

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

**Monthly Board Meeting
April 23, 2025**

BOARD MEMBERS PRESENT: Marie Alba, Marj Hause, Wanda Michael, Susan Salmond,
Angel Torres, John Warfel
TARGA MANAGEMENT: Mark Pierovich

Approval of Previous Minutes: John moved to approve minutes from the March 12, 2025, meeting; Marj seconded and all approved.

Financial Report: Attached.

Marj moved to send units with over \$3,000 in unpaid dues to collections unless they have a payment plan; Marie seconded and all approved.

John moved to foreclose on Building 23, Unit 5; Angel seconded and all approved.

Grounds Report: Attached.

Yard Sales: Any resident can hold an individual yard sale or coordinate a community-wide sale. In 2024, the Board coordinated the community yard sale, but participation was low, and the Board will not sponsor a sale this year. If any owner wants to coordinate a community sale, the Board can assist by opening the back gate and providing two large banners to display on the fences.

Car Washing: Approximately ten years ago, there was stricter emphasis by the City of Federal Way regarding storm drains. Thus, the R&Rs at the time stated: "Owners/residents, their guests, or anyone hired by them, who cause pollutants such as paint, construction materials, or any oil or chemical based products to be washed down the storm drains are subject to fines by the City of Federal Way for violating Federal Way Revised Code, Title 16, Surface Water Management. The city can make unannounced inspections of the Colonial Forest property at any time and may cite and/or fine an individual found to be at fault."

The current Rules & Regulations do not have that section, but the current City guidelines are:

Runoff from car washes is highly toxic to aquatic life and is one of the reasons that streams are not as healthy as they should be. Unlike the sanitary sewer systems, water that runs into the storm drains goes directly into lakes, streams, and wetlands with little or no treatment. Here's what you can do to make your car wash "salmon-friendly."

1. Take your car to a commercial car wash. Commercial car washes are required by law to divert their water into the sanitary sewer, where it gets cleaned at a treatment facility.

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*2. If you do wash your car at home, do it on a grassy surface, where the soapy water can soak in, rather than on pavement, where it will run off into a storm drain. **Empty your dirty wash buckets into a sink or toilet, rather than into the storm drain.***

Since grassy areas are not available at Colonial Forest, we do ask that you use environmentally friendly car washing products.

Next Board Meeting:

May 28, 2025 @ 5:30 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>

Email: Mark Pierovich (Targa offsite mgr): mark@targarealestate.com

Phone: Mark Pierovich (Targa offsite mgr) 253-754-6049

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

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

Reminder: The Association will replace outdoor light bulbs and repair doorbells. Just submit a work request via colonialforest.net or fill out a paper request form located at the office suggestion box.