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Four Lakes Summer News - Electronic Version!

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FOUR LAKES SUMMER NEWS

Received today in your mailbox, this same version is for your email inbox!

SEEKING VOLUNTEERS!

- We are looking for people who are willing to help out and/or have equipment, to help install new irrigation and build the boxes and borders on the community garden.
Contact diondra@milestreehouse.com.

Connect!



FOUR LAKES website



Facebook - Private Site for Residents only.
Email communications@four-lakes.org for an invite.

If you would like to post a personal flyer for the community to read, please use the wooden sign below the map just past the Gazebo.

Keep an eye out for the community sponsored news on the letter reader board.

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COMMUNITY GARDEN UPDATE

Written By: Diondra Miles - Vice President

As many of you know we have been battling water issues in the garden. We have it fixed for now but to ensure it doesn't happen again and to make it more accessible to families, we are going to relocate it to a new spot on higher and drier ground.

In the meantime in the old garden spot we have planted the pumpkin and artichoke starts that were started in spring. We hope to have a great crop for the fall festival.

Anyone who is willing to help us trench for new irrigation, or build the garden border and boxes please contact Diondra Miles at diondra@milestreehouse.com.

COMMUNITY PROPERTY AND EASEMENTS

Written By: Terry Deschenes - President

There has been some confusion about easements and community property of late and I hope I can help explain what each of these is and how they impact the residents of Four Lakes.

Community property that which shows Four Lakes Landowners Association as the legal owner. There are pieces of community property. 1) the well site up on the hill 2) the field that the Gazebo sits on 3) the strip of land that runs from the dike on Osprey Lake to entrance road and 4) a 6' strip of land runs from the entrance to the bridge and dam on Herron Lake.

Easements are rights that were granted by the original landowners when Four Lakes was developed in the 60's. These granted rights are recorded on the titles for these properties and remain in effect regardless of who the current owner is. There are three walking easements in Four Lakes, I believe to be no wider than 6'. 1) runs from 237th into the piece of ground between Bafflehead Lake and Eagle Lake, providing access to both lakes 2) runs from the end of 162nd to the bridge/dam on Herron Lake where it joins the community property path that leads to the entrance, as well as providing an access point to Eagle Lake. 3) there is an easement, currently unusable due to vegetation growth from 162nd into Hidden Lake.

These are walking easements across property that is privately owned. Bicycles should be walked and horses are prohibited. Everyone has the right and should feel comfortable

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to each of the lakes, as is their right under Article VII, Section of the Covenants, Conditions and Restrictions Declaration.

PROPERTY RIGHTS; RIGHTS OF ENJOYMENT

Section 1. Common Properties. Every Owner shall have a right and nonexclusive easement of use, access and enjoyment in and to the Common Properties, *including* the water surface and sub-surface of all lakes and bodies of water included in said plat. No member shall in any way restrict the use of the surface or sub-surface of the lakes and/or bodies of water included in said plat by fences, walls, or other obstructions, irrespective of the ownership of the land upon which the lakes or bodies of water are located.



UNPLEASANT ODORS IN FOUR LAKES

Written by: Dave Prochazka - Board Member

For those residents that don't know, the unpleasant strong sweet odor we get 3 to 5 days a week is from Cedar Grove Composting Maple Valley. If you are unsure of the odor, smell a freshly opened bag of Cedar Grove Compost (some other brands do not stink). Several of us have a law suit with Simon Law Firm against Cedar Grove for their odors but the law firm seems to be less than aggressive in pursuing our interests. Also, it is too late to join this suit. However, Liddle & Dubin law firm currently has representation/retainer agreements from over 200 residents in the Maple Valley/Issaquah area and is looking for additional plaintiffs to join the effort. The firm has a local co-counsel named Terrell Marshall Law Group. The two counsels have agreed to work on a 100% contingency basis.

Liddle & Dubin Attorney: Steve Liddle, 313.392.0015, sliddle@ldclassaction.com. Case coordinator: Olivia Haas and Terrell Marshall - Attorney: Jennifer Rust Murray, 206.518.6229, jmurray@terrellmarshall.com.

There is a composting company in Tacoma that does NOT get odor complaints like Cedar Grove, so we know composting can be done without sending offensive odors into the community. It just costs more money to do it right. Cedar Grove says good words about improving but there is no evidence that it is working. In fact, Cedar Grove is lobbying for WASHINGTON SENATE BILL 5431 to make them exempt from odor law suits. The bill would call composting an agricultural process and thus be exempt. I think it is a large scale chemical process not an agricultural process. Please contact our representatives to express

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Senator Mark Mullet: Mark.Mullet@leg.wa.gov, 360.786.7608

Representative Paul Graves: Paul.Graves@leg.wa.gov, 360.786.7876

Representative Jay Rodne: Jay.Rodne@leg.wa.gov, 360.786.7852

Also, our representatives have stated that they base their decisions on the number of complaints to Puget Sound Clean Air Agency (PSCAA). Whenever you smell the compost odor please file a complaint with PSCAA. Contact information: Phone: 800-552- 3565 ext 6 Web Site: pscleanair.org

According to PSCAA Cedar Grove had 789 pages long of complaints last year but very few complaints from 4 Lakes residents. They recommended that we always send in complaints - that is what they work from. Also we should complain to the Health Dept [206 263 8459](tel:2062638459). The Health Dept rules are NO odor off site.

A NOTE FROM THE TREASURER

Written by: Rod Case - Treasurer

From time to time we all have low spots in our financial situation. The board wants you to know that they understand that and if asked are anxious to help you get through a rough time. So if you find yourself unable to pay our quarterly assessment and it appears the situation may be go on for awhile please reach out and let someone on the board know. Explain the situation and help us make a plan that will fit your situation so that the assessment does not become an onerous burden for you.

The best contact for this is Rod Case our Treasurer but any board member is a good starting point. The key is to not let the situation go too long thereby forcing the association to bring its lawyer into the picture. That is something no one wants to do and will only add to your financial burden.



ROADS!

Written By: Terry Deschenes

A subject near and dear to all our hearts!

We have done a considerable amount of resurfacing during the past two years spending

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This addresses the immediate problems, but we know we have to do more to maintain the drainage systems (basically ditching) and the shoulders.

The **shoulders** take a beating when people fail to keep their tires on the blacktop. This breaks down the shoulder which is promptly followed by the breakdown of the blacktop edge.

The **ditching** has been neglected and has, over time, begun to fill in. The result is that we have water over the road ways, which is bad for the blacktop, as well water flowing onto property where it should not, were the ditching working as designed.

The **vegetation** has been allowed to grow right up to the pavement and sometimes intrudes on the road. This can obstruct ditches as well as being hard on a car's paint and it can create safety issues by obstructing a driver's view of the road.

The Board has talked about this for several months looking at what we can do to solve these problems. We don't believe that we have the money to hire outside help on an ongoing basis to both restore the ditching and cut back the vegetation without seriously cutting into our paving money.

So . . . we are going to pay to have the ditches put in order and have the vegetation cut back. This is a one-time thing. From that point on, we are asking that the landowners maintain where their property meets the road.

As we put the details together, we will keep you advised.

If you have questions or suggestions on this issue, please contact a Board member or one of the Roads Committee folk.

Speaking of the Roads Committee:

Four Lakes is lucky to have a very hardworking Roads Committee doing all they can to keep them in shape. Tom Norton is the Chairperson and along with Keith Renfrew spends many hours patching the pot holes before they become chuck holes or sink holes! Brendan Pecht is another member of the committee who paints the speed bumps, the crosswalks and center lines. He also keeps the signs looking spiffy! Brent Shurtz, newly retired has joined the committee along with Butch Wright and John Ricchio. Butch and John are focusing on maintenance of the ditching and vegetation along the roads.

COMMUNITY PROPERTY

Written by: Lacie Thompson - Community Property Chair

As we are heading into the Summer, it is important for all neighbors to properly maintain

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Two issues arise when overgrowth occurs:

1. People get scratches on their cars when driving on the streets, and
2. Overgrown brush causes ground water diversion, which ultimately leads to road degradation and ruin

Please be sure to keep your brush and shrubbery cut back at least **3 feet from any road or culvert** to prevent these issues.



WATER REPORT

Written by: Evan Lutron - Water Chair

Mailed in the hard copy of this newsletter, you will find the Consumer Confidence Report that we receive from our State-licensed operator, Ellen Winningham, and are required to provide annually. As reported in the annual meeting, the periodic water system testing has demonstrated that we have good clean water, and is in compliance with the state requirements for a variety of bacteriological and organic/inorganic concerns. Continued installation of new residence street valves, meters and boxes should bring us to approximately 72% of the neighborhood completed by fall. To that end, occasional system shutdowns will occur through fall, and will be announced in advance via the bulletin board, Facebook, phone, etc.

In advance of the shutdowns, the system will be shock chlorinated. Avoid adding/changing aquarium water for the several days following as it can be harmful to fish. During the retrofit the old plumbing is excavated, and the resultant pit may be present for a few weeks before we install the new hardware, and finish the job. During that time the pit will be covered with plywood, so please be patient with the process. Also, the water vaults are typically located near the homeowner's property line, and within the road easement. We endeavor to disturb the surrounding landscaping as little as possible, but Four Lakes HOA is not responsible for restoring landscaping around the vault located in the easement.

During the warm summer months our water usage increases significantly, and primarily from irrigation. Please take note of your neighbors' watering schedules, and try to water at different times. The idea is to try to spread out the water usage so our system can keep up, particularly when we have several consecutive days of hot weather. Watering with timers at off-peak times is also effective.

Thanks,
Evan Lutron,

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