

Lake Jane Estates Newsletter

WWW.LAKEJANE.ORG
253-863-1250

FALL 2010

PRESIDENTS REPORT

Hello again. Much has taken place over the past quarter.

If you haven't seen the new short plat guidelines, please take a look on our website: <http://www.lakejane.org/association-information/short-plat-approval-guidelines/> The most important change to note is that the minimum lot size for approval of a short plat is 14,400 square feet. It is also important to note that the approval is time limited (the subdivision must be completed within one year) and it is not transferrable (if you sell or give the property away, the new owner must submit a new request to restart the process).

There has been an increase in vandalism in our area. If you notice anything suspicious, report it to the police.

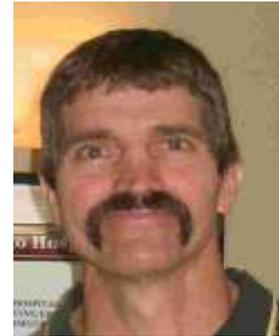
Once again, there was not a quorum for the annual meeting, so no official business could take place.

We now have a new assistant secretary, Murry Bushnell. We look forward to his help with the board. Mandi Farmer, just finishing as assistant secretary, is coming on the board as a member of the Park Committee. Mandi did a tremendous job as assistant secretary and set the bar quite high for the position. Thank you, Mandi.

I would also, on behalf of the board, like to thank Thomas Wil-

liams, for his year of service to the board as a member of the Park Committee. Mandi Farmer was appointed to the position he vacated.

Mark J. Snell, MD, FACS
President, Lake Jane Estates
mjsnell85@gmail.com



BOB'S CORNER



1. Once again it has been a great summer of fun in the parks, lake and at the swimming pool. Thanks again for helping keep the parks and lake area in great condition. Our committees appreciate all that you do to keep your areas and the general areas clean and free of debris. And thanks for cleaning after your pets and using the garbage receptacles throughout the park areas.

2. There have been several improvements in the parks over the last few months. Our goal has been

to beautify while at the same time making the park areas safe for all homeowners. We hope that you and yours will enjoy the improvements and make sure they are maintained.

3. Please contact any board member if you see vandalism of any kind or see visitors you feel are not authorized to use the facilities. Looking forward to seeing you around the park this fall.

Bob Garrison
Facilities Manager

LAKE REPORT

If you didn't blink, you experienced great summer weather for the last month. My hope is that we will have a great Indian Summer through October to make up for the late summer start we had...but I won't hold my breath! Swimming, boating, fishing and exploring the islands are summer activities we have come to appreciate here at Lake Jane Estates and I hope that you take the time to get out and enjoy some fun each week before the rainy season is in full swing.

We had Northwest Aquatics spot treat our lake early in July which stopped the spread of nuisance plants (namely bransinea and broad-leaf pondweed) before they got out of control. Because of this timely treatment and the faithful monitoring of the lake, the lake looks great: clear at the water's edge and almost algae free at first glance. Hopefully, we'll get a good amount of rain and cold weather this winter which will also help aid to rid the lake of unwanted algae and lily pads. Thank you Lenore for your diligence- your care and commitment is appreciated. If anyone is interested in lake monitoring call or e-mail Lenore Faulk. (Monitoring is performed May-Oct. It's done on Sunday afternoons and

takes about 1 ½ hours. This can be a great community project for high school students.)

Listed below are some areas regarding lake care that we are working hard to address this year:

- Unusually high amounts to goose poop on our beaches has been a problem this summer. (Reminder: Please do not feed the fowl as this causes them to stay all winter instead of migrating as they should.) We are making adjustments in our budget to hire hands to help us keep the swimming beach and fishing beach clean. It is very important to us to help make our lake enjoyable for all members and their guests. Also, before the spring cutting, we will ask our island landscapers to cut out some small openings on each island. This should allow the geese to more easily rest there on the islands and "do their business" instead of just easily using the beaches. I want to thank all goose poop scooper volunteers. Your efforts are appreciated greatly.

- Trespassers continue to fish out our lake and remain a problem. Not only are these trespassers stealing our fish, but they often make it intimidating to cross the bridge be-

cause of their crassness. This has got to stop. I want to thank all volunteers who have confronted trespassers. Anyone who sees people who you suspect are trespassing, please call any lake committee member or board member. Also, if you feel comfortable confronting possible trespassers yourself, please call us to let us know about it. This will greatly help us monitor the severity of the problem. (Our phone numbers are listed at the end of this report.) We are putting together a security plan that should greatly help in the matter. Before we can have effective security we must have adequate means of checking for identification. This coming spring look forward to requesting your very own Lake Debra Jane Fishing License. Details are in the making as of now, but we look forward putting this plan into action this spring and summer. Our overall plan is to have layers of security to help identify non-members. Please see the next page for our first layer, effective in October.

Thank you for making Lake Debra Jane a wonderful place to recreate! Have a safe and memorable rest of the year.

Submitted by Theresia McClimans

New Lake Passwords

To help combat trespassers on our lake, we are using passwords to help volunteer security to identify members. Please ask all members of your household to keep them secret. We are all paying for the fish, non-members are not. If you fish or go boating on the lake please have the monthly password ready to share with anyone who asks:

October: Harvest Time

November: Thanksgiving

December: Winter Solstice

Please remember basic rules for the lake:

- House hold member must be present with guests who fish or go boating.
- \$3 fee for each non-member guests who fish per day. What a deal! (Put money in box at the end of bridge.)
- Please no littering of any kind: fishing tackle, cans etc.

If you have any questions or suggestions for security or any other concern, please contact us. Our names and contact information is on the reader board year-round at the upper park, on the website and here for your convenience:

Theresia McClimans 826-2834

Lenore Faulk 863-1031

Victoria Troisi 447-8168

POOL REPORT

The pool season opened June 19 and closed September 6. There were four sessions of swim lessons. Session 3 had 88 kids participating and Session 4 had 67 kids. Our lifeguards were wonderful teachers with compliments from many parents. We hired 6 lifeguards and 5 hut workers. We also had two volunteers who helped with lessons, thank you Emma and Olivia. Water aerobics was enjoyed by men and women this year.

I am sad to report that we had two break-ins during our season. Money was taken out of the hut. We will no longer keep any money on the premises. If anyone hears of anything regarding these break-ins, please contact a board member.

Submitted by Yvonne Snell



PARK REPORT

Our upper park got a major spiff up this summer, some improvements and some long overdue maintenance.

A concrete walkway to the basketball court was installed. This walkway, along with a gate between the basketball court and tennis court, completed the handicap project begun last summer. A designated parking place with concrete off loading pad was installed in the parking lot. People in wheelchairs can now access the pool, picnic shelter, and the two sports courts.

A new concrete stairway from the parking lot down to our ball field was built. The old stairs had cracked and the handrail anchors were undermined, primarily because of human caused erosion. A fence was installed on the top of the bank to prevent further erosion. Native shrubs will be planted on the bank to further help stabilize the bank and keep debris off the ball field.

Our baseball infield was rebuilt. Enough special infield dirt was brought in, graded and compacted so as to create a slight crown, allowing

the playing surface to drain. A pitcher's rubber, missing for so many years, and base markers were installed to little league standards. Home plate was reset to allow for adequate space for catcher and umpire without bumping the backstop. A couple of missing structural members of the backstop were replaced



Revamped ball field with retaining wall and stairs in the background

and straightened. We have started a regular maintenance program for the infield to keep it in good shape. This will include regular chalking and painting of the foul lines.

We also began a turf rejuvenation program. Thus far we have applied round 1 of moss and weed killer, and fertilizer. Reseeding and more fertilizing will take place this fall. Better and greener grass is on the way.

We want to encourage all young and old ballplayers who are members of LJE to use their newly refurbished ball field. Next spring when the kids start gearing up for baseball, they will have a place right in their neighborhood to hone their skills. Any LJE members who are associated with organized leagues

may reserve the field for games or practice. The LJE website (www.lakejane.org) has a reservation form with some stipulations for league play. Besides league play, we mostly hope to see a continuance of the pickup games by members that have begun again on our field. We have plans in the works to lay out a practice soccer field and acquire

some soccer goals.

Lastly, the long overdue resurfacing of the tennis and basketball courts was done. Increased play on the courts was immediate.

We hope all members will enjoy and support their rejuvenated playing facilities.

Submitted by Jeff Brain

Anytime you have a name change, phone number change, switching from living in Lake Jane Estates to renting your home out in Lake Jane, or divorce/marriage then please contact the Treasurer so your records can be updated. We do not sell our members information and only use it for Lake Jane business. Also please remember us when you are selling your home and include our dues in your escrow process. Call 253-863-1250. Thank you!

Lake Jane Estates Trustees & Board of Directors 2010-2011

www.lakejane.org

OFFICERS:

(253) 863-1250

<u>President:</u>	Mark J. Snell, MD	722-6298	mjsnell85@gmail.com
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<u>Secretary:</u>	Victoria Troisi	447-8168	rentonwoman@comcast.net
<u>Asst. Secretary:</u>	Mandi Farmer	862-5554	farmer1701@earthlink.net
<u>Asst. Treasurer:</u>	Melissa Gubbe	862-0602	lakejane@comcast.net

TRUSTEES: (1 year term for position)

<u>Park:</u>	Jeff Brain 863-5339	Anne-Marie Davidson 425-246-3581	Mandi Farmer 862-5554
<u>Lake:</u>	Lenore Faulk 863-1031	Theresia McClimans 826-2834	Victoria Troisi 447-8168
<u>Pool:</u>	Jill Caruth-Lauch 202-7088	Mady Burgstahler 863-2991	Yvonne Snell 722-6303

I'M A LOCAL REALTOR AND A PROUD HOMEOWNER IN LAKE JANE ESTATES. A neighbor and friend who knows Bonney Lake and the Puget Sound area, call me anytime for a free market analysis or information on any home that interests you.

CALL TONYA 253-223-8931 or EMAIL ttonya@comcast.net

SELLING YOUR HOME — EVEN IN THIS MARKET!

As home prices fall and the inventory on the market continues to grow, it becomes harder and harder to sell a house. However, YOU can sell it. So, how do you sell your house in this market? There are, as always, the classic tips that must be followed. De-personalize and de-clutter your home. Focus on curb appeal. Perform necessary repairs and renovations. And, of course, hire a good Realtor.

Then comes the hard part. You have to look at your home from a completely unbiased perspective. It's difficult to do. In fact, it's nearly impossible, but in order to compete you need to be able to price your house competitively. Go out and look at other homes on the market. Remember that you can't just look at what is available through other real estate agents anymore. That's only part of the market that you're competing with. You also have to look at **foreclosures**, **short sales**, **FSBOs**, **HUD homes** - everything! This is your competition. These are the prices you have to beat.

Now compare your home to the ones you looked at. Try to do a fair and unbiased comparison (this is the part your Realtor needs to be good at) and then determine a realistic and competitive price. Here's a hint: as car dealerships and furniture salesmen will tell you, a competitive price is a price that's a little bit below everyone else's price. *If that price isn't one you're comfortable with, it might not be the best time for you to sell.* If you have to sell, you may just have to bite the bullet because a higher price is going to mean a home on the market for months that will likely not sell at all.

Location, location, location may be the most important factor in determining the price of a home, but the price itself is what determines whether a home sells or not. Price your home competitively and you have a shot. List your home at a higher price and you'll become one more home among 5 million that are waiting to be sold. The choice is yours - suit up or stay home.



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Special thanks to Tonya Tinsley with Skyline Properties, Inc. for producing the newsletter for the Lake Jane Home Owner Association.

LAKE JANE ESTATES

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BONNEY LAKE, WA 98391

Have we got your e-mail address yet? Get timely communication about neighborhood happenings in Lake Jane. Please send your email and name or address (so we can match you in our records) to lakejane@comcast.net. Thank you!