

Q2 2024 TLHOA Newsletter



TLHOA Board of Directors

- **Tom Brunner**
President
- **Ian Beckstrom**
Secretary
- **Greg Glazner**
Treasurer
- **Tim Walls**
- **Craig Brown**
- **Mike Redling**
- **Leslie Rose**

Office Hours

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

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

Association Manager

Gayle Duff 253-838-0644

officemanager@twinlakeshoa.com

Assistant Association Manager

Adam Gomez 253-838-0464

frontdesk@twinlakeshoa.com

Bookkeeping

Nataliya Sidorenko

nsidorenko@bell-anderson.net

Security line 253-838-5568

From the President

Happy Spring to Everyone!

Hope you feel all warm and delighted and are getting a head start on your springtime bucket list! Good luck!

The HOA board has been working very hard on its list of things to do as well.

June 1st we will be having our yearly "Work Party", spring cleaning of the parks. We always need some volunteers so please save the date so you can help give back to our community! We'll be pressure washing the tables, benches, and playground equipment along with adding fresh bark, just a few important tasks for us.

This year we also hope to improve the benches as well and add some new tables and signs. This will be part of the celebration of the Treasure Island 50th Anniversary, with the return of the Twin Lakes BBQ taking place on the third Saturday in August. Please join us for hot dogs, games, kids face painting and lots more. Looking forward to seeing as many of you as possible in the coming months.

TOM BRUNNER , TLHOA PRESIDENT

Save the Date August 17th
Annual Barbeque Celebrating
Treasure Island's
Golden Anniversary

2024 Spring Assessment

Spring Assessment in May

Coming in May is the Annual Spring Assessment of every home in the HOA. The inspector will be reviewing the elements included in the Checklist (on the following page). Many owners are unsure of what to do, if you are one of the owners that receives a friendly reminder to correct items on the checklist. You will be asked to make the corrections within 30 days before any further action is taken by the Association.

Once you have completed the tasks, you need to notify the HOA office in writing that the work has been completed. You will have received an Owner Response Sheet that you may fill out and return, either by mail or email. You can also drop it in the mail slot in the HOA office door. An easier option is to send the office staff an email stating what work has been completed. You don't necessarily need to use the form; an email will work. Phone calls are not considered notice that the work is complete, the response must be in writing. If you can provide pictures of the work, the compliance can be closed right away. Otherwise, your home will be reinspected in the following few weeks. Once the work is confirmed, the compliance will be closed.

If the HOA office has not received a response within 30 days, the association will follow the Fine and Enforcement policy of the association until the compliance has been closed. Please contact Gayle or Adam at the HOA office if you have any questions.

Adam frontdesk@twinlakeshoa.com or Gayle officemanager@twinlakeshoa.com

Some repairs may take longer than the allocated 30 days, such as painting, roof replacement, fence replacement. These more extensive repairs all require ACC approval before proceeding. Please respond first in writing requesting an extension to get the work completed if needed and then fill out and send in an ACC application. The office can provide you with an ACC Application form, the form is also available at the association's website. The ACC (Architectural Control Committee) committee will need to review the project prior to commencing work.

The purpose of the Inspection and the requirement for owners to make repairs is not to raise revenue through fines. The Board has no wish to fine anyone. but the Board does have a responsibility to protect and improve the property values of all owners by enforcing the esthetic rules of the Association.

In an effort to keep our sidewalks and curbs safe, please report broken sidewalks and trip hazards to:

City of Federal Way

Public Works

253-835-2700

Ej.walsh@cityoffederalway.com

Twin Lakes HOA Esthetics Assessment 2024

Div. Lot: _____ Address: _____

Assessed Date: _____

The below checked items are in need of attention and are to be corrected within 30 days. Our staff is available to help you with this process. If you have any questions, please contact the HOA office. Once the work has been completed, respond in writing via email or USPS - Thank you.

● Sidewalks

- trees/ shrubs encroaching (trim off of sidewalk and up to 8 feet high)
- weeds/ leaves/ debris/ moss
- mailbox: clean/ paint/ repair
- trip hazard (NOT a violation- see back of form)

● Yard

- Mow/edge
- Lawn: excessive weeds/ moss / reseed
- tree/shrub encroaching on house (trim so nothing touches the house/roof)
- planting area/flowerbed weeds
- tree stumps visible (above ground level)
- 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 submit an ACC Form and obtain approval prior to starting any work that will change the exterior appearance of your home or landscaping. You may contact Gayle Duff at 253-838-0464 or officemanager@twinlakeshoa.com if you have any questions or need additional forms.



UPCOMING HOA EVENTS



**TLHOA
WORK PARTY
2024**

SAT. JUNE 1ST

Starting at Treasure Island Park

**FOR MORE DETAILS
CONTACT THE OFFICE**
EMAIL:
FRONTDESK@TWINLAKESHOA.COM
PHONE:
253-838-0464



SAVE THE DATE!

**CELEBRATING
50 YEARS OF
Treasure Island
Park
Community BBQ**



**August
17th** Treasure Island Park
4106 SW 325th St, Federal Way,
WA 98023 **12pm**



**GARAGE
SALE**

**JULY
19-20**

For more info, please contact the office at
frontdesk@twinlakeshoa.com or
253-838-0464



YOU'RE INVITED TO



**POPSICLES
IN THE PARK!**

TREASURE ISLAND PARK

**SATURDAY
JUNE 22ND 2024**

**FREE FOR ALL
RESIDENTS!**

FOR MORE INFO CALL THE
OFFICE AT 253-838-0464



**• MARK YOUR CALENDERS FOR THESE EVENTS,
WE CAN'T WAIT TO SEE YOU THERE!**

Treasurers Report

Twin Lakes HOA Treasurer's Report March 2024

Spring is here and we plan on starting a lot of deferred maintenance projects. These will include:

- Additional rock barriers to discourage driving in the parks.
- New Park entrance signs
- Annual workday spreading of beauty bark around the parks - June 1st
- Bench and picnic table replacement
- Playground maintenance

We look forward to holding a **Budget Meeting** for homeowners before the monthly HOA Board Meeting in the coming months. The Board meeting starts at 6:30PM and as always, homeowners are welcome to attend. The meetings are at the Twin Lakes HOA offices at 3420 SW 329th St, Suite B3.

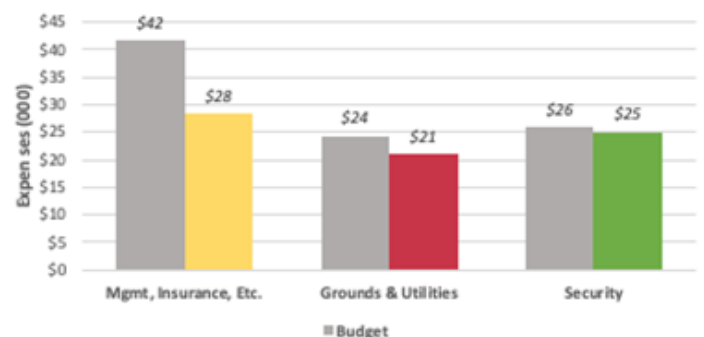
As of February 29, our expenses are a bit under budget by \$17K but we expect to temporarily go over budget (on a straight-line basis, i.e. the annual budget divided into 12 equal monthly parts) as our expenditures increase during the summer. This should even back out by year end. This is of course, subject to no extraordinary expenses occurring. We have strong replacement reserves of which \$81K are liquid from which many of these expenses will come as well as a capital improvement fund of which \$49K is liquid for new projects. The non-liquid funds are in Federally insured interest-bearing CDARs that could be cashed out early, if necessary although we would incur an early withdrawal penalty. Please let me know if you have any questions.

gglazner@twinlakeshoa.com

TWIN LAKES HOA FUND BALANCES AS OF FEBRUARY 29 2024



TLHOA Budget vs Actual Overview as of February 29 2024



Seattle & King County Environmental Health Services Division

Residential Canada Geese

Canada geese can carry enteric bacteria, such as E. coli and Salmonella, in their feces and still appear healthy and normal. They can also carry parasites, such as Cryptosporidium and Giardia, fungi, and viruses. These pathogens could be transmitted to people, mostly through an oral route of exposure, e.g. accidental/inadvertent ingestion through contaminated water exposure, touching one's mouth, putting fingers in one's mouth, etc. Also, items such as shoes could become contaminated with pathogens and provide a source of infection for people.

Overall, although research has shown that Canada geese may carry these pathogens, definite links to human disease has been difficult to quantify or prove. Pathogens from Canada geese are not likely a significant cause of illness in people. The clearest link to a human impact is probably swimmers itch (cercarial dermatitis) that is caused by a parasite that can be spread by droppings; however, this parasite does not reproduce in people. Also, large amounts of droppings can negatively impact water quality in lakes and ponds.

As the potential exists for transmission of diseases from geese to people, simple prevention steps are recommended to decrease risk. These include:

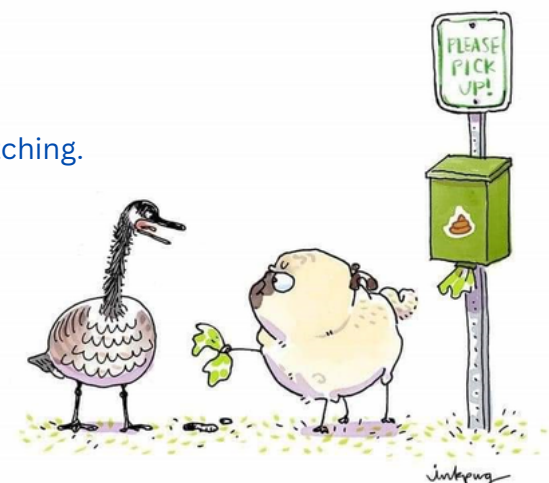
- avoid swallowing contaminated water.
- wash/shower after water contact.
- after possible contact with droppings or the environment where they have been, wash hands with warm water and soap. If handwashing is not immediately available, use hand sanitizer. Hand sanitizer is only effective if hands are not visibly soiled.
- keep fingers/hands away from your mouth while in or near contaminated areas; monitor young children to prevent hand to mouth contact.
- monitor children to prevent direct contact with droppings (don't allow touching or sitting in contaminated grass or other areas)
- supervise children's hand washing.
- keep shoes outside of the house and clean with disinfectant if contaminated.

With an overwhelming population of geese in common or public areas that people use for recreation, it is probably best to look for ways to decrease the number of geese and their impact. The below WA Fish & Wildlife website has a "Preventing conflict" section which describes various methods for this.

WA Fish & Wildlife:

<https://wdfw.wa.gov/species-habitats/species/branta-canadensis>

In an effort to decrease the geese population in our parks and lakes, Fish and Wildlife has been engaged to oil geese eggs to keep them from hatching. Please report any nest that you see to the office.
officemanager@twinlakeshoa.com



Consider joining the Twin Lakes HOA Board

Don't miss your opportunity to be a part of making our community a great place to call home!

Please contact the office and we will answer your questions and provide you with an application.

officemanager@twinlakeshoa.com

or call Gayle at 253-838-0464

Interviews must be completed by July 21st!



The TLHOA Has Yard Equipment To Borrow

If yours is out of commission or you have a one-time, special need of a particular piece of equipment. Please contact the office for a release form. We will then make arrangements for you to pick up the equipment. frontdesk@twinlakeshoa.com or 253-838-0464

- 1 Self-propelled Troy power lawn mower with grass catcher
- 2 gas powered string weed wackers (with included extra pre-cut line)
- 2 14" bar gas powered chain saws (we will come and cut it up for you due to liability)

- 2 spinning blade concrete gas powered edge trimmers
- 3 Husquavera gas powered 3100 PSI power washers with wand attachments
- 1 gas powered hedge trimmer with extended long blade
- 1 electric Black and Decker hedge trimmer
- 1 telescopic pruning saw and branch limber
- 1 backpack blower

* all free to use. They leave with a full tank of fresh gas. You must return them with a full tank of gas. The TLHOA also gives you the various portable refill gas tanks that go with the equipment so you can refill the equipment. All that we ask is that whatever gas you use, you refill the gas with new gas to "pass it on" to the next TLHOA homeowner.