

Summer Fun Has Begun!- Summertime in the Pacific Northwest is here and there's plenty of ways to enjoy the sunshine right here in our own community. Whether it's taking a dip in our pool, paddle boarding on our lake or taking a walk around the loop or trails, there's something for everybody. When walking the loop here are a few safety reminders - Always walk on the left side facing oncoming traffic to see approaching cars. At dusk or night, wear retro-reflective materials on your shoes or clothing so drivers will see you. And if you're driving, please slow down and be mindful that people are out with their children and dogs, kids are on their bikes and wildlife may be crossing. Speaking of wildlife, we have seen seeing a lot of baby deer and bunnies running around. While these animals may be cute, they are also unpredictable and can jump out of no where faster than you can respond. Our speed limit in our community is 25mph. Let's work together to keep our friends, families and wildlife safe!

FISHING DERBY SPOTLIGHT

The SWL Annual Fishing Derby had a great turnout in spite of some cold weather. Our biggest fish of the day was a 2 pounder rainbow trout caught by Emilio! Special thanks to Dan and Shelley Nicholson for hosting this event and always making it special for the families!



Keeping Our Lake Healthy-

Having a community with lake access provides a welcomed escape where you can spend time slowing down, taking in all the nature we are surrounded by. Keeping our lake healthy and clean starts with us doing our part. When using your boats and paddle boards in other lakes, please wash and dry them before entering our lake. This will help to prevent the spread of toxic algae that can hitchhike on your equipment.

Another way you can help is by joining one of our lake clean up days. A few times out of the year our Lake Committee with volunteers gather to clear out invasive Yellow Flag Iris, Japanese Knotweed & Curly leaf Pondweed as well as remove any fallen trees. Special thank you to Christine Stringer and all the volunteers who came out for our first lake clean-up day on May 30th.

Watch for future clean up days on the information board, website and social media platforms on Facebook and Nextdoor app. If you would like to be added to the Lake Committee or want to volunteer at the next clean up day, you can email us at sunwoodlakes@gmail.com

To learn more about lake management you can visit the Dept of Ecology and Dept of Fish and Wildlife websites or Northwest Aquatics at nwaqua.com

PROJECT HIGHLIGHT- OUR FOREST

Work has begun on removing the critical trees that were identified in our level 1 tree risk assessment report. These are trees that are considered dead and most hazardous. You can find a copy of this report at sunwoodlakes.org under the HOA tab. You can also reach out for any questions you may have at our email- sunwoodlakes@gmail.com



"Welcome to the season of sunshine, longer evenings, & connecting with neighbors!"

FIDUCIARY DUTY- legal obligation to act in the best interest of the association, not yourself or any individual program

BUDGET IS NOT A 4 LETTER WORD

The HOA budget has been a hot topic lately so we thought we would use this section to educate our community on how your dues are allocated and what that means from a budgeting standpoint.

On your dues statement you will notice there are 3 categories:

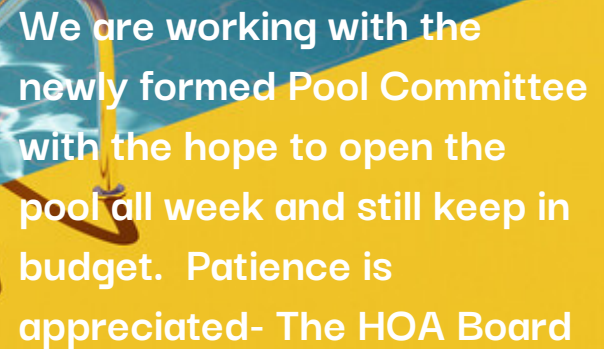
Water Assessment which is used for the maintenance & upkeep of our wells, tanks, equipment and distribution system

Association Dues used for the day to day operations like paying contracts for our HOA management, landscape, forestry, lake treatment, general supplies & pool operations to name a few

Reserve Assessment is for real property and major equipment that wears over time; clubhouse building, roof, septic system, parking lot, rental house, the pool, playground equipment, etc.

Last year the HOA board created a volunteer lead budget committee with 2 board members assisting in the attempt to better manage our fiduciary responsibilities. It was discovered that in the past decade there had not been a comprehensive review to ensure dues and assessments kept up with the costs. Furthermore, funds had been diverted from our water system to subsidize the day to day operations that should have been managed with Association Dues. One of the largest expenses discovered was from the pool budget. In 2016 the pool expenses were 28% of our HOA Assessments (\$32,675). From 2020-2026 pool expenses jumped to 57%-65% of assessments(over \$99,000 in 2026)

The current board has been working hard to get our budget back on track but it takes time and difficult decisions like the possibility of raising dues, or closing the pool for 2 days to cut down on labor cost and supplies. The goal of the 2027 budget proposal will be to give owners options to prioritize what is most important to them from our drinking water, to our forest & lake management as well as our amenities. Owner involvement is key! So now is the time to join a committee, come to a board meeting and return ballots when it's time to ratify the 2027 budget. Your voice does matter!



We are working with the newly formed Pool Committee with the hope to open the pool all week and still keep in budget. Patience is appreciated- The HOA Board

Is All Well With Our Well?

Sunwood Lakes is a public water system that is regulated by Washington State's Dept. of Health, managed by Northwest Water Systems and the HOA to ensure that we keep up with state requirements to provide safe and reliable drinking water for our community. From time to time we get calls regarding water being a brown or rusty color. When this happens, it is most likely caused by sediment working in tandem with high iron and manganese levels. Manganese is a natural occurring mineral found in Washington State groundwater. We recently received our water report that did indicate high level of manganese, and while Northwest Water has told us this is considered a secondary contaminant and no action steps are required at this time, we are making efforts to improve the quality of our water now. One of the measures the Board recently approved was to add an additional blow off valve that will help with blowing sediments out of our water lines. We have a goal to add 4 more additional ones as well. We are also consulting with field techs to see what action steps we can take to improve our watering system. We also would like to form a water committee that could work with the Board to identify issues, recommend improvements and schedule maintenance once approved by the Board. If you are interested in being a part of improving our water quality contact us sunwoodlakes@gmail.com