Twin Lakes Quarterly NEWSLETTER

BOARD OF DIRECTORS

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
Gayle Duff 253-838-0464
officemanager@twinlakeshoa.com

Asst. Association Manager
frontdesk@twinlakeshoa.com

Bookkeeping
Nataliya Sidorenko
nsidorenko@bell-anderson.net

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security@twinlakeshoa.com
253-838-5568

a message from our president

Dear Neighbors,

Spring is almost here! With the warmer weather upon us, we wanted to share some tips and/or reminders regarding property maintenance. Remember, the appearance of your property can greatly increase the property value of your home and community. As a friendly reminder, here are some items that we encourage you to look at:

- **Lawn Care** – Annual grassy weeds, like crabgrass and foxtail, are easily stopped in the spring, when the seeds are tiny seedlings are most vulnerable, so they don't become a problem in the summer. Please apply weed preventer with lawn food to improve the health of your lawn.
- **Lawn Maintenance** – Higher temperatures, means increased growth. That said, please plan to mow, edge, and weed your lawn more frequently than the colder months, which are typically weekly during the Spring/ Summer months.
- **Exterior Maintenance** – Please refresh exterior paint to include the home, trim and garage doors. Any siding should be cleaned to remove mold/mildew. Additionally, please remove stains/dirt from driveway that have accumulated over time.
- **Inoperable Vehicle(s)** – Please refrain from parking and/or storing any type of inoperable vehicle in public view. The Association has noticed an increase number of inoperable vehicles in the community, which is both a violation of the deed restriction and an eyesore. Please take the time to either relocate the vehicle to the garage or store offsite.
- **Pet Owners** – Please remember to clean up after your pet "upon any public property or upon any private property without the permission of the owner" Please be considerate and pick up your pet's droppings. Please remember maintenance is not limited to just these items. Feel free to contact our office should you have any questions.

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.

2026 EVENTS

MARK YOUR CALENDARS!

Annual Events That Bring Our Community Together

WORK PARTY

JUNE 6 - 9 AM - 12 PM

We will be cleaning the playground equipment at Treasure Island Park, power washing the benches and picnic tables throughout the park, and planting flowers at the entrance to enhance the park's appearance.



POPSICLES IN THE PARK

JUNE 7TH - 3 PM - 4:30 PM



COMMUNITY GARAGE SALE

JULY 24 - 25



JULY 11

- LIVE MUSIC!
- HOT DOGS, SIDES & BEVERAGES
- FACE PAINTING & BALLOON
- ARTIST BOUNCY HOUSES

HOA COMMUNITY BBQ



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!



MONEY MATTERS FROM YOUR TREASURER

SAVE THE DATE FOR BUDGET MEETINGS

2027 Budget Planning Meetings Announced

Last year we held homeowner budget meetings for the first time in eight years. I'd like to continue that tradition this year. Our association Bylaws require us to present a budget for the Board for approval in July.

The budget is then ratified by membership vote at the annual meeting in September. This means that we have to start early. This year, I'd like to announce two budget meetings:

- **Wednesday, April 15th**
- **Wednesday, June 17th**

Both meetings will begin at 5:00 PM before the regular Board meeting begins at 6:30PM. The meetings will be held at the TLHOA office at 3420 SW 320th St, Suite B3, Federal Way WA 98023.

These will be working meetings where we will go over the proposed budget line-by-line detailing the assumptions and projections made for each individual item for CY 2027.

This is your chance to be heard and to propose changes to the document as we go along. If you're interested in getting into the details of the process, these meetings are for you. Of course, you are welcome to attend the regular HOA Board meeting afterward.

New Treasure Announced

As you know, I will be leaving Board this coming September. We put out a call for HOA members willing to take on the duties of the Treasurer. Amazingly, we got four great candidates! Thanks to all who participated! It's wonderful to see renewed interest in helping our community. At the February meeting, the Board chose Donovan Barton to be next in line for the position. In the interim, I'll be training him.
Volunteerism is one of the main reasons why we have been able to operate on a relatively lean budget and have never had a special assessment in the more than 60 years since the founding of the Twin Lakes community. Thanks so much to all of our valued volunteers!

Best regards,

Greg Glazner

Treasurer

WE WANT TO HEAR FROM YOU!



Please take a few minutes to complete this short survey to help us shape our goals and initiatives. Your responses will be carefully considered as we continue working to enhance the quality of life in the Twin Lakes community and protect property values for all Association members. The Board sincerely appreciates your prompt response. You can click on the direct link below, or visit our website www.twinlakeshoa.com to take the survey.

CLICK HERE TO TAKE THE SURVEY

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**

Santa Parade 2025

Once again Twin Lakes very own, **Girl Scout Troop 40190** successfully collected for Lighthouse Northwest and Twin Lakes Elementary School, during the Santa Parade. Great job Troop!







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.



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

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

PREPARE FOR SPRING ESTHETICS

May 22–27 2026

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**

PLEASE DO NOT FEED THE GEESE OR WILDLIFE



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. Feeding geese and other wildlife may seem harmless, but it can create serious problems for our community. When geese are regularly fed, they become dependent on human food, lose their natural fear of people, and gather in large numbers. This often leads to excessive droppings on sidewalks, playgrounds, and grassy areas, which can pose health and safety concerns for residents.

In addition, human food such as bread and crackers does not provide proper nutrition for geese and can harm their health. Overfeeding also contributes to poor water quality in ponds and increased maintenance costs for the Association.

We kindly ask all residents and guests to refrain from feeding geese or any other wildlife in our parks and common areas. Your cooperation helps keep our community clean, safe, and enjoyable for everyone. Thank you for your understanding and support.

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 EXTERIOOR 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 rennovatitons.



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 officemanger@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 12-1:00 PM.

Our website www.twinlakeshoa.com has a lot of useful information that is available 24/7, if you need answers quickly.