

Teal Lake Village

2025

Teal Lake Village Association

P.O.Box 65011, Port Ludlow, WA 98365 Website: tlva.net.

2026



A Village in the Woods by the Bay

Welcome New Neighbor!

We are glad you are here! As you probably know (after all you chose to live here!) Teal Lake Village is a unique Port Ludlow neighborhood, one of the largest, featuring spectacular views, 98 well-maintained homes, spacious natural open spaces, walkable streets and sidewalks, with **very friendly** neighbors (and their **very friendly** dogs). In addition, your landscaping is all (mostly) done for you, so you can kick back and enjoy all of life's pleasures this area has to offer. No lawn mowers, shovels, rakes or wheelbarrows are needed! We hope to meet you around the neighborhood soon - maybe at a board meeting or other fun event - and hope you find this newsletter helps you navigate your way around your new community! Many questions can be answered by going to the website: tlva.net. Or please feel free to contact any of us with questions.

Welcome Committee and HOA Board of Directors

Board Meetings
Third Thursday
1:00 pm
Bay Club
(See Calendar
for schedules)

Dues Payable to
TLVA @
Westsound
Services
P.O Box 754
Kingston, WA

Bay Club
120 Spinnaker
Place
sbca.club
360-437-2208

BOARD MEMBERS

President

Bob Gilbert
president@tlva.net
425.246.9789

Vice-President

Sheila Twohey
vice-president@tlva.net

Treasurer

Ed Harrington
treasurer@tlva.net

Secretary

Phyllis Waldenberg
secretary@tlva.net

Director at Large

Boardmember1@tlva.net

ARC Chair

Bob Gilbert
arc@tlva.net

Landscape Chair

Bob Gilbert
landscape@tlva.net

Welcome Committee

Michele Smith &
Lorrie Wolle

Webmaster

Dave Hanson
webmaster@tlva.net

Electronic Notification Authorization

Please go to tlva.net - under TLV HomeOwner Pages, click on Resident Email Signup. Here is where you will give us your contact information and let us know how you want to receive Notification of meetings and other notices and receive Dues Invoices. Electronic notifications help keep your dues down, save paper, postage, printing costs and time. **Help us stay in touch with you!**

Landscaping Services

TLVA CC&Rs (*see website for bedside reading*) specify the Association is required to provide basic landscaping services for all common areas and owners lots. The landscape contractor manages the irrigation systems, turning on in spring and winterizing in the fall. Owners are responsible for repair costs. Some owners choose to opt-out of certain services, choosing to do the work themselves or hire others. (*This does not reduce dues.*) Owners may opt out of mowing, chemical treatments or trimming. Contact landscaping for questions or see the form on the website to opt-out.

Website Please visit tlva.net where you will find answers to important questions, calendar, news, and happenings around town.



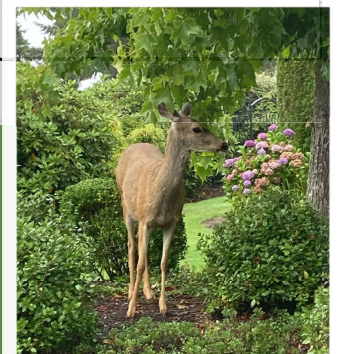
We love our well-maintained yards

Architectural Review

Living in a planned community with CC&Rs and By-Laws, requires of each resident responsibilities to comply with the rules and regulations set forth in those governing documents. Owners must familiarize themselves with the regulations and design standards, which in part, include maintaining the exterior of their home, such as paint, roof, and make application to the HOA for any changes to the exterior of their home, including some landscaping changes. Go to tlva.net for **ARC Governing Documents** and application forms.

Budget & Dues

Each year the HOA Board determines the operating costs and reserves needed to maintain the HOA responsibilities. See tlva.net for the current and past budgets and HOA dues.



This volunteer is enjoying a breakfast of greens!

TLVA Members belong to South Bay Association, the umbrella HOA of all South Bay HOA communities, are governed by SBCA CC&Rs, pay SBCA dues and enjoy the benefits of belonging to the Bay Club.

Join us at a TLVA board meeting!

We love our volunteers!