

Fall 2023 Newsletter



TLHOA Office Hours:

9AM-5PM

Mon-Fri

(Closed 12PM-1PM)

3420 S.W. 320th St.,

Suite B-3

Federal Way, WA

98023

Office Phone:

253-838-0464

Contact info

Association Manager

Gayle Duff 253-838-0644

officemanager@twinlakeshoa.com

Assistant Association Manager

Brandon Young 253-838-0464

frontdesk@twinlakeshoa.com

Bookkeeping

Nataliya Sidorenko

nsidorenko@bell-anderson.net

Security line 253-838-5568

From the President

WHETHER YOU ARE READY FOR IT OR NOT, FALL HAS ARRIVED. AS THE DAYS GET SHORTER AND THE TEMPERATURE BRISKER, IT'S TIME TO PUT AWAY THE LAWN FURNITURE AND GET YOUR HOME PREPARED FOR WHAT'S IN STORE OVER THE NEXT SIX MONTHS.

1. CLEAN GUTTERS AND DOWNSPOUTS. AS LEAVES BEGIN TO FALL, THEY WILL UNDOUBTEDLY FILL EAVESTROUGHS AND DOWNSPOUTS, BLOCKING WATER FROM MAKING IT OFF ROOFS AND AWAY FROM HOMES.

2. CAULK AROUND WINDOWS, DOORS, AND OTHER OPENINGS. CAULKING AROUND WINDOWS AND DOORS PREVENTS COLD AIR FROM GETTING IN AND CONDITIONED INSIDE AIR FROM GETTING OUT.

3. CHECK/REPLACE WEATHER STRIPPING. WEATHERSTRIPPING LOSES ITS EFFECTIVENESS WITH AGE AND NEEDS TO BE REPLACED EVERY FEW YEARS. DO A VISUAL CHECK OF THE STRIPPING AROUND EXTERIOR DOORS AND WINDOWS (INCLUDING GARAGE DOORS) AND REPLACE IF IT APPEARS WORN OR CRACKED.

4. INSPECT ROOF AND CHIMNEY. YOU'LL BE VERY THANKFUL TO CATCH A PROBLEM WITH THE ROOF NOW BEFORE WATER STARTS DRIPPING ON HEADS IN THE MIDDLE OF A NOVEMBER DOWNPOUR.

5. CLEAN AND INSPECT FURNACE. THE FIRST THING TO DO BEFORE KICKING ON THE HEAT IS TO CLEAN OR REPLACE THE FURNACE FILTER. THIS NOT ONLY HELPS THE QUALITY OF INSIDE AIR, BUT ALSO KEEPS THE FURNACE RUNNING MORE EFFICIENTLY.

KEEP WARM AND SAFE THIS FALL AND WINTER.

TOM BRUNNER , TLHOA PRESIDENT

Twin Lakes Security Patrol

KEEPING CRIME AWAY IS A COLLECTIVE EFFORT. HOMEOWNERS CAN DO THEIR PART TO MAKE THEIR COMMUNITY A SAFE PLACE TO CALL HOME.

- INSTALL DOUBLE-CYLINDER DEADBOLT LOCKS ON OUTSIDE DOORS. INSTALL BARS OR LOCK PINS ON SLIDING DOORS AND WINDOWS.
- INSTALL SURVEILLANCE CAMERAS OR VIDEO DOORBELLS.
- LOCK ALL DOORS, WINDOWS, GATES, AND GARAGES NO MATTER HOW BRIEFLY YOU'LL BE OUT OF THE HOUSE.
- LEAVE A TELEVISION OR RADIO ON TO CREATE A SENSE OF ACTIVITY IF YOU'RE GOING TO BE OUT OF THE HOUSE FOR A SHORT TIME.
- LEAVE THE FRONT PORCH LIGHT ON AT NIGHT.
- INSTALL TIMERS TO TURN YOUR LIGHTS OR ELECTRONIC DEVICES ON AND OFF THROUGHOUT THE DAY IF YOU'RE OUT OF TOWN.
- ASK A TRUSTED NEIGHBOR TO KEEP AN EYE ON YOUR HOME IF YOU'RE GOING ON A TRIP. REQUEST A VACATION CHECK FROM SECURITY
[HTTPS://WWW.TWINLAKESHOA.COM/COPY-OF-VACATION-NOTIFICATION](https://www.twinlakeshoa.com/copy-of-vacation-notification)
- IF YOU SEE SOMETHING, SAY SOMETHING. NOTIFY LOCAL LAW ENFORCEMENT AND THE ASSOCIATION'S SECURITY IMMEDIATELY IF YOU NOTICE SUSPICIOUS ACTIVITY IN YOUR COMMUNITY, REGARDLESS OF HOW SMALL.
- LOCK YOUR VEHICLES AT ALL TIMES.
- DON'T LEAVE ITEMS IN YOUR CAR THAT CAN BE SEEN BY CAR PROWLERS.
- PICK UP YOUR MAIL PROMPTLY AND ASK THE USPS ABOUT INFORMED DELIVERY. [HTTPS://WWW.USPS.COM/MANAGE/INFORMED-DELIVERY.HTM](https://www.usps.com/manage/informed-delivery.htm)
- DOWNLOAD EYES ON FW APP HERE! :
[HTTPS://WWW.CITYOFFEDERALWAY.COM/EYESONFEDERALWAY](https://www.cityoffederalway.com/eyesonfederalway)

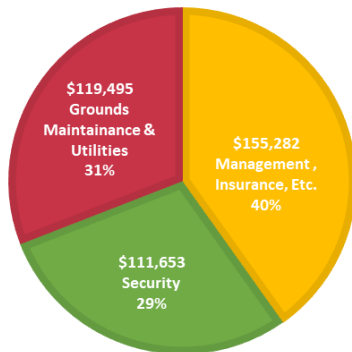
IF YOU SEE SOMETHING, SAY SOMETHING. NOTIFY LOCAL LAW ENFORCEMENT AND THE ASSOCIATION'S SECURITY IMMEDIATELY IF YOU NOTICE SUSPICIOUS ACTIVITY IN YOUR COMMUNITY, REGARDLESS OF HOW SMALL.

IT'S BEEN A BUSY AND PRODUCTIVE YEAR FOR THE HOA, SOME OF THE HIGHLIGHTS ARE:

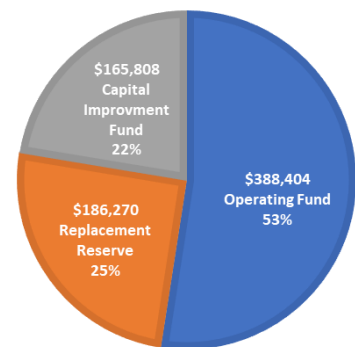
- THE PARKS AND WALKING TRAILS HAVE HAD A MUCH-NEEDED RESURFACING REPAIR AND TREE ROOT REMOVAL. NEXT SPRING, THERE ARE PLANS TO RECOAT THE REST OF THE WALKING PATHS.
- A NEW STREET LIGHT WAS ADDED TO THE HOYT ROAD ENTRANCE INTO TWIN LAKES FOR ADDED SAFETY.
 - THE HOA BOARD THANKS EVERYONE WHO HELPED CLEAN THE PARK TABLES, BENCHES, PLAYGROUND EQUIPMENT AND SPREAD NEW BARK TO THE PARKS AND LATER NEW ENGINEERED WOOD CHIPS TO THE PLAYGROUND. THE PARKS SHINE AND GIVE A GREAT WELCOMING FEELING.
- THERE IS NOW A PHOTOGRAPHIC RECORD OF ALL 49 ROUNDABOUTS. MANY OF THE ROUNDABOUT TREES HAVE BEEN TRIMMED TO ALLOW STREET LIGHTS TO BE SEEN. PLEASE CONTACT THE OFFICE IF YOU NOTICE THAT YOUR ROUNDABOUT NEEDS SOME ATTENTION. THANK YOU TO THOSE OWNERS THAT WATERED THEM THIS SUMMER.
- THE HONDA SECURITY TRUCK WAS IN NEED OF REPAIRS AND WAS TRADED IN FOR A NEW HYUNDAI FOR A COST OF ONLY \$2,470. TO THE ASSOCIATION.
- ICE CREAM IN THE PARK WAS A SUCCESS AND ENJOYED SEEING THE RETURN OF THE GARAGE SALE THIS YEAR, LOOKING FORWARD TO BUILDING ON BOTH OF THESE NEXT YEAR. PLEASE PLAN TO ATTEND THE PANCAKE BREAKFAST ON NOVEMBER 4TH AT THE G&CC FROM 8:30-11:00. THE CHRISTMAS LIGHT CONTEST WILL BE JUDGED DEC 15TH-17TH.
- THE WEBSITE HAS SEEN SOME UPDATING AND IS MORE USER FRIENDLY WITH EASY LINKS. RESIDENTS WILL CONTINUE TO BE INFORMED THROUGH THE NEWSLETTER AND EMAIL BLASTS AS WELL. PLEASE MAKE SURE THE HOA OFFICE HAS YOUR CURRENT CONTACT INFORMATION.

Treasurers Report

**TWIN LAKES HOA
EXPENSES YTD
THROUGH
AUGUST 31 2023**



**TWIN LAKES HOA
FUND BALANCES
AS OF
AUGUST 31 2023**



- Current dues are \$444/yr (\$37/mo). These Cover:
 - Security Patrol
 - Park maintenance and repair for three parks (Treasure Island, Hillside, Ponce de Leon)
 - Lake maintenance including weed and algae control
 - Tree trimming
 - Street lighting
 - Free loaner equipment (Pressure washers, Lawn mowers, Edgers)
 - Fully staffed office / Legal services / Accounting services / Audits / Tax return preparation
 - Community Events (Ice Cream Social, Garage Sale, Pancake Breakfast, Volunteer Day refreshments, etc.)



Upcoming Events

FREE TLHOA PANCAKE BREAKFAST



SATURDAY NOVEMBER 4TH
8:30AM-11:00AM
TWIN LAKES GOLF & COUNTRY CLUB

Twin Lakes HOA Holiday Light Decorating Contest



**LIGHT UP THE NIGHT AND YOUR
COMMUNITY WITH BEAUTIFUL HOLIDAY
DECORATIONS. THE CONTEST WILL RUN FOR
THE MONTH OF DECEMBER AND WILL BE
JUDGED DEC 15TH-18TH.
THE BOARD WILL ANNOUNCE 10 WINNERS
OF \$50.00 GIFT CARDS.**

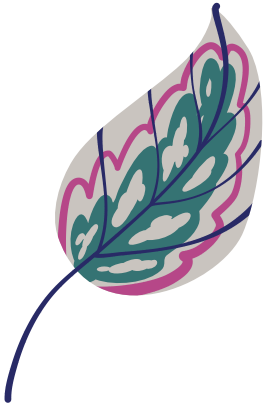
Please Don't Feed the Wildlife!

**Avoid feeding wildlife; it can
be harmful.**

Wildlife Services urges no handouts to ducks, geese, gulls, raccoons, deer, squirrels, or coyotes. Feeding alters behavior, can harm survival, and causes conflicts. Limit wildlife conflicts by not feeding near people and in parks.

Overfeeding leads to overcrowded, unsanitary habitats and disease outbreaks. Ducks and geese thrive without human intervention, their natural diet is best for them and the environment. Law prohibits attracting wild animals in King County. Washington Department of Fish and Wildlife advises stopping bird feeding to reduce disease spread.

Let's continue to keep our neighborhood safe!



ACCESSORY DWELLING UNITS (ADUS)

WITH MORE DISCUSSION IN THE MEDIA, AS A REMINDER, ANY MODIFICATION TO YOUR LOT REQUIRES ACC APPROVAL. ADU'S ARE PROHIBITED IN TWIN LAKES HOA.

“UNDER ARTICLE IX, SECTION 1 OF THE CC&RS, EACH LOT MAY ONLY HAVE ONE DETACHED SINGLE-FAMILY DWELLING FOR SINGLE-FAMILY OCCUPANCY “

“CHAPTER 1, SECTION IV(G) OF THE RULES, REGULATIONS & POLICIES FOR TWIN LAKES HOA PROVIDES THAT ACC APPROVAL GUIDELINES FOR ATTACHED OR DETACHED RESIDENTIAL STORAGE BUILDINGS. ANY OTHER STRUCTURES, INCLUDING ADDITIONAL SHEDS OR ACCESSORY DWELLING UNITS (ADUS), ARE PROHIBITED.

Stay Up to Date on HOA Happenings!

Do you have your email addresses on file with the HOA?

If you do not, please contact Gayle, officemanager@twinlakeshoa.com or Brandon, frontdesk@twinlakeshoa.com in the HOA office. Occasionally, events or community notices come up or have to be cancelled on short notice. An email blast will save time, stamps and the trees. Please help us get important HOA information to you in a timely manner.



Our Mission

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





Board and Committee Info

Board of Directors:

- Tom Brunner
President
- Brendan Cysewski
Vice President
- Ian Beckstrom
Secretary
- Greg Glazner
Treasurer
- Russ Field
- Craig Brown
- Mike Redling
- Leslie Rose

Committee Volunteers Needed

Looking for members that can volunteer their time and talents to the community! Please join one of these committees and make a difference.

- **Common Grounds:** Volunteer your time and talents to enhance the common areas of the association.
- **Esthetics:** Your input will assist in maintaining the property values of the 1363 homes in Twin Lakes.
- **Community Events:** Help plan and execute events that bring the community together. A great way to get to know your neighbors.

**Please contact the HOA office for information on volunteering!
officemanager@twinlakeshoa.com**