



Quarterly NEWSLETTER

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Craig Brown

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Greg Glazner

SECRETARY

Ray Faccenda

MEMBER AT LARGE

Mike Redling

Leslie Rose

Tim Walls

Association Manager

Gayle Duff 253-838-0644

officemanager@twinlakeshoa.com

Assistant Association Manager

Natasha Tanev 253-838-0464

frontdesk@twinlakeshoa.com

Bookkeeping

Nataliya Sidorenko

nsidorenko@bell-anderson.net

Security Line:

security@twinlakeshoa.com

253-838-5568

TAKE TIME FOR GRATITUDE

a message from our president

Dear Neighbors,

As we welcome the beauty of spring and all the promise it brings, this is the perfect time to reflect on the things we are grateful for. In the midst of new beginnings, I encourage you to take a moment to appreciate the world around you and make a list of the things that fill you with gratitude. It's a simple but powerful way to reconnect with the joys of life.

Here are a few things that I personally am thankful for:

- The vibrant tulips and the sweet baby birds
- The nourishing rain and the warmth of sunshine
- The time I have to spend outdoors
- The friendly faces I meet during my morning walks
- The refreshing water that sustains me

Spring has always been my favorite season. After months of being cooped up indoors, bundled against the cold, I am thrilled to step outside and immerse myself in nature. With rake in hand, hoe and weed bucket ready, I feel a deep connection to the earth as I tend to my garden. The act of digging in the dirt reminds me that, like the seasons, new beginnings are always possible, and all is well with my soul.

Let's all take time to enjoy this season of renewal, embracing the beauty around us and the joy of new opportunities.

Wishing you a season full of peace and gratitude.

Sincerely,

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.



UPCOMING EVENTS

Celebrate Summer!



Popsicles in the park

Work Party
Saturday June 7th



Community Garage
Sale July 25th - 26th

Annual Bar-B-Que
Saturday July 12th





MONEY MATTERS FROM YOUR TREASURER

Thank you for the opportunity to present an update on our current financial status.

This year, our management company, Bell Anderson, implemented new accounting software. While the transition has been challenging for both their team and those of us reviewing the reports, we now have a better understanding of the system and are receiving more accurate financial reports than before.

As of January 1, we transitioned to a modified accrual-based accounting system, moving away from the previous cash basis system. This new system retains all the features of the cash basis system but adds several improvements, including the ability to track unpaid bills and outstanding monies owed to the association.

As a reminder, the budget is presented to the Board in July and then to the full membership during the annual meeting in September. This year, we will hold a budget working session on April 16 at 5:30 PM, just before the regular Board meeting. This session is open to all HOA members who wish to provide input on the proposed budget. The meeting will be held at 3420 SW 320th St, #B3, Federal Way, WA 98023. For more information, please contact the HOA office at (253) 838-0464.

Additionally, we are accepting bids for a new reserve study specialist or the renewal of our current provider. The replacement reserve fund is mandated by the State of Washington and is used for the repair and replacement of large fixed assets like playground equipment, park benches, and fountains. This year, the most significant expected expense is the replacement of the Ponce de Leon Park bridge, which is 25 years old and in need of replacement. Several board members have been working with potential contractors and the City of Federal Way on this project, and we expect work to begin once a contract is in place and the weather clears.

MONEY MATTERS FROM YOUR TREASURER (CON'T)

We also maintain a capital fund that can be used for the purchase of new equipment or other necessary expenses. Significant portions of both the capital fund and replacement reserve funds are invested in FDIC-insured accounts to earn the best available interest. Last year, these funds generated over \$11,500 in interest, which was reinvested into the respective funds.

Regarding the current budget, we are slightly over budget in security due to the higher costs of the new security vendor that began service in September. This change was made after the budget had already been approved. On the other hand, we are currently under budget in administrative services.

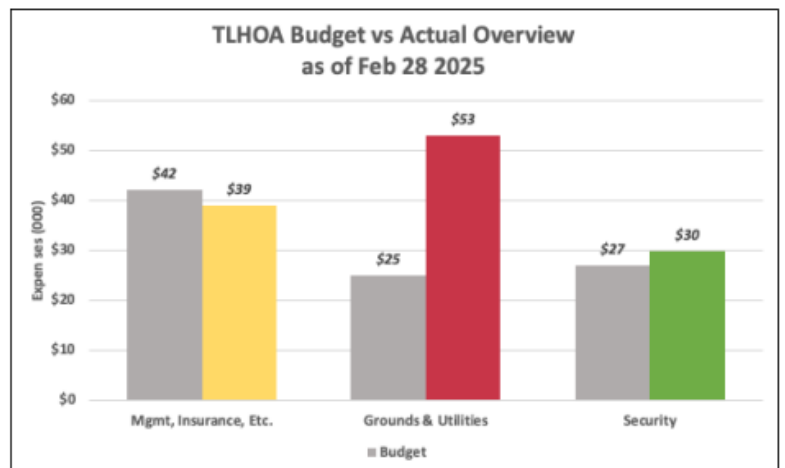
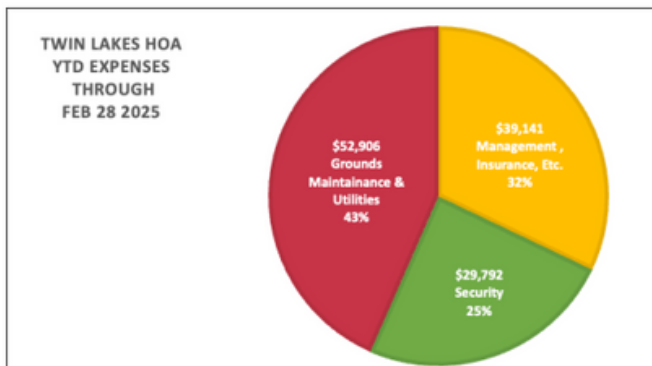
The chart below shows an overage in the landscaping category which is primarily due to a misclassification of some purchases. We hope to correct this before the next financial statements are issued.

As always, we rely on volunteers to help keep our dues low. Volunteers save the association thousands of dollars annually. If you're interested in joining our volunteer list, please contact the HOA office at (253) 838-0464 or email us at frontdesk@twinlakeshoa.com. Your help would be greatly appreciated.

Best regards,

Greg Glazner

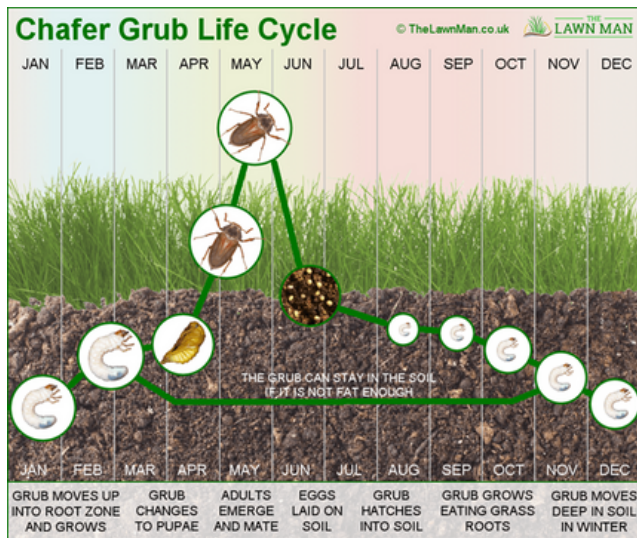
Treasurer



CONTROLLING CHAFER BEETLES

You have more than likely noticed quite a few lawns and parking strips that look as though they have been mulched excessively. The damage is caused by chafer infestation to residential lawns and exacerbated by the fact that its grubs are an attractive food source for local fauna such as crows, skunks and raccoons, who relentlessly dig up the turf in search of the morsels. Homeowners often find themselves bewildered by the speed and extent of the destruction which may ensue. To help prevent infestation, keep

your lawn well aerated and in healthy condition. To deal with the grubs once they are discovered, there are a few applications (Nemasys Chafer Grub Killer) that can be found at garden supply centers. Some lawn services can apply treatments for the grubs. However, once you see the damage, it may be too late, and the only course of action is to repair or replace the lawn. The best time of year to repair or replace lawn is in the spring. Your local landscape company, garden center or lawn care company are good resources for more information.



The difference a volunteer and a power washer can make is incredible. While the city conducts quarterly street sweeps, they don't address the mildew buildup that can accumulate over time. It's dedicated volunteers like these who help keep our community looking its best and help maintain affordable assessments, especially when compared to other HOAs.

ROUNDABOUTS & ISLANDS

The Association is responsible for maintaining the islands in the cul-de-sacs, while the city oversees the street surface in the roundabouts. The Association handles the repair and replacement of curbs, maintains the landscaping in the roundabouts, and covers the cost of street lighting.

Unfortunately, many street surfaces around the islands have become covered with mildew and moss. We reached out to the city to inquire about their plans for cleaning these areas. Their response was that the only maintenance they perform on the street surface is a street sweeper that comes four times a year. The city



suggested that neighbors in each cul-de-sac organize work parties to power wash the areas around the roundabouts.



JOIN A COMMITTEE - MAKE A DIFFERENCE IN OUR COMMUNITY!

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

Whether you're passionate 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:** Oversee the Spring Inspection and year-round monitoring of lots. Communication with owners is handled by the HOA office.
- **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!

NOTICE: HOA CLOSED TO WALK-INS

For the safety of staff, homeowners, and business associates, the HOA office is closed to walk-in visitors. Appointments are required. Security cameras are in place at the door and inside. Office hours are Monday - Friday, 9am to 5pm, with a lunch break from 12pm - 1pm. Please call or email in advance to schedule an appointment or visit.

We appreciate your understanding and look forward to working with homeowners to answer questions and provide information. Also, many questions can be answered on our www.twinlakeshoa.com.

CANADA GEESE AND PUBLIC HEALTH: WHAT YOU NEED TO KNOW

Canada geese, though often a beautiful sight, can carry harmful bacteria, parasites, fungi, and viruses in their droppings. Even if they appear healthy, they can transmit pathogens such as E. coli, Salmonella, Cryptosporidium, Giardia, and more. These pathogens can be spread to humans through accidental ingestion of contaminated water or touching contaminated surfaces, like shoes, and then putting fingers in the mouth.

While research has shown that Canada geese can harbor these pathogens, definitive links to human illness are still hard to establish. The most notable concern is "swimmer's itch," a skin irritation caused by a parasite found in goose droppings. However, this parasite doesn't reproduce in humans, so the impact is mainly discomfort. Additionally, the large amount of droppings can negatively affect water quality in lakes and ponds.

Given the risks, we have implemented temporary fencing during the molting and nesting seasons to help control the geese population and limit exposure to excessive droppings. This measure is essential as we work to protect public health and preserve the environment.

TO REDUCE THE RISK OF ILLNESS, FOLLOW THESE SIMPLE PREVENTION TIPS:

- Wash hands with soap and warm water after touching droppings or any contaminated area. If soap and water aren't available, use hand sanitizer (only if hands are not visibly soiled).
- Avoid putting hands or fingers in your mouth while near contaminated areas. Be sure to supervise children to prevent hand-to-mouth contact.
- Keep children away from areas with visible droppings, and discourage direct contact with them (such as sitting on contaminated grass).
- Clean shoes that may have been contaminated with droppings, and leave them outside.

With geese often populating areas used for recreation, it is important to find ways to reduce their presence and mitigate their impact. For more information on geese management, visit the Washington Fish & Wildlife website's "Preventing Conflict" section: [WA Fish & Wildlife](#)

Stay safe, and thank you for understanding as we work to help keep our community safe.



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.



PREPARE FOR SPRING ESTHETICS

Please familiarize yourself with the list of the elements that will be inspected during the Spring Assessment in May

Sidewalks/Curbs/Signs

- ☐ Trees/ shrubs encroaching (trim from sidewalk/sign and up to 8 feet)
- ☐ Weeds/ leaves/ debris/ moss
- ☐ Mailbox: clean/ paint/ repair
- ☐ Trip hazard (NOT a violation- see back of form)
- ☐ Curbs & Sidewalks - clean (pressure wash)

Yard

- ☐ Mow/edge
- ☐ Planting area/flowerbed weeds
- ☐ Lawn: excessive weeds/ moss / reseed
- ☐ Tree/shrub encroaching on house (trim so nothing touches the house/roof)
- ☐ Tree stumps visible (above ground level)
- ☐ Dead or dying groundcover, tree, shrub
- ☐ Retaining wall: clean/repair
- ☐ Tarped items (no tarps are to be used w/in the HOA)
- ☐ Personal items/ inappropriate signage / trash visible
- ☐ Trash/recycle/compost cans visible from the street

Driveway / Parking Area

- ☐ Weeds/moss/leaves/debris
- ☐ Clean (pressure wash)
- ☐ Replace torn/mildewed car cover
- ☐ RV / trailer/ commercial vehicle/clutter
- ☐ Repair/ replace**

House

- ☐ Paint: touch-up/ clean/ repaint**
- ☐ Roof: moss/ debris/ repair/ replace**
- ☐ Window coverings inappropriate
- ☐ Gutters: clean / repair
- ☐ Flag or sign attached to house or window



Fence

- ☐ Clean/ repair
- ☐ Replace**
- ☐ Paint or stain**

Sheds / Structures

- ☐ Clean / repair
- ☐ Unauthorized structure**

Are you planning any exterior changes to your property or Home?



CHECK OUT OUR NEW ONLINE FORM!

We've streamlined the process for submitting an ACC form. Now, you can easily upload your plans, images, and blueprints in one place. You can also make edits to your form anytime. Both the online and printed versions of the ACC form are available on our website under the 'Forms' section.

GATHER YOUR PLANS: The Architectural Control Committee will review your request and may request additional information. Please allow up to 30 days for an approval. Incomplete submissions will delay the approval process. In order to expedite the process please include as many details as possible.

Any changes to the exterior of your property, including but not limited to remodeling, painting, driveways, ramps, steps, fences, sheds, roofs, and landscaping, require prior approval from the Association's Architectural Control Committee. Please review the [CC&Rs Rules & Regulations](#) or contact the HOA office for a copy of the documents.

Home improvement projects requiring prior approval include, but are not limited to:

- Roof replacement or repair (provide a photographic sample or link to product)
- Exterior Painting (include complete color details for siding, trim, and doors; a link to your color palette works best)
- Exterior and Garage Doors (provide a photographic sample or link to product)
- Decks and Porches (include a diagram showing the deck's location in relation to property lines, materials, and finishes)
- Fences (including repairs and re-staining; include height, length, a diagram showing the fence's location in relation to property lines, materials, and finish)
- Major Landscaping (25% or more change; include a drawing, scope of work, and materials/plants list. Submit hardscapes in a separate ACC request)
- Driveways, Sidewalks, Ramps, and Retaining Walls (include a diagram showing location, materials, and finishes in relation to property lines)
- Sheds (maximum size 8'x8'x8'; refer to Chapter 1, Section III, Item G of Rules & Regulations)
- Gutters (include siding and roof color, photographic sample, or link to product)
- Remodels (any visible exterior changes, such as siding, stone/brick, architectural details, windows, roofline, or chimney)
- Additions (that affect the external footprint of the home; must include complete architectural designs, approved city permit, elevations, materials, finishes, colors, and styles)

For projects that require a trash bin or portable outhouse please send our office a separate email to request a printable permit. Permits are issued with specified time limits.