

Vice President's Message

The Lake Jane Estates Annual meeting was held on July 30th and we did not have a quorum. We had 51 votes, 20 of which were proxies.

Due to the lack of a quorum the board approved a budget for the 2007-2008 fiscal year which resulted in increasing the annual assessment by \$25 making the annual membership fee \$270. The board felt that the increase is necessary partly because of the anticipated increases in yearly operating expenses.

But the lion's share of this increase in income will start to cover the cost of renovating the pool house. It has become very clear to the board that the pool house needs some major help now. Exterior and interior repairs are needed now before we are forced to demolish the structure. As the repairs take place, we will also add some improvements that will allow for easier and better maintenance. We do not want the pool house to decline to this state again.

Gus Lauch is in the process of obtaining bids to do the work.

The board is well aware that this modest increase in the annual assessment will probably not cover the cost of fixing the pool house. A special assessment may be necessary.

SPEED LIMIT SIGNS FOR OUR PARK

Because of the efforts of two of our members, Quinn Dahlstrom and Dave King, the City of Bonney Lake will erect "20 mph" speed limit signs on 68th Street near our parks. Hopefully the signs will help to reduce automobile speed and thus increase safety for our numbers using the parks.

Thank you to Quinn and Dave

LAWSUIT REPORT

Recently the Board of Trustees denied a proposal by Randy Jensen to subdivide his two properties. The properties are located on Bonney Lake Blvd. and on Locust Ave., and are joined near the back lot lines. The proposal would have added 4 new houses to the existing two, for a total of six houses on these two lots.

Mr. Jensen has since served us with a lawsuit. The lawsuit contends that Lake Jane Estates Board of Trustees does not have the power to enforce the plat restrictions of our homeowners association. He also contends that the Board acted unlawfully when it denied his application.

In our last lawsuit on this issue, the court clearly stated that we do have the power to

enforce our plat restrictions. The same counsel that helped us to prevail in the last lawsuit represents us in this lawsuit. We see no reason why a court would rule differently this time.

We will keep our members updated on the developments of this lawsuit through the newsletter and our website. If any member has a comment for the Board regarding the lawsuit, the most efficient ways to contact the Board are via the website or U.S. Mail.

Sincerely, Jeff Brain, Vice President

Trustees and Board of Directors 2005-2006

Officers

President: Open

Vice President:

Jeff Brain	jbrain@comcast.net	863-5339	1 year term
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Treasurer:

Melissa Gubbe	jgubbe@juno.com	891-0602	1 year term
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Secretary:

ReJena Kilmurray	rejsinging@msn.com	691-2409	1 year term
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Trustees

Park

Jill Lauch	jlauch7@msn.com	202-7088	1 year term
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Open

Lake

Lenore Faulk	g.faulk@worlnet.att.net	863-1031	1 year term
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Jeff Brain	jbrain@comcast.net	863-5339	1 year term
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Wendy Schwartznau	wendvs@scs-ref.com	863-5740	1 year term
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Pool

Gus Lauch	bigdaddylov63@msn.com	826-0610	1 year term
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Chaunte'Chalcraft	chaunte@comcast.net	335-5232	1 year term
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YvonneSnell	msnell@comcast.net	722-6303	1 year term
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We'd like to thank Suzy King and Gordon Bowman for their time on the board and also welcome Wendy Schwartznau to the Lake Committee.

THE HOME PAGE

Presented by Travis Lande

Fall is in the air-the leaves will be falling from the trees soon, the rain will be returning, and the holidays are right around the corner. So how can this be a good time to buy or sell your home?

Statistically the spring months produce the highest amount of home sales, but when you compare the percentage of sales to the total number of new properties that come onto the market, November and December have the best exposure ratio of any other months of the year.

For sellers, the key to this analysis is understanding the real estate definition for "new on the market." New on the market refers only to the first thirty days that a home is on the market. It is commonly known that this period of time is the most critical for any home. The reason for this is that new properties receive the most exposure during the first thirty days, so there is a greater chance of making a sale.

The real estate industry measures home sales throughout the year and one of the ways they do this is by using an indicator that measures the percentage of sales to the total number of new properties on the market. November and December have an indicator that is 75% higher than the rest of the year.

For buyers, historically low interest rate coupled with a growing economy offer a great opportunity for first-time, move-up, and high-end buyers. In addition, the holiday months offer less competition and pressure because fewer people are shopping for a home.

It's true that the months following New Years are traditionally the most productive for real estate market and many agents will encourage you to buy or sell your home during that time. However, it is a myth that the holiday months are an unproductive time to buy or sell. If you would like to determine what's best for you and your homeownership needs, please feel free to contact me.

WINTERIZE YOUR HOME

Preparing your home in advance for the upcoming chilly season will help save energy, cut expenses, and protect our environment. Here are some helpful tips on what you can do to get your home ready for winter. By preventing air intrusion in your home, you can help cut down electrical costs. Places to check include your windows, doors, walls, garage doors, basement, and attic. Seal any openings you find with a caulking compound in order to prevent drafts from entering your home.

The sun and rain take their toll on decks and patios, be sure to nail down or replace loose boards. It's also a great time to treat your deck with a water sealant. These steps will improve its longevity.

THE HOME PAGE....cont.

Your roof is one of your home's most vulnerable spots. It's critical to look for signs of damage because roof repairs can be extremely costly. Watch for cracks, missing shingles, moss, and signs of age. While inspecting your roof take the opportunity to clear it and the gutters from debris.

It's the perfect opportunity to inspect systems and appliances that will primarily be used during the winter months such as heating units and chimneys. Make sure the air filters in your heating units are clean; they should be changed every two to three months for optimal use.

It's also a great time of year to check for fire detectors and extinguishers. Make sure that fire extinguishers are in key places such as the kitchen and laundry room. Test or replace batteries in your fire detectors.

Performing these simple maintenance measures makes good sense; not only does it keep your home in optimal condition but it protects your investment and prevents potentially costly problems down the road.

By the way, if you know of someone thinking about buying or selling a home that would appreciate the same level of service that I would offer you, please forward their name, address, and telephone number to me. I am never too busy to follow up with them. Thank you.

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