

Four Lakes News

Annual Fishing Derby, June 14th !

This year's fishing derby will be held Father's Day, Saturday, June 14th. It all starts at daybreak. This year the derby will be held on the Lake #2. Access to this lake is across the road from the gazebo via the community property strip between Clark and Won's property. Smaller lake, more fish, should provide some great fishing! Bring a boat, easy launching from the dike. Lots of room to fish from the dike, where the big ones will be lurking. No license needed! Prizes will be awarded for first, biggest and most fish. Fun for everyone!

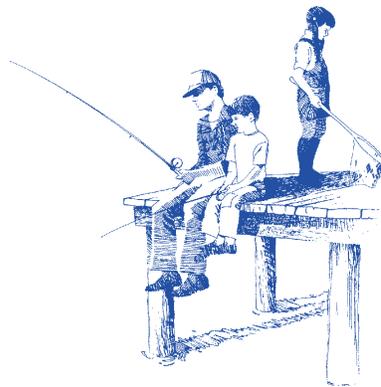
Tom and Diana Price, Co-Chairs

WHERE'D YOU GET THAT WEED EATER?

Later this spring, you may see some new shadows in the two lakes south of 236th Ave SE (the gazebo lake and the one just south). No, it's not the Loch Ness monster, rather Four Lakes' version of a weed eater. In late-May, these two lakes will be stocked with 175 grass carp with the sole purpose of reducing the unsightly weeds that have emerged over the past few years. We should see vast improvements in lake quality due to this effort. By the way, if you see them wallowing around in the shallows as if they are beached, they aren't sick, and we need the kids to leave them alone, this is normal behavior.

In addition, Four Lakes is contracting with Aquatechnex to apply herbicides to the other lakes in our community to get weeds in those lakes under control. Those will also be applied in late-May. The Lakes committee is always looking for enthusiastic community members to help lead the effort to improve the quality of our unique community assets. If you think this is you please contact Shawn Mulqueeny.

Keep your eyes on the community bulletin board for announcement of a Lakes' committee meeting within the next few weeks.



Volunteers As you can see from this newsletter, there is a lot being done in the community. It's a better place to live as a result of the efforts of all our great volunteers. Would you like to be a part of the team? There are some great advantages, the most enjoyable of which is that everyone seems to be having such a great time when they are working together. Be all you can be, without joining the Army!

The community needs volunteers. This place will not run without them. There are all types of jobs for all types of skills. If you would be interested in helping out, please contact Brendan Pecht, Volunteer Chairman, and let him know what kind of things you'd be interested in helping with. Brendan works to match the right people with the work.



Annual Meeting

The annual meeting was held February 28th. Those that attended, were given detailed explanations of what was accomplished last year as well an opportunity to suggest and review plans for the upcoming year. Minutes from the meeting can be read at the communities website: www.four-lakes.org

Greetings from your Four Lakes Water Department

We're well into 2008, and time for the annual water system report.

Our water system is designated Class A (<3000 connections) by the Washington State Department of Health. Our licensed operator, Ellen Winningham, of Environmental Management Consultants Northwest, operates the water system. Ellen is responsible for the overall operation, permitting, and testing of our system. I serve as the liaison between Ellen and our Association, and also manage various aspects of the system.

As reported at the last annual meeting, our water system is generally in good shape. We have very good production, excellent water quality, and a sound pumping and distribution system. Maintenance and monitoring is performed periodically, and there is ongoing planning to improve the integrity of the system.

Enclosed with this newsletter, please find our annual Consumer Confidence Report, which is provided by Ellen as required by the Department of Health.

We all enjoy, and have enjoyed this resource for over thirty years now. Our water rates are very low compared to municipalities. With that said, there are a few considerations to keep in mind.

Conserve water. Ellen has asked that we do our part to conserve water, as we draw on the same aquifer that other communities and municipalities (growing municipalities) draw from. We are not required to levy water-use restrictions (yet), but common sense would dictate that we use this resource with conservation in mind.

Signage on the community bulletin board, postings on the web site, mailings, flyers, or phone calls with specific instructions regarding the water system are to be followed. This doesn't happen often, but if we have a system breakdown, excessive well drawdown, or if we are on generator power, the word will be sent out. If the bulletin board says "CONSERVE WATER", then please conserve water. This means no car washing, no lawn watering, no hosing off the driveway, and wait to do the laundry. Avoid all unnecessary water use. Failure to comply may cause the system to temporarily drop off-line.

Report a Stink

With summer comes the possibility, and if history holds true, the probability of increased odors from Cedar Grove Composting. We have placed the instructions for reporting those odors on the website .

Watch for leaks (fix and report). Since we began monitoring water production a couple of years ago, we have developed some capability to identify higher-than-normal water usage (i.e. system leak). We ask that all homeowners keep an eye on their properties for underground leaks (unusually soggy areas), or dripping faucets, and repair them.

Locate and test shutoff valve. Take some time to locate your water shutoff valves. The residence valve is the property of the homeowner, and the street valve is the property of Four Lakes. All residences should have an underground valve within a few feet of the foundation, and should be used to shut off water in the event of an inside water emergency, or for plumbing repairs.

Alternatively, the street valve can be used to shut off house water, but it is preferred that the house valve be used. Most street valves have been located, cleared, photographed and logged by the water committee in preparation for the vault upgrades to occur over the next several years. The street valve will be located within approximately 12 ft of the road. It is typically in a buried vault, and the cover is flush with ground level (some have sunk lower). Within the vault, the valve should be buried in several inches of sand, or silt that serves to protect from freezing weather. Please keep the vault cover clear of soil, brush, and debris for quick access in the event of an emergency. This vault is the official demarcation between the homeowner's water system, and the Four Lakes water system. Report any street valve problems. Repair of these valves is the responsibility of Four Lakes.

Call before digging. Just as the utilities caution, "Call before you dig", so does the Four Lakes Water Dept! We have maps that indicate approximately where the piping and distribution valves are located, and some of those cross private property. Most of our major breakages have been due to trenching accidents, and some of the pipes are not buried very deep.

Prevent cross-connection. Cross-connection is a term used to indicate the

Web Site

Don't forget that Four Lakes has a website; www.four-lakes.org. Here you'll find all the information you ever likely to need about Four Lakes. It includes; board meeting minutes, By-Laws, CC&Rs, annual meeting minutes, and a listing of Officers, Board members and committee Chairpersons.



inadvertent contact of our potable water with some other contaminant, either to a non-potable water source due to back-flow, to soil from a broken pipe, a wellhead with openings, etc. Our system is relatively tight, and the DOH stipulated testing and inspections serve to periodically confirm this. Per WAC 246-290-490, the water provider's cross-connection responsibility stops at the street valve. However, every homeowner should ensure that they do not have instances of cross-connection in their water systems.

Technically, even hose bibs should have vacuum breakers to prevent backflow, and are available at hardware stores.

Ongoing Development. The committee's primary focus for 2008 is to perform maintenance on the roof over our concrete reservoir, and to begin upgrade of the water vaults at the homeowner's boundary with the water system distribution.

Occasionally, the system will be down for maintenance. These shutdowns generally last for no more than three or four hours, and would typically occur on a weekday.

Notices will be placed on the bulletin board prior to, and following any work. Shock chlorination will follow, and a chlorine residual will persist for a few days following the work. These levels are generally safe for people and pets, but the levels are toxic to fish. Avoid changing aquarium water for one week following a shock chlorination event.

Should you have concerns or questions regarding our system, or need to report a water system problem please call or email myself, or any of the water committee or board members.

Thanks,

Evan Lurton, Chariman
425 392-7934 (home), 253 773-7257 (work), 425 761-8845 (cell - emergency only please)
Water Committee Members
Evan Lurton, Marty Johnson, Terry Deschenes, Rod Case, Keith Renfrew



Easter Egg Hunt, Fishing Derby and Movie Night?

Thank you to all who braved the cold and joined us for our annual Easter Egg Hunt and pancake breakfast - special thanks to those who helped prep for this great family event!

Next up is the fishing derby - mark your calendars and get those poles and tackle boxes ready - June 14th at the crack of dawn - we'll have breakfast supplies and the fish will hopefully wake up from their winter slumber!

We're hoping to combine a fall festival with a outdoor movie night - we're working on the details and will report on progress soon. If anyone has ideas on who provides these services or contacts for equipment, please contact either Kara Mulqueeney or Diana Price, Co-Chairs, Entertainment Committee.

Roads

Your friendly neighborhood roads committee members were busy last year completing repaving, pothole repair, roadside widening, gravel and ditch work and additional safety items such as reflectors and signage. This year looks to be a lighter one. Already a team of rogue pothole eradicators have been busy as our neighborhood beavers, and as productive in their own way. Plans have us performing more ditch work along 164th and finishing the improvements at the main 3way stop by painting the crosswalks. If you have further concerns and suggestions, give Mark Achzenick a call. Hoping for good weather, we are planning a work party in late spring to get on top of roadside brush, sign cleaning and tree trimming. Hopefully we make this as productive and as well attended as we

What are those colored areas on the new Four Lakes map?

WELL . . . let me explain. I am sure that some of you have not yet heard of the Emergency Preparedness program that we have implemented in the Four Lakes Community. This process began at the 2007 Annual Meeting when Tom Norton, Debbie Berto, and Debbie Hoganson shared about their training for the Community Emergency Response Team (CERT). From that meeting, the Emergency Preparedness Committee was formed. In the Fall of 2007, Keith and Chris Renfrew along with Rod and Lynette Case participated in the CERT training.

As an Emergency Preparedness Committee, we divided our community into six zones, with a "zone captain" for each zone. You should have been contacted, or will be, by the end of May to complete "Mapping Your Neighborhood Program" that is the basis for our Emergency Preparedness program. The "zone captains" are:

- Zone 1 - Keith & Chris Renfrew
- Zone 2 - Kristina Achzenick
- Zone 3 - Evan Lurton
- Zone 4 - Mark Anderson
- Zone 5 - Rick Ward
- Zone 6 - Bob Mitchell

The purpose of the Emergency Preparedness Committee is to work within our zones to prepare us as a community for any type of natural disaster or emergency that may occur.

Our goal is to be able to handle or address any situation(s) that may arise within our community without taxing the 911 Emergency System. If an emergent life or death situation would arise then we would need to involve the local fire or police department. With the skills and resources that we have within our own community we are able to handle most situations (i.e. down trees over the road way, loss of power and water {November 2006}, etc.)

Some of the zones have had a meeting to review the Map Your Neighborhood program.

If you have not seen it yet, you should be hearing from your "zone captain" by the end of this month. As your zone is "mapped," important information about you and your family is gathered so that we as a community know how you may need help or how you can offer assistance in the occurrence of a natural disaster or emergency.

We hope to schedule a "drill / mock disaster" in the next couple of months to run through what we would do and how we can implement our emergency preparedness information. If you have any questions, please feel free to give me a call as the Chairman of the Emergency Preparedness Committee, Mark Anderson - 391-5904.

had in 2006. This was a great event where neighbors got the chance to work alongside each other and the entire neighborhood benefited. Look for further information posted at the Information Sign soon.

One thing that we can all do to help maintain the roads is to avoid driving on the road shoulders. As the shoulders breakdown, the edge of the asphalt will then begin to breakaway. We are trying to reinforce the shoulders with additional gravel where, and when we can. However driving on the shoulders breaks down the shoulders faster than we can keep up with it. Sometimes it is unavoidable, but keeping it to a minimum will help greatly! The rogue pothole eradicators thank you!



164th Trenching and Shoulder Work

Keith Renfrew, Tod Ray, John Olson, Jake Imhoff and Jake's big Kubota tractor have been reworking the ditches and shoulders on 164th. This has involved digging out the ditches and laying some good sized crushed rock to support the road shoulders. The roads are showing a marked decrease in the amount of water running on them.



New Four Lakes Mailbox

A new locking mailbox for Association mail was recently installed replacing the two boxes we have had in the past.

This box provides more security for all of our mail which is often incoming dues checks and should not be left in a regular mailbox. When the front door of the new mailbox is opened you will see a flat platform. This platform covers a large open area into which the mail drops. For those of you who deliver your payments directly to our box please be careful to push your envelope all the way back until it drops off the platform. If envelopes are left on the security platform they are fully accessible to anyone and therefore subject to theft. **Please be careful to push your envelopes all the way back.**

New Collection Policy

I'm sure the majority of you are wondering why publish "Collection Policy." That's because the overwhelming majority of you pay your dues right on time. Believe it or not, this policy is for you! Everyone on the board feels that it is wrong that you are paying on time and that a few are not. Currently, 20% of the community is past due at least one quarter. Further, our present policy puts all of the burden for collections on the board, particularly our Treasurer. That's just not right. If you could see how much time is spent on collections, you'd readily agree.

At the same time, we recognize that hard times can come to all of us and these people are our neighbors. In the past, the treasurer has had the responsibility of contacting these people to pursue the past due funds. Sometimes that works, but all too often, phone calls aren't returned and letters are ignored. There is ample provisions in this new policy to work with people who work with the association. However, the burden is on them to open the communication.

If you are one of the people with a past-due account you need to do one of three things: 1) pay your bill, 2) contact our Treasurer, Rod Case, or a board member or 3) do nothing. If you pick door number 3, be prepared for the results when the new policy goes into effect July 1st, 2008.

Neighbors Continue to Outsmart if not Outwork Local Beavers!

We've had our own crew working to control the local beavers. After a slow start last year saw the beavers way ahead on points, our guys have come back strong. They placed what they call their 'Beaver Deceiver' on two of the lakes. This year has seen refinements in their creation and they have clearly won the battle! Last year, all the smart money was on the beavers, but our guys have made a real comeback. Let's hear it for our neighbors!

Parking Lot Loses Its Rating!

The community parking lot has lost its rating as a class IV 'All Terrain Vehicle Park'! Efforts by Keith Renfrew organizing it and Jake Imhoff supplying the tractor, skill and knowledge. Looks great guys, thank you! Rick Ward is the Community Property Chairman who got the show on the road.

Dock Anyone?

Tom Price is looking for volunteers to help him work on the feasibility of building a dock next to the gazebo. (425) 313-7300.

Four Lakes Collection Policy

1. The due date for all dues and assessments, unless otherwise voted by the general membership, shall be the last day of that billing quarter. The Board of Trustees may modify the due date for special assessments.
2. Past due items shall incur interest at 12% per year, compounded
3. Billing for accounts which are one (1) quarter past due, will have a note included explaining the account is past due and interest charges have been added and will continue to accrue until the account is brought current.
4. Billing for accounts which are two (2) quarters past due will have a note included pointing out that the account is seriously past due, requesting payment within the next 30 days.
5. The Treasurer will maintain a log of past due accounts and the notices that have been sent.
6. Accounts three (3) quarters past due shall have a notice included with their billing that the account is now ten (10) months past due and include a note stating; "We have not heard from you as we requested last quarter. You must pay the total amount due immediately or work out a payment plan with us." *"If we do not have resolution of this matter within the next 30 days we will be forced to have our attorney file a lien against your property." You*

will be held responsible not only for the past due Association dues but also all attorney and filing fees. That is a drastic action and one we do not want to be forced to take. Please respond immediately."

7. When an account becomes 4 quarters past due it shall have a lien filled on the title to their property with King County. This action will be performed by the Association's attorney, with all costs for the attorney added to the lien. Interest will continue to accrue.

8. The final step is to force the sale of the property as stated in Article XIV, Section 10 of the By Laws. Such action would require approval by a simple majority of the homeowners casting ballots. Such a ballot will be held when dues, assessments or special assessments are more than 8 quarters past due.

9. The board shall have the ability to suspend these processes, when, in their sole judgment, conditions warrant a suspension. Factors they will consider:

a. The property owner agreeing and adhering to a payment schedule agreed to by themselves and the board.

b. It shall be the responsibility of the homeowner to contact a member of the board, preferably the Treasurer, to request a waiver from these procedures. Establishing contact as soon as it clear payments cannot be paid, would be welcome.

10. The board may take other actions, again in the sole judgment, that they feel are warranted, such as turning off water or other services.