



## COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS MEETING

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20. 32617 1<sup>st</sup> PI S garage leak – scheduled July 2019
21. 14-4 water leak crawlspace – scheduled August 2019
22. 15-1 water leak basement – scheduled August 2019
23. 26-3 Deck support rotted and pillar sinking – scheduled August 2019

**Colonial Forest Sign at Main Entrance:** The wood is deteriorating in places, especially on the north side. Dave Reetz has done a great job of patching it up over the years but eventually the sign will need to be replaced (probably not in 2019). Whenever the sign is replaced, the Board discussed moving the sign back a little to improve visibility for cars exiting Colonial Forest.

**Annual Picnic:** There was a wonderful turnout and a great variety of food. It was especially nice to meet several of the new residents. In conjunction with the National Night Out, the Federal Way Police Department stopped by as well as the King County Fire Department. Many thanks to those residents who helped set up and clean up.

**Parking & Vehicle Storage:** There has been an increase in vehicles that are being stored and not driven frequently. Please read the Rules & Regulations (available at the website *colonialforest.net*). Rule 9 PARKING states in part:

*“Exterior parking is solely reserved for the use of operational motor vehicles with current license tabs and commonly used for daily transportation. This applies to owners, residents and guests. Vehicles not frequently driven are not allowed to park on the street or in additional unassigned parking spaces as they are limited and provided for the use of visitors, service vehicles, etc.*

*Owners and anyone residing with the owner shall park in the areas that are exclusive to their unit as described in 9.c. All other parking areas, e.g., adjacent to buildings, or any area along street curbing that is not painted yellow, may be utilized by guests, visitors, and workmen on a first-come-first served basis. These areas may also be used by owners and residents, but only when they have fully utilized all exclusive parking, as described in 9.c, with their unit.*

*The Board of Directors, at its sole discretion, and in compliance with RCW 46.55, may require the removal of any vehicle, whether owned by a resident or visitor, for conditions such as: flat tires, expired licenses, damage beyond drivability, improperly parked in a restricted area, parked in the entrance/exit lanes to owner parking areas in a way which restricts safe entrance or exit of owners to their assigned parking, or utilization of a parking space for long-term storage. Vehicles in violation will receive a warning letter and parking citation placed on the vehicle in violation. Owners will have a one-week timeframe to respond to the violation before further action is taken. If a vehicle is inoperative and resolution cannot be reached within a one-week timeframe after receipt of violation letter, the owner must garage the cited vehicle or store it offsite. Failure to respond to any parking citations as detailed above will result in the vehicle being removed from the Colonial Forest property with towing charges assessed to the registered owner.”*

The Board will be checking for the following: 1) vehicles that are not being driven frequently; 2) cars that are not currently licensed; and 3) cars not parked in the owner's assigned, exclusive stalls prior to parking elsewhere. Per Rule 9, violation letters will be sent and cars will be tagged for towing.

**Re-Siding Project:** Building 23 is near completion and the tentative start date for Building 10 is August 13, 2019. The plan is to re-side just these two buildings in 2019.

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**Curbs:** Those curbs with the most damage and deterioration were replaced in August. This will be a multi-year project. Any section that was previously painted yellow will be repainted by the maintenance crew.

**Building 18 – Tree:** In the last year or so, two large trees had to be removed in front of Building 18. The maintenance crew will plant at least one tree in the vicinity of the removed trees. The type of tree is yet to be determined.

## Next Board

### Meeting:

Scheduled for  
September 9, 2019  
@ 6:00 p.m.

Respectfully submitted,

Marie Alba  
Secretary

The *COLONIAL FOREST HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS* can be reached as follows:

**Website:** *http://www.colonialforest.net*

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Targa after-hours emergency number: 253-815-0393

**Suggestion box:** At the campus office (Building 15, Unit 6)

**Reminder:** The grounds crew will replace lightbulbs and repair doorbells. Just submit a work request via *colonialforest.net* or fill out a paper request form located at the office suggestion box.