing in a check, please be sure to **include your account number** on your check and make the check out to TLHOA.

Lockbox c/o Bell Anderson
P.O Box 65584
Phoenix, AZ 85082

The Lockbox address is only to receive payments. Please do not send any correspondence (Compliance responses, completed forms, questions about payments, etc.) to the lockbox address. All other correspondence can be dropped off or mailed to our office.

BEFORE BEGINNING EXTERIOR WORK: SUBMIT AN ACC FORM

As a reminder, you must submit an ACC Form **prior to starting exterior work**. You can easily submit your request or print a form from our website:

<https://www.twinlakeshoa.com/acc-form>. You must have an approved ACC application prior to beginning any exterior renovations.

FRIENDLY REMINDER: PERMITS REQUIRED FOR DUMPSTERS & SANI CANS

Please email our office to request a permit. We can issue permits for up to 7 days. An ACC submission is required if needed for longer periods of time.



JOIN A COMMITTEE MAKE A DIFFERENCE IN OUR COMMUNITY!

We're looking for community-minded individuals like YOU to volunteer your time and skills to help strengthen our community!

Whether you're dedicated about beautifying our common areas, preserving property values, or creating fun events, there's a place for you to make a real impact. Here's how you can get involved:

- **Common Grounds Committee:** Help transform and maintain the shared spaces of our community, making them beautiful for everyone to enjoy.
- **Esthetics Committee:** Volunteers work year-round to monitor the condition of lots in all ten divisions of the Association, in addition to the Annual Assessment done every Spring. All communications are completed by the office staff
- **Community Events Committee:** Plan and execute exciting events that bring neighbors together and strengthen our sense of belonging. It's a fantastic way to meet new people and make lasting connections!

PLEASE SCHEDULE A TIME TO MEET

Although our office is closed to walk ins, we are happy to schedule appointments to meet with owners and help you with issues you may have. We can assist you setting up your account, submitting ACC requests, or sharing concerns about your community. Please contact Gayle at officemanager@twinlakeshoa.com or 253-838-0464 and we will schedule a mutually agreeable time to sit down and discuss your needs and concerns. Office Hours are Monday through Friday 9 AM - 5:00 PM and we are closed daily for lunch from 12 Noon - 1:00 PM.

For quick answers, please visit our website, www.twinlakeshoa.com. It's available 24/7 and includes a wide range of helpful information and resources for homeowners.