

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

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**Monthly Board Meeting  
March 12, 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 February 28, 2025, meeting; Marie seconded and all approved.

**Financial Report:** Attached. Please check FrontSteps to verify your monthly dues payment. There are still several residents paying the 2024 amount. Here are the dues increases for 2025.

<b>2024 Dues (Old)</b>	<b>2025 Dues (New)</b>	<b>Increase Per Month</b>
421.00	<b>432.00</b>	11.00
439.00	<b>451.00</b>	12.00
448.00	<b>461.00</b>	13.00
454.00	<b>466.00</b>	12.00
457.00	<b>470.00</b>	13.00
485.00	<b>498.00</b>	13.00
503.00	<b>517.00</b>	14.00

**Grounds Report:** Attached.

Recently five trees were removed for safety reasons. Two hemlocks were dying, and three pine trees were leaning. The Association does not remove trees without a valid reason.

**Dryer Vent Cleaning:**

Marj moved to approve the bid to clean all dryer vents; John seconded and all approved. Tentatively, the cleaning will be done in May. Once the date is confirmed, all residents will be notified. As a safety precaution, the Association cleans all dryer vents every two years. The entire process is from the outside, so nobody will enter your unit.

**New Board Meeting Dates:** Effective in April, the Board will meet every fourth Wednesday of the month instead of every second Wednesday. The change is to accommodate scheduling conflicts.

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**Next Board Meeting:**

April 23, 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](mailto: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.**