



Welcome to spring at Lake Forest! While the lack of a typical winter season leaves us with concerns over fire danger and low water supply, there is still much to be excited about at our beautiful property. The landscaping team is busy getting the grounds in top form, with fresh mulch already down and flowers arriving later this spring. Other projects your HOA board is looking to address this spring/summer include:

- Repairing and refurbishing the hot tub structure
- Resolving drainage and heated concrete issues
- Repaving the parking area

Our annual owner's meeting is scheduled for June 20 at the Summit County Community Center. The board will provide a full status update on our community, including the latest information on the Poz-Lok replacement project. We will also accept nominations at the meeting to fill vacant seats on the board. Please consider volunteering to serve.

Finally, I hope you have the opportunity to spend some time at Lake Forest this summer and are able to enjoy all the activities and beautiful scenery Summit County has to offer.

—Sally DeLong

HOA Annual Meeting and Board Elections

The Lake Forest HOA annual meeting is set for Saturday, June 20, 2026, at 1:30 pm. At this meeting, two (2) HOA Board seats will be filled for a three-year term. I encourage all owners to consider becoming part of the governing board. Lake Forest is facing some possible large ticket expenses. The most notable would be the replacement of the Poz-Lok fire suppression system in Buildings A, B, E, and F. The Lake Forest Board consists of seven (7) members. These members are solely responsible for approving any Special Assessment levied on all owners.



***If you have information to submit for publication in this newsletter,
please email carol.thompson1@comcast.net.
The summer issue will be published in July 2026.***

Reminders From the HOA Rules Committee

HOT TUBS

- Hot tubs are available only during the posted hours of 10 am to 10 pm.
- Glass containers and food are not permitted in the hot tub area.
- Adult supervision is required for all children under the age of 18 in the hot tubs.
- SPA users must adhere to all rules posted in the SPA.
- No pets are allowed in the hot tub area.
- Replace the hot tub covers after use.



GRILLING

- Grilling is permitted only in the HOA-designated grilling areas or on decks, if equipped with an HOA-approved electric grill.
- Common area grills are closed October 1 until May 1.



Help Conserve Water at Lake Forest!

As you know, Colorado and especially Summit County are experiencing an extreme drought. If you haven't been up to Lake Forest lately, it looks more like early June than mid April. Frisco does not get water from Lake Dillon. Frisco gets water from the North Ten Mile drainage and has three water wells which are utilized to supplement the surface water. Those sources are not infinite, and the watershed in the North Ten Mile basin this winter is very low.

Water at Lake Forest is billed as part of the monthly HOA dues. The 2026 budget for water is \$20,176.00. Frisco is currently under Phase 1 Voluntary Water Use Restrictions. This mostly affects outdoor water usage. We are working with our landscaping contractors to make sure we comply with these restrictions. Please be aware of your water use and consumption.

Toilets: Some of you may still have the original Crane toilets that were installed when Lake Forest was built. These old toilets use a large amount of water per flush and are also prone to water leakage based on the old components in the water tank. We encourage you to check these old toilets, in addition to all others in your unit, to ensure that the tanks are not leaking. Better yet, it might be time to replace these old, high water flow, lower seat level toilets. I recently replaced the floors in my three bathrooms and replaced all three toilets. American Standard has a bone-colored toilet that closely matches the existing bathtubs and sinks. The units are water saving and chair height. Saving water is nice, but the chair height is great with old knees after a hard day of skiing or hiking.



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