



Spring/Summer Newsletter 2023

President's Message

My name is Kenneth Pratt and I have been the President of the Colonial Forest Homeowners Association for nearly three years. There have been some struggles in recent years, but I would like to thank the members of the Board of Directors for their support and work in our efforts to maintain the campus and the value of our ownership. Our Secretary, Marie, works tirelessly to help in any way she can, and she is a huge asset to the organization. Our Treasurer, Val, worked to help us maintain as best we could under the circumstances. Vice President, Jess, is always helping and working as liaison with our gardening crew. The other members, Joe, Wanda, and John always bring fresh thoughts and ideas to our meetings. I would also like to mention Mark at Targa who leads our property management team. His professionalism and support help your volunteer board meet their goals and responsibilities.

Thank You

Purpose of Board of Directors

All positions on the Board are filled by volunteers, and no one is compensated for their time or services. Each is a homeowner who works together in the interest of the community. The primary goal of the Board is the preservation of property values. This is accomplished by enforcing our governing covenants and rules and regulations. We work to ensure all properties are attractive and consistent with each other. Without covenant enforcement, one home left unkempt or out of compliance can lower the property values of the entire community. In addition to a full-time groundskeeper beautifying Colonial Forest, owners must also continually assess the outside of their units, resident gardens and plan for cleanup, orderliness, and needed painting, and repairs. If you reside off site, you are authorized to allow only a relative (as outlined in the Rules & Regulations) to live in your unit and you are still responsible for exterior orderliness in your absence.

2023 BOARD OF DIRECTORS

Ken Pratt, President
 Jess Salazar, Vice President
 Val Krzyzaniak, Treasurer
 Marie Alba, Secretary
 Joe Conner, At Large
 Wanda Michael, At Large
 John Warfel, At Large

WELCOME NEW OWNERS!

There have been 45 new owners in Colonial Forest since 2019 (approximately 29%). Here is the breakout by year including sales in May 2023. We welcome all of you to the community. Please make it a point to meet and get to know our new neighbors.

2019	2020	2021	2022	2023	Total
7	19	5	6	8	45

GROUNDS

Resident Yard Debris: As of Spring 2023, our maintenance employee will pick up yard debris for owners who have Resident Gardens. Please follow these guidelines and thank you for your cooperation.

What's okay:

- Organic material such as grass, weeds, branches, pruning clippings, pinecones, etc.
- 30-gallon paper lawn and leaf bags like the ones from Home Depot or Lowes.
- An open 5-gallon bucket or open container that Toby can empty into his larger can.
- Set debris out on **weekdays only (Monday through Friday)**, not on weekends.
- Debris bags or open containers must be placed on the **curb of the main loop** where Toby can see it, not behind any building, nor at the end of any cul-de-sac.

What's **NOT** okay:

- Artificial flowers such as silk or plastic.
- Plastic bags or smaller paper bags such as grocery bags.
- Any kind of flowerpot, plastic tag, paper scraps, garbage, etc. The yard debris is recycled, so no garbage is allowed.
- Setting out debris on Saturday or Sunday.

RESIDENT GARDENS

Many thanks to those folks who help beautify the community by maintaining their resident garden. Just a reminder that resident gardens must be kept neat in appearance and free of weeds. Residents may not expand their garden area by removing sod without Board approval. Any resident desiring to maintain their own flower bed can request a Resident Garden sign from the maintenance staff via colonialforest.net/contact.us. The full set of rules regarding resident gardens is available on the website.

COMMON AREAS – LITTLE KNOWN FACTS

In Colonial Forest, there are approximately:

500 flower beds
760 rhododendrons
1,492 sprinkler heads

ALWAYS LOCK YOUR CAR

Most of the car break-ins over the years were crimes of opportunity associated with cars that were left unlocked. **Never leave your car unlocked and don't leave anything of value in your car. If you ever see anything suspicious, please call the police immediately. REMAIN IN YOUR CAR:** If you return and see anyone in the area who appears suspicious, either drive away or remain in your locked car.

SAFETY DEVICES

The Board completely supports residents who want to take additional safety measures. Residents may install individual cameras, video doorbells, and additional lighting such as motion lights around porches and garages. **Any device mounted to vinyl siding must be pre-approved by the Board.** If you leave for an extended period, consider putting some lights on a timer.



RECREATIONAL VEHICLES



Per the Rules & Regulations, motorhomes, boats, recreational vehicles, and trailers (all types), may be kept within the confines of Colonial Forest for 24 hours preceding or following travel to load or unload such vehicles. Permission is required from the Board of Directors for parking such vehicles for periods longer than 24 hours. Recreational vehicles may not obstruct or block exclusive-use parking of other residents. Thank you for your cooperation.

FLICKERS

Flickers are woodpeckers, larger than a robin and smaller than a crow. They are frequent visitors to our campus. Although a member of the woodpecker family, they spend a lot of time on the ground. In early spring, have you ever heard a mysterious rat-a-tat-tat on your chimney? That is a male flicker looking to attract a mate. 😊



PETS

Please pick up after your pet.

Many thanks to everyone who picks up after their dog. Please do the right thing and always carry a pet waste bag with you and pick up immediately after your pet. You never know when and where your furry friend will decide to “go.” Dogs may never be off leash. This applies to visiting dogs as well.



We have many children playing on the grounds. Leaving pet deposits in the yard is unsanitary, attracts rats and causes a foul odor during warmer weather.

Please dispose of the waste properly. Pet waste containers should be stored in the garage or basement, not on porches, flower beds, or hanging off railings. Thank you for being a responsible pet owner.

PLEASE DO NOT FEED THE ANIMALS

Just a reminder that food or seed of any kind in common areas or limited common areas, if meant to feed animals or birds, is prohibited. Hummingbird feeders are allowed but must be maintained.



Although cute to look at, squirrels and raccoons can be very destructive. A few years ago, the Board was faced with the very unpleasant decision to call an exterminator because a resident was feeding wild animals and raccoons were damaging property.



HUMMINGBIRDS

Did you know that Anna’s hummingbirds live in this area all year? They are native to Washington, and they do not migrate. Therefore, it is important to feed them in the winter. In extremely cold weather, feeders can freeze overnight or even during the day. Certain websites sell feeder warmers.

Hummingbird feeders require regular cleaning, or they become contaminated with black mold and other fungi that can harm



hummingbirds. Mold and fungus can cause lung infection and makes the birds’ tongues swell, leading to death from starvation.

Instead of purchasing hummingbird nectar, you can save money by making your own. Simply dissolve ¼ cup of sugar in one (1) cup of boiling water (just like making Jell-O). It’s best to omit red food coloring. The hummingbirds will still come to your feeder and the chemicals in the red food coloring are not good for their tiny kidneys.

PERSONAL EVENTS

Garage Sales, Open Houses, Celebrations

On the day of an event, homeowners and realtors can use signs and balloons to advertise. All such materials must be removed by the end of the day. To ensure the front gate is open the day of the event, contact Mark Pierovich at Targa with your request a few days prior. Mark’s phone number is 253-754-6049; his email is mark@targarealestate.com. You can also contact Mark via [colonialforest.net/contact us](http://colonialforest.net/contact-us).



TRASH, DEBRIS & WASTE MGMT

If you need to contact Waste Management regarding a missed collection, etc. here is the link to their City of Federal Way website:

<http://www.wmnorthwest.com/federalway>

Waste Management observes three annual holidays:

1. **Thanksgiving Day**
2. **Christmas Day**
3. **New Year's Day**

All other holidays will not affect your collection schedule.

Please do not throw trash and other debris on the property, including gum and cigarette butts. Put out garbage/recycle containers on the eve of, or on the morning of pick-up day (Friday). Put containers back in your garage by Friday evening. Do not overfill the cans as this attracts birds and animals. If this occurs, you are required to clean up the debris immediately.

FREE YEARLY PICKUP OF BULKY ITEMS

In Federal Way, once each year, Waste Management (WM) customers can order **free** collection pickup of up to three bulky items, such as furniture or appliances, or extra trash and smaller items (about 15 kitchen-sized trash bags or small boxes). This service must be pre-ordered by calling WM on 253-833-3333 (Mon-Fri 7:00-7:00, Sat 8:00-5:00).

For a list of unacceptable items refer to this website:

<https://www.wmnorthwest.com/federalway/pdf/bulkypickup.pdf>.

LOOKING FOR A RECYCLING LOCATION?

The City of Auburn website is quite robust and lists several nearby companies for recycling Styrofoam, appliances, electronics, mattresses, lights, cooking oil, motor oil, hazardous waste, etc. Many services are free. Here is the website.

https://www.auburnwa.gov/city_hall/utilities/garbage_recycling_yard_food_waste_services/reduce_reuse_recycle_disposal.

NEED TO GET RID OF HAZARDOUS WASTE?

Residents can bring their hazardous waste such as oil-based paint, batteries, fluorescent bulbs, and pesticides to the Wastemobile at Auburn's Outlet Collection (formerly known as the Supermall). There is no charge.

The address is: 1101 Outlet Collection Drive SW (near Sports Authority), and it operates every **Saturday and Sunday** from 10:00 a.m. to 5:00 p.m.

For more information visit the King County website:

<https://kingcountyhazwastewa.gov/>

HEATING/COOLING SYSTEMS

Per the Rules & Regulations, heat pumps of any classification or manufacturer are prohibited in Colonial Forest, both outdoors and indoors.

An alternative heating option is converting from electric baseboard heaters to cadet forced air wall heaters.

Many residents have done this and are satisfied with the results.

Any air conditioner that is designed to be placed in, or hangs from an exterior window, or in any other way is placed outside of the building unit is prohibited. Air conditioners that have an exhaust duct hose that vents from inside the unit through an outside window via a frame or window kit are acceptable. Indoor portable air conditioning units work extremely well.

FIREWORKS

Not allowed – **EVER!** They are illegal in the City of Federal Way and a violation of Colonial Forest Rules & Regulations. Please report any violators to Targa via our website colonialforest.net.

Residents can enjoy legal fireworks on the 4th of July at many nearby locations.



NOISE

Quiet hours are from 10:00 p.m. to 8:00 a.m. daily. Residents should always be mindful of their neighbors by controlling noise levels. Please remember that we share our community with others. If you cannot resolve noise issues by speaking to your neighbor, then contact Mark Pierovich at Targa during business hours. Mark's phone number is 253-754-6049; his email is mark@targarealestate.com. A warning will be sent to the owners because it is a Rules & Regulations infraction. If it is an extreme situation where action is needed immediately, e.g., a wild party or someone is being threatened, call the Federal Way Police Department.

CHILDREN, PEDESTRIANS & 15 mph SPEED LIMIT



There are children playing and residents walking on campus, so please always drive cautiously, stay within the 15 MPH speed limit, and especially watch for children.

If you observe a speeder, get a description of the car and license number (if possible), and report it to Mark Pierovich at Targa on 253-754-6049.

Parents, please do not allow your children to play in the streets at any time and encourage them to wear helmets when riding bikes, skateboards, scooters, etc.

All toys and portable play equipment should be picked up and put away daily. This includes larger items such as wading pools, slip and slides, pedal cars, basketballs, etc. Portable basketball hoops are permitted but the location must be approved by the Board in advance.

BARBECUE/GRILL USE RESTRICTED



As of 2023, all hot cooking devices such as grills, BBQs, smokers, etc., regardless of fuel type (charcoal, propane, gas, electric, etc.), are prohibited from use on all decks, porches, and patios. They can be stored in garages if cool. When they are in use, they are required to be 10 feet or more away from all buildings. This change is reflected in the Rules & Regulations which are available on colonialforest.net.

TIP: GREASE IN DRAINS

Please do not put oil and grease down the drain as it creates clogs that block the sewer line and can cause disgusting and dangerous backups. While drain cleaners might clear out your pipes in your home, the greasy mess just gets washed into the sewers afterward, creating a bigger problem down the line.

Pour grease and oil into a can or jar and put it in the trash can. For smaller amounts of grease, let it solidify in the pan and then throw the solid grease in the trash. Make sure to wipe the greasy pan or dish with a paper towel to soak up any residue. Just the little bit that washes out with the wastewater can cause problems over time.

WHAT TO DO IF YOU SMELL NATURAL GAS

Many units have natural gas kitchen stoves, clothes dryers, fireplace inserts, and water heaters. Natural gas



has a distinctive sulfur or "rotten egg" smell. If you suspect that you have a natural gas leak, leave the area immediately and call Puget Sound Energy on 1-888-225-5773 or dial 911. Here is their website for further information.

<https://www.pse.com/pages/detect-a-leak>

COLONIAL FOREST WEBSITE

The website is currently being updated but is still available at *colonialforest.net*.

Documents such as Rules & Regulations, monthly minutes, replacement guidelines, etc. can be found on the website via the “Documents” and “Owner Info” tabs. On the “Contact Us” tab, you can send an email to the Colonial Forest HOA, or Colonial Forest maintenance.

PARKING & DAMAGED VEHICLES

Only operable and currently licensed vehicles are allowed to park on campus and must not leak oil or other fluids.

Per Rule 9, the Board may require removal of any car that is damaged beyond drivability or displays leaks. It must be stored in the garage or offsite.



Per the Rules & Regulations, owners and anyone residing with the owner shall park in the areas that are exclusive to their unit, e.g., inside the garage, immediately outside the garage, or in the extra stall associated with that unit. Street parking is limited. Be mindful of your neighbors and keep street parking open for resident load/unload purposes, delivery or emergency vehicles, or guest parking.

Please do not park in fire lanes, at yellow curbs, at another resident’s exclusive parking stalls, or in a way that would impede traffic.

Allow entry/exit gates to open fully before proceeding. The Colonial Forest Homeowners’ Association is not responsible for damage to your vehicle.

MAINTAINING PROPERTY VALUES

Spring and summer are the ideal times to look around to see what needs to be done to maintain the appearance of each unit. Resident cooperation is essential to ensure areas such as porches, decks,

lamps, railings, and doors are painted and in good condition.

There are many new paints and stains that offer protection for wood surfaces and are available at local hardware stores. Some are pre-tinted, and some require tinting. When you repaint, make sure the color matches the medium shade of grey used on decks and porches throughout the complex.

Just a reminder that decks, porches, and patios should not be used as storage areas; however, boxes specifically designed for patio/deck storage are approved if they are of reasonable size and blend in with the surrounding color scheme.

- **Approved items** include outdoor furniture, decorations, and plants. Round planters not more than 18” in diameter and/or rectangular planters not longer than 24” are limited to four per deck side or porch. Hoses, whether on patios or next to buildings, should be neatly coiled or stored on hose holders.
- **Unapproved items** include all grills as outlined above, garbage bags and garbage receptacles (including pet feces storage containers), bicycles, toys, coolers, mops, brooms, rugs, dead plants, garden tools, wooden “whiskey barrel” type planters.

Approved replacement styles for garage doors, outside lamps, exterior doors, storm doors, etc. can be found at *colonialforest.net/owner info/approved replacements*.

Property values have never been higher and the HOA thanks residents for always maintaining a high standard of appearance, and for continuing to make Colonial Forest a nice place to live.

WATER SHUTOFF VALVES

The HOA recently sent a letter to all owners regarding the individual shutoff valve location for each unit. Thank you to those residents who already responded. Knowing your shutoff valve location is critical because water can do extensive damage in a very short amount of time. Please contact Mark Pierovich with your valve location if you have not already done so. Mark’s email is mark@targarealestate.com.

WATER LEAK DETECTORS

Did you know that you can purchase a water leak detector? They are a small device like this one that you can put under your kitchen sink, bathroom sink, by your clothes washer, etc. They produce a sound if they get wet and they are available online.



RECIPE FOR PICO DE GALLO

Board member, Jess Salazar, shared his recipe for Pico de Gallo.

Ingredients:

- Three tomatoes of your choice
- One white onion
- Half a red onion
- Two jalapenos or more
- One cup cilantro
- Five minced garlic cloves
- Salt to taste

Preparation:

Mix all ingredients in a bowl.
 Chill for about an hour.
 Serve with tortilla chips.
 For variety, add avocado chunks or mango chunks.



RE-SIDING PROJECT

Re-siding all 27 buildings is a major project that was initially estimated to run between \$1M-3M. To minimize budget impact, it became a 9-year project in which three buildings per year would be re-sided. The project began in the fall of 2015 with one building. As of 2023, 12 buildings have been completed. No buildings were re-sided in 2021 or 2022 due to budget constraints. In 2023, the current plan is to postpone all re-siding until 2024.



Year of Completion	Building #	Year of Completion	Building #
2015	Building 17	2019	Buildings 10 & 23
2016	Buildings 11 , 13, 18	2020	Buildings 6 & 26
2017	Buildings 8, 20, 22	2021 & 2022	No buildings re-sided
2018	Building 24	2023	No buildings scheduled

GATE INFORMATION

FRONT GATE:

Directory: Owner/resident names and phone numbers may be revised at any time. Your personal entry code is based on your phone number, either land line or cell. Requests for revision can be made by contacting Mark Pierovich (Targa) via email at mark@targarealestate.com or call him on 253-754-6049.

Entry via keypad: Enter your personal entry code. Press each button slowly and firmly. If you press a wrong button, please wait several seconds before trying again so the system can reset.

Entry via directory: Visitors will look up your name in the front gate directory and push the "CALL" button. Then you press **9** on your phone to open the gate. Press **9** firmly and for a full second to ensure good signal transmission.

Entry via remote control: One remote will open both the front and back gates. To purchase a remote, follow the steps below because Targa's doors are locked during business hours for security reasons.

1. Call Targa on 253-815-0393 and speak to the receptionist about purchasing a gate remote for Colonial Forest.
2. The cost is \$25.00 for a car visor remote and \$30.00 for a keychain remote. There is no sales tax. You should make out the check or money order to **COLONIAL FOREST HOA**. **Targa does not take cash or debit/credit cards.**
3. The receptionist and you can determine a good time for you to go to Targa to pick up the remote.
4. Once you arrive at Targa, just call 253-815-0393 again and let the receptionist know you are there. He or she will meet you and you can exchange the check for the remote.

BACK GATE:

Entry is obtained via remote or keypad. Please contact Mark Pierovich on 253-754-6049 for the code to the back gate.

PEDESTRIAN GATES

There are three gates for residents who are walking: 1) by the outgoing main gate; 2) by the incoming back gate; and 3) in the SW corner of the complex (along 1st Avenue). One key fits all three and can be purchased from Targa for \$5.00. Walkers can also open the outgoing main gate via a button on a short pole located on the sidewalk just prior to the gate. Please press the button firmly and for a full second to ensure contact. There is no button for pedestrians to open the outgoing back gate. Please open the back pedestrian gate with a key.

COLONIAL FOREST INSURANCE COMPANY



Each year, Rice Insurance brokers Colonial Forest's insurance needs and customizes the HOA master insurance package for coverage such as general liability, property, crime, etc. Gary Kelly is the agent, and his email is gary@riceinsurance.com.

Owners need to purchase condominium HO-6 insurance (not renter's insurance) from your own insurance provider.

The HOA master policy covers the building envelope from the walls "out." The homeowner's HO-6 policy covers: 1) the walls "in," 2) the HOA master policy \$10,000 deductible, and 3) whatever the owner thinks their belongings are worth. Most owners take out a \$30,000 to \$40,000 HO-6 policy. That way if something happens, their personal belongings are covered along with the master policy deductible. This HO-6 policy is not expensive.

To summarize, be sure you are fully covered:

- ✓ Your policy should include a “Loss Assessment” of at least \$10,000 with your secondary insurer. It is very cheap coverage. You must add this to your condominium coverage.
- ✓ Be sure your personal belongings are fully insured with HO-6 coverage with your secondary insurer.

The Board of Directors and Targa recommend that you take photos now, include dates, and save receipts of all improvements. This will show proof of your upgrades in case of an incident and will help assure restoration with those upgrades.

If you need proof of this insurance, contact Mark Pierovich at Targa Real Estate. Mark’s phone number is 253-754-6049 and his email address is mark@targarealestate.com.

DUPLICATE HOUSE NUMBERS IN COLONIAL FOREST

There are 28 instances of duplicate house numbers in Colonial Forest—only the street number is different. For example, there is 32423 1st Place South and 32423 2nd Place South. There is 125 South 324th Place and 125 South 327th Place. Our USPS carrier has a good handle on the situation but unfortunately, many delivery personnel such as Amazon, UPS and FedEx may not. Many packages have been left on the wrong porch. A complete list of duplicates is below. If you receive a package that does not belong to you, it may belong to someone a street over. Please contact Mark Pierovich at Targa on 253-754-6049 if you need assistance getting the package to the correct location.

Colonial Forest Duplicate House Numbers (28 instances of duplicates)

Buildings 2 & 10			Buildings 8 & 25			Buildings 9 & 13			Buildings 14 & 18		
Bldg	Unit	Address	Bldg	Unit	Address	Bldg	Unit	Address	Bldg	Unit	Address
2	1	32429 1st PL S	8	2	129 S 324th PL	9	1	32444 1st PL S	14	2	32506 1st PL S
10	4	32429 2nd PL S	25	1	129 S 327th PL	13	5	32444 2nd PL S	18	1	32506 2nd PL S
2	2	32427 1st PL S	8	3	127 S 324th PL	9	2	32442 1st PL S	14	3	32508 1st PL S
10	3	32427 2nd PL S	25	2	127 S 327th PL	13	4	32442 2nd PL S	18	2	32508 2nd PL S
2	3	32425 1st PL S	8	4	125 S 324th PL	9	3	32440 1st PL S	14	4	32510 1st PL S
10	2	32425 2nd PL S	25	3	125 S 327th PL	13	3	32440 2nd PL S	18	3	32510 2nd PL S
2	4	32423 1st PL S	8	5	123 S 324th PL	9	4	32438 1st PL S			
10	1	32423 2nd PL S	25	4	123 S 327th PL	13	2	32438 2nd PL S			
			8	6	121 S 324th PL	9	5	32436 1st PL S			
			25	5	121 S 327th PL	13	1	32436 2nd PL S			
Buildings 17 & 18			Buildings 19 & 21			Buildings 20 & 22					
Bldg	Unit	Address	Bldg	Unit	Address	Bldg	Unit	Address			
17	6	32516 1st PL S	19	1	32611 1st PL S	20	2	32618 1st PL S			
18	6	32516 2nd PL S	21	2	32611 2nd PL S	22	6	32618 2nd PL S			
			19	2	32613 1st PL S	20	3	32616 1st PL S			
			21	3	32613 2nd PL S	22	5	32616 2nd PL S			
			19	3	32615 1st PL S	20	4	32614 1st PL S			
			21	4	32615 2nd PL S	22	4	32614 2nd PL S			
			19	4	32617 1st PL S	20	5	32612 1st PL S			
			21	5	32617 2nd PL S	22	3	32612 2nd PL S			
			19	5	32619 1st PL S	20	6	32610 1st PL S			
			21	6	32619 2nd PL S	22	2	32610 2nd PL S			

WHO YOU GOING TO CALL? HERE IS SOME HELPFUL INFORMATION

Police, Fire or Medical Emergency: 911

- Medical emergencies
- Any type of fire
- Down power lines
- A crime in-progress or any suspicious activity
- Any dangerous or life-threatening emergency
- Any time a person fears for their safety or the safety of others

Police Non-Emergency: 253-835-2121

- Emergency services are need but there is no danger or life-threatening injuries
- The return of a runaway child
- A hit and run collision when you are no longer at the scene of the collision
- Lost property
- Additional information after an initial report has been made

Natural Gas Leak: Puget Sound Energy 1-888-225-5773 or dial 911

Colonial Forest Campus Emergencies, Targa Real Estate: 253-815-0393

- Flooding home or campus

Targa Real Estate Services, Inc., Mark Pierovich: 253-754-6049

- Trees or limbs down on building
- Storm damage - missing siding or roofing

Colonial Forest Maintenance: Request via *colonialforest.net*

- Exterior light bulbs or doorbells
- Streetlights not working
- Gardening or grounds concerns

Abandoned Shopping Carts: 253-835-6774

Animal Services (lost or nuisance pets): 253-835-PETS