

# Q4 2024 TLHOA Newsletter



## TLHOA Board of Directors

- **Tom Brunner**  
President
- **Craig Brown** Vice-President
- **Greg Glazner**  
Treasurer
- **Ray Faccenda**  
Secretary
- **Tim Walls**
- **Mike Redling**
- **Leslie Rose**

### Office Hours

Monday through Friday  
9AM to 5:PM  
closed 12-1:00PM

Please contact the office if you need to schedule a meeting.

## From the President

MAY THE MAGIC AND THE WONDER OF THE HOLIDAY SEASON BE WITH YOU THROUGHOUT THE COMING YEAR. MAY THE GIFT OF HAPPINESS BE YOURS THIS HOLIDAY. MAY YOUR HOME BE FILLED WITH JOY THIS SEASON. HOPING YOUR HOLIDAYS ARE FILLED WITH CHEER AND GOOD TIDINGS.

ALL OF US HERE AT THE TWIN LAKES HOA THANK YOU, THE RESIDENTS, FOR YOUR HELP IN MAKING THIS A GREAT PLACE TO LIVE.

SINCERELY

TOM BRUNNER  
HOA PRESIDENT



### 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.**

### Association Manager

Gayle Duff 253-838-0644

[officemanager@twinlakeshoa.com](mailto:officemanager@twinlakeshoa.com)

### Assistant Association Manager

Adam Gomez 253-838-0464

[frontdesk@twinlakeshoa.com](mailto:frontdesk@twinlakeshoa.com)

### Bookkeeping

Nataliya Sidorenko

[nsidorenko@bell-anderson.net](mailto:nsidorenko@bell-anderson.net)

Security line 253-838-5568

# UPCOMING HOA EVENTS



**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 13TH-15TH.  
THE BOARD WILL ANNOUNCE 10 WINNERS  
OF \$50.00 GIFT CARDS TO THE  
TWIN LAKES GOLF AND COUNTRY CLUB LOUNGE

DIVISION 8 2023 WINNER

**THANK YOU TO ALL THOSE THAT ATTENDED  
AND SUPPORTED THE TLHOA SUMMER EVENTS**



POPSICLES IN THE PARK



TLHOA ANNUAL PICNIC

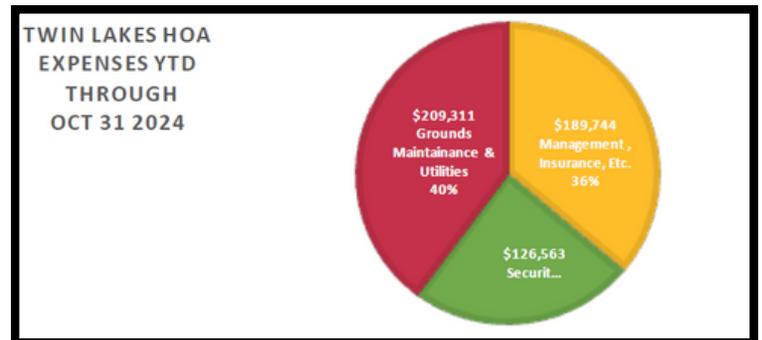
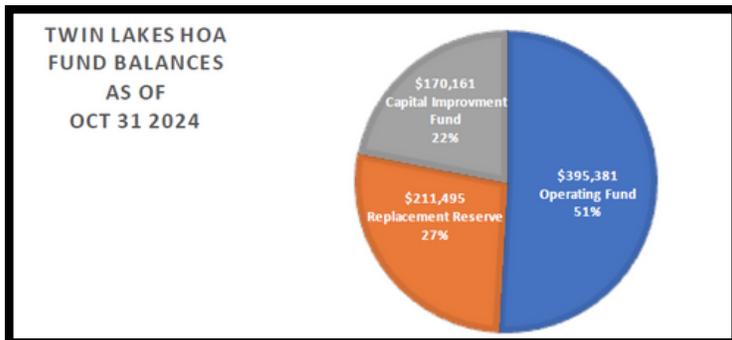


ANNUAL WORK PARTY

## MONEY MATTERS FROM YOUR TREASURER FALL 2024

THANK YOU FOR THIS OPPORTUNITY TO PRESENT OUR CURRENT FINANCIAL STATUS. AS I NOTED AT THE ANNUAL MEETING LAST MONTH, WE ARE SPENDING A SIGNIFICANT AMOUNT OF MONEY ON PARK UPGRADES THIS YEAR. THEY ARE SORELY NEEDED. TREASURE ISLAND PARK AND LAKE LORENE WERE IN PLACE PRIOR TO 1974 AND PONCE DE LEON PARK AND LAKE EVEN BEFORE THAT. THE CITY OF FEDERAL WAY WAS INCORPORATED IN 1990. WE ARE ADDING NEW, HIGH-QUALITY BENCHES AND TABLES TO ALL THREE PARKS AT A COST OF \$83,000. IN ADDITION, WE HAVE POURED CONCRETE PADS UNDER THE EXISTING BENCHES AROUND THE PLAYGROUND AT TREASURE ISLAND SO PEOPLE DON'T HAVE TO DRAG THEIR FEET IN THE DIRT OR MUD WHEN SEATED. THESE IMPROVEMENTS WERE PLANNED AND ARE COMING FROM OUR REPLACEMENT RESERVE AND CAPITAL FUND SO THEY DO NOT AFFECT DAY TO DAY OPERATING EXPENDITURES. NEXT YEAR, WE PLAN TO REPLACE THE PEDESTRIAN BRIDGE AT PONCE, AS IT IS 25 YEARS OLD AND SHOWING ITS AGE. THIS TOO, IS A PLANNED EXPENDITURE THAT HAS BEEN ACCOUNTED FOR IN THE REPLACEMENT RESERVE.

THAT SAID, THROUGH SEPTEMBER 30TH, ALTHOUGH WE ARE WITHIN BUDGET ON OUR ADMINISTRATIVE AND SECURITY CATEGORIES, WE ARE OVER BUDGET ON GROUNDS MAINTENANCE. THIS IS PRIMARILY DUE TO HAVING TO DEAL WITH LAKE TREATMENTS DUE TO A HOT SUMMER AND AN OVERLOAD OF POLLUTANTS FROM A LARGE RESIDENT GOOSE POPULATION. WE ALSO HAD WINDSTORM DAMAGE THIS YEAR AND STOCKED LAKE LORENE (DONE ONCE EVERY THREE YEARS). WE ARE PAYING MORE THAN DOUBLE TO LAST YEAR'S COST FOR LAKE TREATMENT AS THE STATE-CERTIFIED PROVIDER THAT PREVIOUSLY PERFORMED THESE SERVICES FOR THE HOA PASSED AWAY AND WE HAD TO QUICKLY SEEK A NEW VENDOR. WE ARE SEARCHING FOR A STATE CERTIFIED PROVIDER AT A BETTER PRICE FOR NEXT YEAR.



SECURITY IS ANOTHER ISSUE. THE HOA USED THE SAME VENDOR FOR THE PRIOR THREE YEARS AND UNFORTUNATELY, THERE WERE NON-PERFORMANCE ISSUES. AS A RESULT, WE HAD TO CONTRACT WITH ANOTHER COMPANY. FOR THE SAFETY AND SECURITY OF OUR HOMEOWNERS, IT'S A PRIORITY TO MAKE SURE THAT OUR SECURITY PATROL WILL BE ON SITE WHEN SCHEDULED. AFTER INTERVIEWING THREE POTENTIAL REPLACEMENTS, THE BOARD SELECTED A NEW PROVIDER. THIS IS UNFORTUNATELY COSTING US APPROXIMATELY 22% MORE THAN THE PRIOR COMPANY.

WE ARE DOING EVERYTHING WE CAN TO REDUCE COSTS IN THE INTERIM. AS A REMINDER FROM THE ANNUAL MEETING, WE LISTED MANY OF THE TASKS VOLUNTEERS WERE DOING FOR THE ASSOCIATION AT NO COST. THIS SAVES OUR ASSOCIATION THOUSANDS OF DOLLARS ANNUALLY. IF YOU WOULD LIKE TO BE ON A VOLUNTEER LIST, PLEASE CALL THE HOA OFFICE AT (253) 838-0464 OR EMAIL US AT FRONTDESK@TWINLAKESHOA.COM. ANY HELP WOULD BE GREATLY APPRECIATED.

**BEST, GREG GLAZNER - TREASURER**

# HOLIDAY KITCHEN SAFETY

AS YOU START TO PREPARE YOUR HOLIDAY FEASTS, BE SURE TO KEEP FIRE SAFETY TOP OF MIND WHILE IN THE KITCHEN. ACCORDING TO THE NATIONAL FIRE PREVENTION ASSOCIATION, THANKSGIVING IS THE PEAK DAY FOR HOME COOKING FIRES, WITH UNATTENDED COOKING BEING THE LEADING CONTRIBUTING FACTOR TO THESE FIRES. AS YOU START TO PREPARE FOR THE HOLIDAYS, MAKE SURE TO KEEP THESE FIRE SAFETY TIPS IN MIND:

- BE ON ALERT! STAY IN THE KITCHEN WHILE YOU ARE COOKING.
- KEEP ANYTHING THAT CAN CATCH FIRE (I.E OVEN MITTS, PAPER TOWELS, CURTAINS, WOODEN UTENSILS, DISHTOWELS, ETC) AWAY FROM YOUR STOVE TOP.
- TURN THE STOVE BURNERS OFF IF YOU NEED TO LEAVE THE KITCHEN OR HOUSE FOR ANY PERIOD OF TIME.
- WATCH WHAT YOU'RE COOKING. IF YOU SEE ANY SMOKE, TURN THE BURNER OFF.
- NEVER WEAR LOOSE CLOTHING OR DANGLING SLEEVES WHILE COOKING.
- TURN POT HANDLES TOWARDS THE BACK OF THE STOVE TO AVOID BUMPING OR PULLING THEM OVER.
- KEEP CHILDREN AWAY FROM THE STOVE. KIDS SHOULD STAY THREE FEET AWAY FROM THE STOVE WHILE COOKING.
- IF THERE IS AN OVEN FIRE, TURN OFF THE OVEN AND KEEP THE DOOR CLOSED UNTIL IT'S COOL.
- IF YOU CHOOSE TO DEEP FRY A TURKEY- ONLY FRY A TURKEY OUTSIDE AND AWAY FROM YOUR HOME-NOT INSIDE YOUR GARAGE, OR ON YOUR PORCH. DO NOT OVERFILL THE OIL IN THE TURKEY FRYER AND FOLLOW THE MANUFACTURER'S INSTRUCTIONS ON USE, INCLUDING THAWING YOUR TURKEY THOROUGHLY AND MAINTAINING CONTROL OF THE OIL TEMPERATURE



*Holidays*

## Holiday Office Hours

**The HOA Office will be closed November 28th & 29th  
December 24th through 27th and December 31st and January 1st.  
In case of emergency, please contact 911.  
You may also report concerns to Security 253-838-5568**

## 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**



## IT'S FALL Y'ALL!

PLEASE DO YOUR PART TO MAKE THE SIDEWALKS THROUGHOUT THE TWIN LAKES HOA SAFER FOR EVERYONE:

- TRIM BRANCHES AND LIMBS THAT MAY BECOME A HAZARD DURING THE DARKER MORNINGS AND EARLY EVENING TWILIGHT. AS A REMINDER, GREENERY SHOULD BE TRIMMED BACK FROM THE SIDEWALK AND UP TO 8 FEET HIGH.
- CLEAN UP LEAVES, NEEDLES AND DEBRIS THAT BECOME WET AND SLIPPERY DURING THE RAINING MONTHS.
- PARK VEHICLES ON THE STREET AND NOT ON THE CURB, DON'T IMPEDE ACCESS TO WALKWAYS, DRIVEWAYS, MAILBOXES AND GARBAGE PICKUP.
- CLEAR STORM DRAINS TO REDUCE FLOODING
- INSPECT EXTERIOR LIGHTING TO ENSURE IT IS WORKING CORRECTLY.

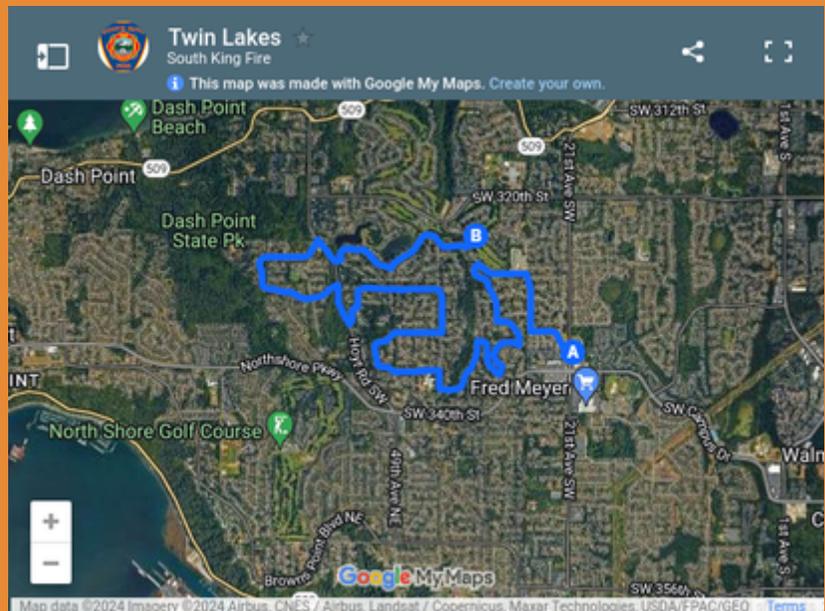
## South King Fire Santa Parade and Canned Food Drive!

Tuesday December 10th 5:30 – 7:00 p.m. TWIN LAKES

Partnering with the local cities to collect canned food and donate to the food banks, we strive to make a difference and bring joy during the most challenging time of the year for many families.



**Twin Lakes Girl Scout Troop 40190**  
will be at Treasure Island from 5:30 to 8:30,  
collecting toys and diapers for Lighthouse NW.





## MEANWHILE IN DIV 5...

Meet Buddy, the adventurous one-eyed Husky with a knack for escape! Rescued by his loving family, Buddy suffers from extreme separation anxiety—and nothing can hold him back when he's left alone. Crates, locks, windows, and even air conditioning units stand no chance against this determined pup.

Instead of running off, Buddy heads straight to the roof, where he sits proudly, waiting for his family to return. His family has worked with vets and trainers to manage his anxiety, and they've taken every precaution to keep him safe—he's microchipped, fully vaccinated, and even has the local animal control on standby.

Despite his escape artist ways, Buddy is a sweetheart with a big heart. Whether he's knocking out windows or chilling on the roof, Buddy's quirky antics make him the lovable Husky his family adores. After all, Husky's gonna Husky!

Thank you, Fox Family, for letting us share Buddy to the TLHOA Community!

**THE HOLIDAYS ARE RIGHT AROUND THE CORNER. MAIL THIEVES AND PORCH PIRATES STRIKE TYPICALLY NOVEMBER THRU JANUARY. HERE ARE SOME TIPS TO PREVENT BECOMING A VICTIM.**

- LET A TRUSTED NEIGHBOR KNOW THAT YOU WILL BE OUT OF TOWN.
- LET TLHOA SECURITY-PATROL KNOW THAT YOU ARE INTERESTED IN EXTRA VACATION PATROLS. THE VACATION CHECK FORM CAN BE COMPLETED ON THE HOA WEBSITE [HTTPS://WWW.TWINLAKESHOA.COM/](https://www.twinlakeshoa.com/)
- MAKE ARRANGEMENTS TO HAVE YOUR NEWSPAPERS, EXPECTED PACKAGES, & MAIL PICKED UP BY SOMEONE.
- INTERIOR/EXTERIOR LIGHT TIMERS ARE HELPFUL, ALONG WITH VIDEO SURVEILLANCE SYSTEMS.



**It is against the rules of the Association to feed wildlife in the HOA parks and Common Areas. It is also a violation of Federal Way city code.**

**Thank you for your cooperation.**

## **Geese Management**

### **We want to hear from you!**



The TLHOA Board of Directors is seeking resident input concerning the management of the geese population in the HOA parks. If you have a question, comment or concern on what steps are being taken to control the population of geese, please contact the HOA office at [officemanager@twinlakeshoa.com](mailto:officemanager@twinlakeshoa.com) or you may mail in your comments at 3420 SW 320th ST B-3, Federal Way, WA 98023

The Association spends a great deal of time and money making the parks a place for residents of the HOA to play, walk or sit back and enjoy the outdoors. (on the new benches and picnic tables). and are seeking your comments

## **New City of Federal Way RV ordinance**

### **8.50.010 PARKING RECREATIONAL VEHICLES ON CITY STREETS.**

NO PERSON SHALL PARK A RECREATIONAL VEHICLE ON ANY PORTION OF A STREET OR ALLEY IN THE CITY EXCEPT WHEN THE RECREATIONAL VEHICLE IS PARKED ON A PORTION OF A STREET OR ALLEY ADJACENT TO PROPERTY OWNED OR OCCUPIED BY THE OWNER OR OPERATOR OF THE RECREATIONAL VEHICLE FOR THE PURPOSE OF LOADING, UNLOADING, OR SIMILAR ACTIVITIES. PRIOR TO PARKING SUCH A RECREATIONAL VEHICLE THE OWNER OR OPERATOR OF THE RECREATIONAL VEHICLE SHALL OBTAIN A 48-HOUR PARKING PERMIT FROM THE CITY, WHICH SHALL BE PROMINENTLY DISPLAYED ON THE WINDSHIELD OF THE RECREATIONAL VEHICLE. RECREATIONAL VEHICLES PARKED CONSISTENTLY WITH THIS SECTION MUST STILL COMPLY WITH ALL OTHER PARKING REGULATIONS IN FWRC AND OTHER APPLICABLE LAWS.

