



**June 2006**

**Lake Jane Estates**  
**www.lakejane.org**  
**253-863-1250**

**Vice President's Message**

The biggest issue in our association has been the recent influx of short plat proposals. Your Board of Trustees has done a lot of work on this issue. We take each proposal very seriously, and we expect these short plat proposals to keep coming. If a lawsuit should arise out of one of these proposals we are prepared to uphold our by-laws.

On May 18, Officer Steve Flaherty of the Bonney Lake Police Department and a Lake Jane Estates member gave the Board a beginning presentation on neighborhood crime prevention and some ideas on starting block watches. Steve feels that Lake Jane Estates is a pretty safe place to live, primarily because of the diligence of those of us who live here. Steve is, of course concerned about all crimes but especially so about property crimes in his own neighborhood. He doesn't want us to get complacent about the situation. Officer Flaherty will take the floor for a little while at our Annual Meeting and talk to us about making our homes safer and how and why the Bonney Lake Police Department is reaching out to the homeowners associations in the city.

The Board has also updated and reformatted the general rules of our association to bring them more in sync with our changing association.

We wish to thank Duane and Sue Shabo, who served us for a couple of years as president and secretary. The Shabo's resigned because they moved out of the association. Evelyn Raymond and Lorine Hegel also resigned from the Board because of personal reasons. We thank them too for the time they gave to our association.

We welcome new board members ReJena Kilmurray, secretary, and Yvonne Snell, pool committee. Both are doing a great job in helping our association.

And LJE member Travis Lande has agreed to help our association another year, by doing our newsletter free of charge. Thanks Travis!

The board has also crafted a budget for 2007-2008 to start making headway on some of the maintenance and improvement projects for our community properties, which were delayed because of the Smith/Ugas lawsuit. This budget reflects the increased costs of labor and materials and our shrinking volunteer labor pool. We think this is a budget that will help ensure the future of our association.

Jeff Brain, Vice President



### Secretary's report

*This has been a fantastic year and a lot has been accomplished in the Lake Jane Estates. You will get to hear all about our improvements at the annual meeting on July 30th at 2:00 PM.*

*We'd like to thank Duane and Sue Shabo for the 2 years they were on the board. Their hard work and dedication to the home owners shows and is much appreciated! Evelyn Raymond, Debra Harlow and Lorine Hegel have resigned their positions from the board. This was Evelyn's 2nd year on the Lake. Thank you! Debra has new responsibilities, which required her to be away, but she will be a member at large and you will see her again at other meetings. Lorine spent her time, mostly in the summer working at the pool scheduling lessons. Thank you to all who have been a huge part of our Home Owners Association.*

*Yvonne Snell is a certified lifeguard and will be on the pool committee this year. She is already hard at work up at the pool for our annual opening on June 17th! I joined the board the 1st of May as your secretary.*

*This is a great place to be and I am enjoying getting to know my community. In our newsletter you will find the new Rules and Regulations of the Lake Jane Estates. Please read them carefully before using the facilities. Our park board has been updated, as well as the plexy glass replaced. You will find information on the rental fees and park reservations, pool fees, rules and regulations and monthly meetings there. I will also update the board every couple of months with any improvements we have made as well as messages from your Board. If you have any suggestions or comments we'd like to hear from you, so please come join us at our annual meeting! We look forward to seeing you all!*

Sincerely,  
ReJena Kilmurray  
Secretary

***If you'd like to be a part of our Board of Directors, you can be voted in on July 30th at 2:00 PM. All positions on the board will be open for members.***

#### Lake Jane Estates Trustees and Board of Directors 2005-2006

##### Officers

<b>President:</b>	<b>Open</b>			
<b>Vice President:</b>	<b>Jeff Brain</b>	<b>863-5339</b>	<b>1 year term</b>	<b>jbrain@comcast.net</b>
<b>Treasurer:</b>	<b>Melissa Gubbe</b>	<b>891-0602</b>	<b>1 year term</b>	<b>jgubbe@juno.com</b>
<b>Secretary:</b>	<b>ReJena Kilmurray</b>	<b>691-2409</b>	<b>1 year term</b>	<b>rejsinging@msn.com</b>

##### Trustees

##### **Park**

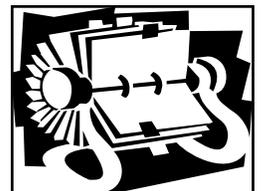
<b>Gordon Bowman</b>	<b>891-0450</b>	<b>1 year term</b>	<b>sakurakan@netzero.com</b>
<b>Suzu King</b>	<b>826-0067</b>	<b>1 year term</b>	<b>dcspsking@comcast.net</b>

##### **Lake**

<b>Lenore Faulk</b>	<b>863-1031</b>	<b>1 year term</b>	<b>g.faulk@worlnet.att.net</b>
<b>Jeff Brain</b>	<b>863-5339</b>	<b>1 year term</b>	<b>jbrain@comcast.net</b>

##### **Pool**

<b>Gus Lauch</b>	<b>826-0610</b>	<b>1 year term</b>	<b>bigdaddylov63@msn.com</b>
<b>Chaunte'Chalcraft</b>	<b>335-5232</b>	<b>1 year term</b>	<b>chaunte@comcast.net</b>
<b>YvonneSnell</b>	<b>321-2187</b>	<b>1 year term</b>	<b>m_snell@comcast.net</b>



**A Statement from the Board of Trustees to the members regarding the subdividing of existing properties in our association**

Recently the Board of Trustees has received several applications to subdivide properties. Most of these proposals have been denied.

The Board considers each of these proposals on its own merits. There is however some factors which strongly influence our decisions on approving or denying these proposals. Some of these are:

In April of 2000 we sent a survey to all the members asking if you approved of subdividing in Lake Jane Estates. Of those surveys that were returned, 85% said no, they did not approve.

At the 2004 and 2005 annual meeting (even though there was no quorum at these meetings) our president asked the same question: Do you approve of subdividing? The answer at both meetings from the members in attendance was a resounding "no".

We consider the opinions of the members nearest the proposed subdivision. Most of these opinions are negative. And at this time we ask these members to give a reason why they would be against a particular subdivision proposal. The most often cited reason by a very large margin is that the member moved to this area for the large treed lots and, the privacy and quiet that the large lots provide. Many people have moved here from other areas because they felt cramped and confined at their previous residence.

Your Board also thinks about the impact each subdivision proposal will have on the existing character of the particular neighborhood and the association in general. As we see it right now the "Estates" character of our neighborhoods and association is one of quiet residences with plenty of space for a private family lifestyle. Right now there are 70 lots that could be subdivided into 4 lots each. That is a potential 210 more lots in our association. We think that those 280 small lots are out of character with what our association is now.

When a subdivision proposal is put before us we consider the visual impact: Will putting more houses in this neighborhood improve its appearance? We also consider the automobile traffic impact: How well will the existing roads handle the additional traffic? Where will the additional cars be parked? Is there already a traffic or speeding problem in this particular area?

Another issue that comes with increased housing density is additional storm water run-off. Many of our members are concerned that their properties will be adversely affected by additional storm water run-off.

In our Association we pose some valuable and cherished community properties: our parks, our pool, and our lake. If subdivision is to occur nearby these community properties, we will certainly consider that impact. For example: the water quality of our lake is directly influenced by additional storm water run-off.

Lastly, we, the Lake Jane Estates Board of Trustees want all of our members to know that we are always thinking about the long term good of our entire association. The notions of an individual dividing property for his/her own financial gain, (at the expense of the things so many of us cherish) and then perhaps moving away, is not something we will let happen without careful consideration.

All of us in this Association, not just the Board, will be pressured more and more to approve subdivision proposals. It will take work and money to preserve the character of your neighborhood. All of the voting members of the Board are volunteers. We need your support to withstand this pressure for you.

Please express that support in writing, (email to the LJE website is fine) or by going on record at a board meeting, or the annual meeting.

Sincerely,

Jeff Brain, Vice President

On behalf of the LJE Board of Trustees



**REMINDER: ANNUAL LJE MEETING WILL BE HELD JULY 30TH AT 2:00 PM IN THE UPPER PARK.**



**Lake Report**

This year our fish supplier informed us that we needed a permit from the Washington State Dept. of Fish and Wildlife, before we could plant any fish. A representative from the Game Dept. inspected our lake and told us we needed a screen on the outlet of our lake to keep the hatchery fish from escaping and mingling with the wild fish.

We purchased some materials, and Dennis Fite donated his welding expertise to fabricate the screen. The Game Dept. inspected, and we were issued our permit.

The screen is easily removed for cleaning debris that accumulates in front.

A new batch of Rainbow Trout has been planted.

On April 29 Jeff and Gloria Brain raked the boat launch and the swimming beach. They hauled away a trailer load of debris. The following week, our island maintenance contractor hauled away another load of fallen branches debris.

During the first week of May someone pushed through the locked service gate and drove a vehicle of the swimming beach leaving some tire ruts. Jeff Brain adjusted the gate back to the correct position and added a padlocked chain in addition to the drop rod lock to secure the gate.

Again this year, we are monitoring the vital signs of our lake with the assistance of the Pierce Stream Team. Lenore Faulk is again co-coordinating the monitoring effort. Evelyn Raymond and Preston Tinsley have also volunteered to help with monitoring.

This winter we had a lot of water in the lake. This extra water has helped to bring more oxygen into the lake and really inhibit the start of marine weed growth. This is a big improvement over 2005.

In February of 2005 we had record low rainfall. Consequently the marine weeds had grown quite a bit by March 2005. As this report is being written on May 17, 2006 the water level is even with the height of the outlet dam and there is very little weed growth.

Submitted by Jeff Brain, Chairman

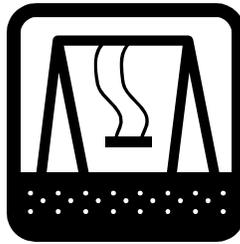
### **Park Report**

As reminder if you have a special gathering please make your reservations as soon as possible to ensure we are able to accommodate your event. We have received and approved several reservations already for this summer.

We are pleased to announce that vandalism is at a minimum since our last newsletter. To all who walk our parks and keep an eye open we thank you for the deterrence to crime. In fact, due to a report to the Bonney Lake Police an arrest was made in the lower park a few weeks ago and now that area is peaceful at night.

Due to the leash law we are asking all pet owners to keep an eye on your pets at home, have your pets on a leash in the park area and please clean up after your pet.

The railroad ties in the upper park have been removed and replaced with cement blocks. This was necessary in order to keep the bees away and prevent accidents due to the deterioration of the railroad ties.



### **Pool Report**

Pool Opens Saturday, June 17th

**Pool Hours for 2006:** 12:00 noon-6:00p.m. Free swim  
6:00p.m.-7:00p.m. Family swim  
7:00p.m.-8:00p.m. Adult swim  
7:00p.m.-8:00p.m. Friday's only Teen swim

**Swim lessons Schedule:** 1st Session- July 10th- Schedule 21st  
2nd Session- July 24th- Aug 4th  
3rd Session- Aug 14th- Aug.25th

**Cost** is \$25.00 for members, \$35.00 for non-members with members given space priority.

**Pool rental** is \$50.00 an hour. Available 8p.m. -10p.m. or 10a.m.-12:00p.m. (excluding pool lesson times)

**Guest fees** are \$3.00 per person and must be accompanied by someone from household.

Don't forget, we need new emergency forms filled out each year. Please come and fill one out as soon as possible!

We are always looking for lifeguards! It is a great summer job, and a fun way to make money!! Please call Yvonne Snell 321-2187 or Chaunte' Chalcraft 335- 5232 if you are interested.



**Lake Jane Estates  
Rules & Regulations  
Revised May 19, 2006**

**General Rules**

1. *The Annual Meeting of Lake Jane Estates shall be held on the last Sunday of July at 2:00PM in Lake Jane Park.*
2. *Lake Jane Estates' membership shall run from July 1 through the following June30. Assessments for the purpose of maintaining our park and lake are due and payable on July 1<sup>st</sup>. Lake fees will be assessed August 1<sup>st</sup> with lien procedures enforced as set forth in Article IX of the By-Laws.*
3. *Debra Jane Lake Addition to the City of Bonney Lake is an RS Single Family Detached Residential District and as such, camping is not permitted.*
4. *No target practice or hunting with arms or any type will be allowed.*
5. *No livestock, chickens, or fowl shall be permitted on any tract in Lake Jane Estates.*
6. *No signs shall be posted on any tract except with the written approval of the Lake Jane Estates Board of Trustees, except real estate signs (6 months), and garage & moving sales, etc., which all must be dated (7days).*
7. *Any property owner diverting water from its natural course must provide a substitute course through his property.*
8. *As set forth in Article II, Section 3 of the By-Laws, no member may extend the use of community facilities to any tenant of rented/leased property in Lake Jane Estates.*
9. *Effective immediately, LJE is implementing a rule requiring all short-plat applicants to pay for costs incurred by the Association in reviewing and processing their applications. Short-plat applicants must now pay a \$200 deposit at the time they submit their application for Association approval. Costs incurred by the Association during the review and processing of the application will be deducted from this deposit. The applicant will be provided with a report of the costs deducted at the end of the review and approval process, and any unused funds will be refunded to the applicant. Costs in excess of the deposit will be charged to the applicant. This rule applies regardless of the Association's ultimate decision regarding the short-plat application.*
10. *Only paid-up members may use the community facilities including park, pool and lake.*

**Park**

1. *The number of guests using the community facilities is limited to 75 per membership at any one time. Guests consisting of one's immediate family, such as father, mother, children, grandchildren, or grandparents are excluded from this limitation. Larger numbers may be allowed with the prior approval of the Board of Trustees. A rental fee of \$35 plus a \$100 refundable deposit will be assessed for all park rentals.*
2. *Members are responsible for the conduct of their guests and must accompany them.*
3. *Adults have preference on the tennis court after 7:00 PM daily.*
4. *All dogs must be kept on a leash in both the upper and lower parks. Members are responsible for cleaning and proper disposal of all animal waste.*
5. *Debra Jane Lake Park will be closed officially between 10:00PM and dawn, except that after-hour use will be permitted to members in good standing upon 48 hours prior notice to the Board of Trustees.*
6. *Neither horses nor motorized vehicles will be allowed on the lawn areas of either park.*

**Pool**

1. The SWIMMING POOL is under the authority of the Lifeguard during all open hours. His/Her orders are final and must be obeyed. The Lifeguard is authorized to bar anyone from the pool for one day for disobedience of orders. Repeated offenders will be referred to the Board of Trustees for disciplinary action.
  - a. Lifeguard fees for the use of the pool after hours will be charged plus \$50 per hour for rental.
  - b. A member must accompany all guests, and guests under the age of 16 must have an adult member approval.
  - c. Either a qualified swimmer or an adult member must accompany each non-swimmer.
  - d. The swimming pool shall not be used unless the regular appointed lifeguard (or a substitute approved by the Board of Trustees) is on duty.
  - e. 7:00PM to 8:00PM will be for ADULT SWIM ONLY except Fridays, which will be teen-swim.
  - f. The number of guests permitted in the pool will be at the discretion of the Lifeguard
  - g. All guests must pay a \$3.00 per person per day fee.

**Lake**

1. NO MOTORS of any kind may be used on the lake, except by Security and Maintenance.
2. FISHING REGULATIONS:
  - a. Daily catch & possession limits:  
Trout – 5 fish per day, over 6” length.  
Bass – 5 fish per day, over 6” length.  
Catfish & Bluegills – no limit as to size or amount.  
A limit of bass may be taken in addition to a limit of trout.
  - b. Restocking fees will be charged for guests at the rate of \$2.00 per day or \$5.00 per week. Limit of two guests per membership. Member must be with your guest while fishing. Same fish limits apply to guests.
  - c. Only one pole or line per member or guest is allowed and must be attended at all times. Unattended lines will be confiscated. Fishing from the bridge must not obstruct foot or boat traffic.
  - d. Absolutely no frogs may be killed or taken from Debra Jane Lake.
3. Only one membership shall be issued on a lot.
4. Swimming in Lake Jane at your own risk. **NO LIFEGUARD IS PROVIDED.**
5. No diving or jumping is allowed from the bridge.
6. Throwing or dumping debris into Lake Jane is prohibited.



**2006-2007 WORKING BUDGET****2007-2008 BUDGET PROPOSAL****ADMINISTRATION**

Accounting	\$8,400
Secretary	\$3,000
Bank Charges	\$100
Insurance	\$3,000
Attorneys Fees	\$8,000
Lein Fees	\$100
License Fees	\$10
Phone	\$750
Postage	\$1,300
Printing	\$545
Taxes	\$1,700
Office Supplies	\$600
Repairs & Maintenance	\$700
Bad Debt Expense	<u>\$8,000</u>

**Total Administration** **\$36,205**

**PARK**

Park Maintenance	\$18,150
Repairs & Maint.	\$4,855
Honey Bucket	\$330
Water, Sewer, & Garbage	<u>\$880</u>

**Total Park** **\$24,215**

**LAKE**

Lake Water Management	\$4,000
Fish Plant	\$3,000
Island Maintenance	\$11,000
Pump Maintenance	\$500
Pump Electricity	\$1,000
R & M	\$1,355
Other Area Maintenance	<u>\$500</u>

**Total Lake** **\$21,355**

**ADMINISTRATION**

Accounting	\$8,400
Secretary	\$3,000
Bank Charges	\$200
Insurance	\$3,000
Attorneys Fees	\$10,000
Lein Fees	\$100
License Fees	\$10
Phone	\$800
Postage	\$1,300
Printing	\$650
Taxes	\$1,900
Office Supplies	\$600
Repairs & Maintenance	\$700
Bad Debt Expense	<u>\$8,000</u>

**Total Administration** **\$38,660**

**PARK**

Park Maintenance	\$19,965
Repairs & Maint.	\$5,000
Honey Bucket	\$800
Water, Sewer, & Garbage	<u>\$1,000</u>

**Total Park** **\$26,765**

**LAKE**

Lake Water Management	\$7,100
Fish Plant	\$3,200
Island Maintenance	\$11,500
Pump Maintenance	\$500
Pump Electricity	\$1,100
R & M	\$1,000
Other Area Maintenance	\$1,500

**Total Lake** **\$25,900**

**2006-2007 WORKING BUDGET**

**2007-2008 BUDGET PROPOSAL**

**POOL**

Lifeguards	\$11,000
L & I	\$1,000
Unemployment Comp.	\$100
Payroll Tax	\$3,000
Service Contracts	\$3,200
Pool Permit	\$300
Water, Sewer & Garbage	\$3,000
Pool Chemicals	\$2,300
Natural Gas	\$2,000
Electricity	\$3,000
Bathroom Sup- plies	\$300
Refreshments	\$800
Misc. Repairs	\$1,500
Misc.	\$600
<b>Total Pool</b>	<b>\$32,100</b>

**POOL**

Lifeguards	\$13,000
L & I	\$1,500
Unemployment Comp.	\$120
Payroll Tax	\$3,500
Service Contracts	\$3,500
Pool Permit	\$400
Water, Sewer, & Garbage	\$3,000
Pool Chemicals	\$2,500
Natural Gas	\$3,000
Electricity	\$3,500
Bathroom Sup- plies	\$300
Refreshments	\$800
Misc. Repairs	\$3,000
Misc.	\$600
<b>Total Pool</b>	<b>\$38,720</b>

Total budgeted Expenses 06/07 **\$113,875**

Total budgeted Expenses 07/08 **\$130,045**

06/07 Assessments	
444 @ 245	\$108,780
Past Due Assessments	\$3,000
Lien Fees	\$525
Late Fees Col- lected	\$700
Interest Income	\$50
Pool Income	\$500
Park Use Fees	\$300
Fishing Fees	<u>\$20</u>
<b>Total Expected Income</b>	<b>\$113,875</b>

07-08 Assess- ments	
444 @ 245	\$108,780
Past Due Assess- ments	\$4,600
Late Fees	\$1,500
Lien Fees Col- lected	\$700
Interest Income	\$45
Pool Income	\$3,000
Park Use Fees	\$300
Fishing Fees	\$20
<b>Total Expected Income</b>	<b>\$118,945</b>

LAKE JANE ESTATE  
PO Box 7453  
Bonney Lake, WA 98390

