

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

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**\*\*\*Please replace after reading\*\*\***

**Please check off after reading.** Building # \_\_\_\_\_ Unit #     \_\_\_   \_\_\_   \_\_\_   \_\_\_   \_\_\_   \_\_\_  
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**Monthly Board Meeting  
October 10, 2016**

**BOARD MEMBERS PRESENT:** Marie Alba, Carolyn Hagerhjelm, John Halvorsen, Rick Krekel,  
Val Krzyzaniak, Joni McKee; Ken Pratt  
**TARGA MANAGEMENT:** Mark Pierovich  
**BOARD MEMBERS ABSENT:** None

**RE-SCHEDULE Trash Pickup Day from Saturday 10/15 to Saturday 10/22**  
Due to forecasted inclement weather the event was re-scheduled for Saturday, October 22nd from 9:00 a.m. to 3:30 p.m. A new flyer was posted at each building by the mailboxes. As stated in the flyer, all items should be clearly marked and set out for pick-up no later than 8:00 a.m. on Saturday, October 22nd.

**Approval of Previous Documents**  
Ken moved to accept the board meeting minutes of September 12, 2016; Val seconded and all approved.

**Financial Reports**  
Mark reviewed the financial reports. There were no outstanding issues. Val moved to accept the financial reports; John seconded and all approved.

**Grounds Report**  
No report this month.

**Changes to Common and Limited Common Areas**  
Due to recent and ongoing unauthorized modification of foliage within Common and Limited Common areas, a letter was sent from the Board to remind residents of rules prohibiting any non-Board approved changes to common areas. The grounds crew, alone, is responsible for all upkeep of trees, shrubs, plants as well as all other maintenance and safety issues within the Colonial Forest common areas.

To request grounds services, outdoor light bulb replacement, or doorbell repair, please submit a work request via [colonialforest.net](http://colonialforest.net) or fill out a paper request form located at the office suggestion box.

- Action Items:**
- Dryer duct repairs in B4U3&4 (pending).
  - Repair concrete work at Building 26 (pending).
  - Walkway lights at Building 25 not working (complete).
  - Seal blacktop repair at Building 27 (pending).

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- Install railing between B18 and B22 (in progress).
- Trees trimmed that were hanging over east fence from Quiet Forest II (complete).
- Roof repair at 22-6 (in progress).
- Water leak in garage at 23-4 (complete).
- Small sink hole at the garage area of B21U6. Mark will address with either Michael Daniels Construction for repair soon, or with A. C. Moate for a repair early next year.

## **Puget Sound Energy (PSE) Air Sealing Program**

The contractor is currently coordinating with PSE regarding next steps. The Board will contact owners for signatures once a schedule is developed.

As stated previously, due to the nature of the project, every owner in a building must participate. Otherwise, the building cannot be done. Installation will require entry to every participating building's units three times: 1) a blower test prior to installation; 2) the installation work itself; and 3) a blower test after installation.

Questions can be addressed to Mark Pierovich (Targa) at 253-754-6049.

## **Please Pick Up After Your Pet**

- There are still some dog owners who do not pick up after their pet and do not have their pet on a leash. Per the Rules & Regulations 7.d, "All pet defecation in common or limited common areas of Colonial Forest shall be picked up immediately by the pet owner or representative."
- Leaving pet waste creates a health hazard as mowing over the deposits spreads the feces in small pieces across the lawn and clogs the crew's machinery. In addition, leaving deposits in the yard attracts rats. Please pick up immediately after your pet and properly dispose of the waste.
- If you see anyone not picking up after their dog, send an email via the Colonial Forest web site so the Board can take the proper action.

## **Next Meeting:**

Scheduled for  
November 14, 2016

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:** Joni McKee (President/Grounds Mgr): [contactus@colonialforest.net](mailto:contactus@colonialforest.net)

Mark Pierovich (Targa offsite Mgr): [mark@targarealestate.com](mailto:mark@targarealestate.com)

**Phone:** Joni McKee (President/Grounds Mgr) 253-517-7906

Mark Pierovich (Targa offsite Mgr) 253-754-6049

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](http://colonialforest.net) or fill out a paper request form located at the office suggestion box.