



Spring Newsletter 2022

WWW.LAKEJANE.ORG

PRESIDENT'S REPORT

Hello Lake Jane Neighbors!

Happy Spring! This message may be a bit longer than my usual, as there is a lot of news to tell you.

Leading off, I'd like to welcome Nichole Fisher to the board as our Vice-President. She grew up in Lake Jane and recently moved back and bought her parents' house, after which she promptly joined the board. Welcome, Nichole!

Along with the news of one position filled, one position will soon be open: President. When I started this role in February of 2017, I promised myself I would do it for 5 years. That is still my plan, and I will turn the reigns over in June. If you are interested in being President of Lake Jane, please let us know.

My day job is as an analyst, and when I started at Lake Jane, I spent quite a lot of time digging in on our finances to understand how we were doing, developing my own checks as to where we were at. More recently, I started looking ahead to see what's coming, in order to leave the board in good shape for maintaining our financial health. Here's some good things to know:

Lake Jane has done a great job of maintaining our financial health. When it comes to our regular, every year spend, we've always been below our income. Where we make up the difference is in periodic maintenance (e.g., resurfacing the tennis court, replacing the pool pump) and one-time projects, like installing new playground equipment in the park. Only twice in the last 14 years have we had unplanned expenses: once for windstorm tree damage, and once for the milfoil treatment on the lake.

- Our member health is great too! Within 12 months after assessments are due, 95% are paid. There are always a handful of folks who are unable to get their dues paid on time, but overall, our members are great.
- We are doing well in funding our reserve account to ensure that when maintenance hits, we have money set aside to pay for it and we don't have to do special assessments or raise dues unexpectedly.
- We are concerned about the impact of salaries on our budget in the coming years. Between 2010 and 2016, minimum wage went up \$0.92. Between 2016 and 2022, it went up \$5.02. Inflation in 2021 pushed the minimum wage up 80 cents from last year; this year is again expected to have relatively high inflation, before (hopefully) settling down to more normal levels.
- Minimum wage underpins what we pay our summer labor, so when it goes up, our costs go up. The state of Washington is required to implement a cost-of-living increase to minimum wage each year, so they will continue to rise. We are actively considering the ways in which we can both maintain what we have and keep costs under control.
- The board that we have now is a highly engaged group of people and I trust that they will continue to be good stewards in the years to come.

It's been my pleasure and my privilege to be your President for the last five years. My special thanks to Melissa Gubbe, our assistant secretary and treasurer; she is phenomenally organized, prompt, accurate, and keeps all of us focused. She has been tireless in making sure that policies are followed and applied uniformly; that changes are brought up when necessary; and that we always remember what a special place Lake Jane is and protect it. We are incredibly fortunate to have her.

See you around the 'hood!

Anne-Marie Davidson
President



Upcoming Events in Lake Jane Estates

Fishing Derby/BBQ is on 6/4, 8-11:30am with the BBQ at Noon

Pool Opening: 6/18 at Noon, Closes 9/5 at 8pm

Swim lesson sessions start 6/27th - Application will be on our website

Late Night Teen swims: 7/1, 7/15, 8/12 & 8/26th - 8-10 pm

LAKE REPORT

The lake is now back to normal level for this time of year after the historic rainfall this winter. Monitoring of the lake water quality will begin in May and continue monthly through October.

To help maintain good lake water quality, please minimize the use of fertilizers. Rain water sheds from lawns and collects along the streets, with much of this water flowing into the lake. This water is rich in nutrients and assists in greater vegetative growth in the lake during the summer months.

We are still looking for some help this summer to keep our lake/park clean and ready for us to use. Park workers need to be 14 to 15 years old. Interviews will be May 7th & 14th. Contact Jay Sutton if you are interested at (253) 227-6143. Applications will be on our website.

Other lake information, rules, and regulations can be found on our website. We will be looking forward to meeting you on the lake this spring and summer.

Don't forget the fishing derby and BBQ on Saturday, June 4th.

Remember:

Anytime you have a name change, phone # change, switching from living in Lake Jane Estates to renting your home out in Lake Jane, or divorce/marriage then please contact the Asst. 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!

NEW RULES

The State of Washington has updated a few RCW's pertaining to HOA's and how they are run. All RCW's supersede our By-Laws and we must follow them.

The most important one this year is how to collect on past dues. The new rule states that if you are: 1) 3 months past due (since our dues are annual, using \$425.00 divided by 12 months = \$36.00/mo. X 3 months = \$108.00), or 2) A minimum of \$200.00 in past dues (with no extra fees included) or 3) are 90 days past due, you will receive a Notice of Delinquency.

This is the first step in the foreclosure procedure. If dues owing are not paid within 180 days after receiving the Notice of Delinquency, the account is turned over to our Attorney for the next step in the procedure.

We encourage you to pay off your dues, or get ahead of your dues by making pre-payments.

You can look up this new rule through any search engine, type in RCW 64.38.100.

If you fall into this category, please call the Assistant- Treasurer to work out a solution @ 253-891-0602.

Thank you!

POOL REPORT

Hello from the Pool Committee: Anna, Debbie & Michelle. We are looking forward to a great summer season. The pool will be opening on **Saturday, 6/18 at noon**.

Swim lessons will be starting on June 27th. Please check our website (lakejane.org) and download the 2022 Swim Lesson registration form. Group lessons: Members \$35.00/Non-Members \$55.00 for a two-week session (Monday-Thursdays unless otherwise notated, ½ hour classes between the hours of 10am-12pm). Private lessons: Members \$20.00/Non-Members \$30.00 for a ½ hour lesson.

If you are new members or renters since last fall you will need to fill out an **emergency card**. This is a requirement too, along with payment of your dues. Pick one up at the pool when it opens, fill it out and return it to the pool hut. Thank you!

When signing in to the pool on the membership sign-in sheet, please put the numbers of ALL swimmers (you, your family and guests). These numbers are used in our tax return and need to be recorded and submitted to our auditor. Thank you.

Back by popular demand, we will be having Late Night Teen swims: Fridays 7/1, 7/15, 8/12, and 8/26. Send your teen over to have some after-hours fun time at the pool! The cost is \$1.00 for members and \$5.00 for guests. Pizza & drinks included.

We will be hiring 14 and 15-year olds to work in the Pool Hut/Park, and 15 years and older for Lifeguards and Swim Instructors. We also are looking for 13-15 years olds who would like to volunteer as Swim Instructor Helpers. Call Anna Loudonback 206-200-7042 if you are interested in the pool jobs or Jay Sutton 253-227-6143 if you are interested in the Park jobs.

Also, applications can be found on our LJE website and are due by May 1st. Interviews will be held on 5/7 and 5/14. Note, all pool workers are encouraged to be CPR certified and Lifeguards must be Lifeguard certified. Check local pools to register for Lifeguard Training classes ASAP if interested.

Hopefully we will have a nice hot summer and look forward to seeing you around the pool!

All Board Positions are open!

All Board positions are for 1 year, unless we have a quorum, so they are officially open to anyone that is interested.. You will need to come to the Annual Meeting if you are interested in any position. You can get more information about any position from Melissa at 253-891-0602. Come and join the Board and see how we work to improve Lake Jane Estates!

PARK REPORT

Upper Park: The upper park has been looking good. Jay has raked the gravel parking lot to smooth out the skid marks that were left from the snow we had. There has been an issue with someone doing donuts with a vehicle in the parking lots. If you observe anything, please let us know.

Lower Park: The lower park is in good shape.

Jay has been making some trash can covers to beautify our parks. They will be done soon and installed at the beach, rear entrance off of 188th, dog park and baseball field. Thanks Jay!!

We will be hiring a Park helper (ages 14 to 15) to help around the park. If you are interested contact Jay Sutton at: 253-227-6143.

Please remember to clean up after you four legged friends in the park, the dog park and walking the neighborhood. We have had some complaints about repeat offenders.

Park hours:

Upper park – Summer hours March through September 7:00am to 10:00pm.

Lower park – Summer hours March through September 7:00am to dusk.

Make sure you know when the park is closed so you don't get locked in!

Thank you!

Lake Jane Estates Trustees & Board of Directors 2021-2022

www.lakejane.org 253-863-1250

OFFICERS:

<u>President:</u>	Anne-Marie Davidson	President@lakejane.org
<u>Vice President</u>	Nichole Fisher	Vice-president@lakejane.org
<u>Treasurer:</u>	Laurie Albrecht	park@lakejane.org
<u>Secretary:</u>	Gloria Brain	pool@lakejane.org
<u>Asst. Secretary:</u>	Melissa Gubbe	lakejane@comcast.net
<u>Asst. Treasurer:</u>	Melissa Gubbe	lakejane@comcast.net

TRUSTEES:

Park: Laurie Albrecht, Ruth Rabdau and Gloria Brain -park@lakejane.org

Lake: Jeff Gubbe, Fred Wells and Shawnta Mulligan-lake@lakejane.org

Pool: Michelle Chalcraft, Anna Loudenback and Debbie Epperson –pool@lakejane.org

LAKE JANE ESTATES

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