



Quarterly NEWSLETTER

BOARD OF DIRECTORS

PRESIDENT

Tom Brunner

VICE PRESIDENT

Craig Brown

TREASURER

Donovan Barton

SECRETARY

Ray Faccenda

MEMBER AT LARGE

Leslie Rose

Tim Walls

Kathy Franklin

William Herbert

Tricia Arbogast

Association Manager

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Asst. Association Manager

frontdesk@twinlakeshoa.com

Bookkeeping

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Security Line:

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253-838-5568

A Message From Our President

Dear Neighbors, *"A fallen leaf is summer's way of saying goodbye."*

As fall approaches, here are a few simple home maintenance tips to help prepare your home for the changing season and avoid potential problems during the colder months.

1. Clean The Gutters

Clean your gutters and downspouts to ensure rainwater drains properly away from the home and foundation. Clogged gutters can cause water damage to siding, roofs, and foundations. Clearing out leaves and debris now can help prevent drainage problems.

2. Seal Gaps Around Windows and Doors

Check windows and doors for drafts, worn weatherstripping, or gaps around the frames. Sealing these areas can help keep warm air inside, improve comfort, and reduce heating costs. The U.S. Department of Energy estimates that air sealing and insulation improvements can save homeowners an average of 15% on heating and cooling costs.

3. Protect Outdoor Faucets and Irrigation Systems

Disconnect garden hoses and shut off and drain outdoor faucets where applicable. If the outdoor faucets have interior shut-off valves, close them and drain the remaining water from the lines. Insulated faucet covers can provide additional protection where appropriate. If the property has an in-ground irrigation system, follow the manufacturer's instructions for winterizing it to help prevent freeze damage.

4. Check The Furnace Filter

Check the furnace filter regularly and clean or replace it according to the manufacturer's recommendations. A dirty filter restricts airflow, reduces efficiency, and can increase energy costs. Most filters should be checked monthly, although replacement schedules vary by filter type.

5. Schedule Annual Furnace Maintenance To Prevent Costly Repairs

Have the heating system inspected annually by a qualified HVAC professional to help ensure it operates safely and efficiently. If you notice unusual noises, uneven heating, or difficulty maintaining your desired temperature, have the system checked.

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.

ANNUAL MEETING RECAP

THE ANNUAL MEETING WAS HELD ON SEPTEMBER 16, 2026

The Board of Directors wants to thank everyone that returned an absentee ballot or attended the 2026 Annual Meeting of the Twin Lakes HOA in person.

With 13.2% of the membership participating in the meeting, quorum was met and the membership was able to conduct the business of the Association.



With 132 votes, Tim Walls was reelected to the Board, as was Tom Brunner with 162 votes. Tricia Arbogast was elected to the Board with 141 votes. The 2027 Budget was ratified with 171 votes, with 15 votes against the proposed budget.

The membership heard reports from the HOA Treasurer, the Security Chair, the Board President, Commander RB Blackshear from FWPD and even the local mailman, Allen. A draft of the minutes can be viewed [HERE](#)

A big thank you to our volunteers, the meeting would not have been a success without you!



Keeping TLHOA Sidewalks **Safe & Accessible**

Twin Lakes is fortunate to have an excellent network of sidewalks that make it easy for residents to get outside, stay active, and enjoy our community.

Walking is a great way to connect with neighbors, and more people out walking also means more eyes on the neighborhood.

Keeping our sidewalks clean, clear, and accessible is a shared responsibility that helps ensure everyone can enjoy them safely.

Please take a moment to check the sidewalk in front of your home and follow these guidelines:



- **Keep sidewalks clear:** Remove grass, weeds, moss, pine needles, debris, and especially wet leaves, which can create slippery conditions.
- **Trim overhanging vegetation:** Keep trees, shrubs, and ground cover trimmed back from the sidewalk, maintaining at least 8 feet of vertical clearance.
- **Place garbage and recycling bins properly:** Set bins in the street alongside the curb on collection days, keeping them off the sidewalk and out of the pedestrian path.
- **Keep sidewalks clear of vehicles:** Do not park on sidewalks or block pedestrian access.
- **Keep ADA access points clear:** Never park in front of designated accessible sidewalk ramps or access points.

Please contact the city if you have raised or hazardous sidewalks in front of your home. 253-835-2753 or jonathan.strong@federalwaywa.gov

If the sidewalk is within the public right-of-way (ROW), homeowners may be responsible for repairing the sidewalk. You may contact the ROW team at row.permits@federalwaywa.gov for more information for answers to your questions on sidewalk repair.

**More residents out walking means more eyes on our community, which helps to promote neighborhood safety and discourage suspicious or criminal activity.
Walking benefits both our health and the safety of our TLHOA Community!**

WE HOPE YOU'LL PARTICIPATE IN OUR ANNUAL HOLIDAY CONTEST THIS YEAR!



HOLIDAY LIGHTING CONTEST

The contest runs throughout the month of December. The Board will select 10 winners between Dec 18th - 20th. The winners will each receive a \$50 gift card!

Winter Closures

Due to unpredictable weather or power outages, our office may be unexpectedly closed. Please email us if you need assistance, we will respond as quickly as possible. officemanager@twinlakeshoa.com

- In case of a power outage or downlines please contact **PSE: 888-225-5773**
- Report inaccessible streets to Public Works:
www.cityoffederalway.com/page/roadway-conditions
- To report emergencies, **call 911 first**
- Security can also be reached at **253-838-5568**



Please note our office will be closed on the following dates:

- November 26th & 27th
- December 24th, 12 noon through January 1st



A MESSAGE FROM OUR NEW TREASURER: **DONOVAN BARTON**

Hello, Twin Lakes neighbors!

My name is Donovan Barton, and I'm pleased to officially step into the role of Treasurer for the Twin Lakes HOA, serving through September 2028.

I'd like to begin by recognizing our previous treasurer, Greg Glazner, for the outstanding work he has done. Greg has put our community in a strong position for a smooth transition, and I appreciate the time and effort he has invested in ensuring we are set up for continued success.

As I take on this responsibility, I plan to continue Greg's commitment to transparency, careful financial oversight, and responsible planning. My goal is to help maintain the strong financial foundation of our community while ensuring that our resources are used effectively to care for our parks, lakes, and shared spaces.

I also look forward to meeting more homeowners and getting to know the people who make Twin Lakes such a great community. Greg strongly believed in the value of volunteer involvement, and I share that belief. I hope we can continue to encourage more homeowners to get involved, share their ideas, and contribute their time and talents to the community we all call home.

I'm grateful for the opportunity to serve Twin Lakes and look forward to working with our HOA board and fellow homeowners in the years ahead.

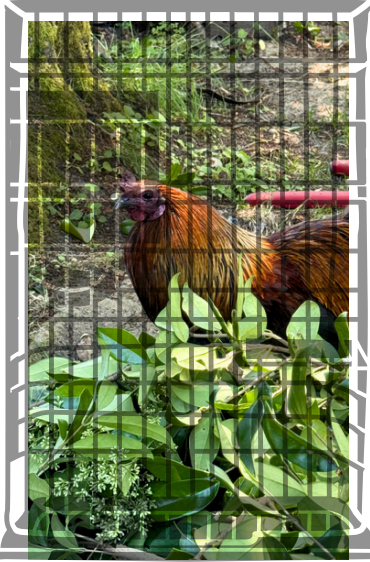
Donovan Barton | Treasurer

Reminder: **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.



Rooster Update: **Case Closed!**



Good news for the neighborhood! The wandering rooster who had made himself at home in several backyards has finally been caught and safely taken to Heartwood Haven.

After quite the adventure, Chris Spiers was able to trap the rooster shortly after our newsletter was released and bring him to his new destination. That means neighbors can look forward to a little more peace and quiet in the early morning hours, and no more 4:30 a.m. wake-up calls!

A big thank-you to Chris for his time and effort in getting this situation resolved, and to all the neighbors who reached out and shared their concerns.

Looks like this neighborhood adventure has finally come to an end!



SUNDAY, NOVEMBER 1ST!

As you turn your clocks back, take a moment to check the batteries in your smoke alarms and carbon monoxide (CO) detectors.

JOIN THE FUN THANKSGIVING MORNING!

8th Annual Twin Lakes Golf & Country Club Turkey Trot



 **Starts at 9 AM**

**Join us for a 2.7 mile trot
around the golf course**

**Free and open to
everyone!**

**Families, baby strollers &
pets are all welcome!**

Holiday Mail & Package Safety

Thanksgiving & Christmas are right around the corner. Mail thieves and porch pirates strike typically November thru January.

Here are some friendly reminders to protect packages and special deliveries this holiday season:

- Make arrangements to have newspapers, packages, & mail picked up by someone if you're not home.
- Track all packages and try to have someone home when they're delivered.
- Pick up mail promptly and consider signing up for USPS informed delivery.
- Consider sending valuable packages to an amazon locker or secure pickup location instead of leaving them at the doorstep.

If planning to be out of town over the holidays, be sure to fill out a vacation request form on our website



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 De Leon
- **Provide Repair and Maintenance Services for Common Areas**
- **Provide Technological Support Services for HOA Board & Office**
- **Improve Financial Health of HOA and 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**



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 with issues or concerns. We can assist with setting up your account, submitting ACC requests, or sharing concerns about our 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.