



# Summer Newsletter 2023

WWW.LAKEJANE.ORG

## PRESIDENT'S REPORT



Tony Gliane  
President@lakejane.org

Dear Lake Jane Members,

I would like to thank Lake Jane Estates and its Board for the opportunity to serve as President for the 2022-2023 term. I will not be retuning at the end of this term as President.

I encourage anyone interested in the President position to contact a board member for more information.

It was certainly a learning experience. It was an honor and privilege to work with all the Board Members and Trustees and to take part in the inner workings of our Association.

Their contributions make Lake Jane Estates a great community to live in.

Thank you,  
Tony Gliane

### **All Board Positions are open!**

All Board positions are for 1 year, unless we have a quorum. You will need to attend the Annual Meeting. 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!

### **UPCOMING EVENTS IN LAKE JANE ESTATES**

Fishing Derby & BBQ: Saturday, June 3rd, 8:00am, BBQ at Noon after Fishing Derby,  
**Lower shelter**

Pool Opening: June 24th, Noon

Swim Lessons start June 26th, go to lakejane.org for the registration form

Teen Night swims are: 6/30, 7/14, 8/4 & 8/18

LJE Annual Garage Sale: July 28th & 29th

**Annual Meeting: July 30th, 2:00pm, Upper park shelter**

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## POOL REPORT

We are getting excited to see everyone at the pool this summer! Here is a bunch of information so you can stay cool with the pool!

Opening day is June 24th, from 12-7pm. Entry to the pool is free for members (homeowner, their children, grandchildren, parents, and grandparents). Members must be in good standing (HOA dues must be paid). This year we are changing the pool hours and there will be more opportunities to rent the pool for private parties. The hours will be:

Monday-Thursday: Open Swim: 12pm-7pm Adult Swim: 7pm-8pm	Friday & Saturday: Open swim : 12pm to 7pm	Sunday: Open Swim 12pm to 6pm
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Guests must be with a member and the guest fee is \$4.00 per guest (swimmers and non-swimmers). Guest Fee Punch Cards are available for \$30 for 10 sessions. Members and guests must fill out an emergency card before swimming—no exceptions.

**Private Parties**--Rent the pool before and after open swim. The fee is \$50 an hour and includes two lifeguards on duty. (Pool hut is not open during private parties).

**Group Swim Lessons**--We will offer 4 swimming lesson sessions this year. Each will be 2 week sessions and will start June 26th.

**Private Swim Lessons**—You can sign up for private lessons if that better fits your schedule. Swim lesson and pool rental forms are available at lakejane.org

This year, there will be a \$5.00 Snack punch card for your convenience when purchasing snacks and drinks at the Pool Hut. **Teen nights** are 6/30, 7/14, 8/4 and 8/18. Teen nights are \$1 for teen members and \$5 for each teen guest. This includes pizza and soda and swimming from 7-9pm.

We would love to offer a Water Aerobics class this year. If you or anyone you know is interested in volunteering as an instructor, please let us know! We can be reached at [pool@lakejane.org](mailto:pool@lakejane.org).

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## PARK REPORT

With Spring here and Summer soon to follow it is wonderful to see all our parks being well used.

We observed dogs in the dog park, pickle ball, tennis, and basketball on the courts. Little leagues practicing as well as softball and soccer. The laughter of the children on the play structures and fishing at the lake. It is so rewarding to see all our facilities being utilized by the members as intended.

The pool hut has many different outside toys that members can check out to use in the park like: Tennis rackets/balls, croquet set, volleyball/net, pickleball set, badminton set, soccer ball and baseball equipment.

Just a note about picking up your dog's leavings and remember the leash laws. Dogs have been observed running loose in the parks. Dogs need to be on leash when not using the dog park area.

With the nice weather coming we are lucky to have such a nice park to play in!

### Park Hours:

**UPPER PARK:** Summer hours for March through September are from 7:00 am to 10:00 pm and Winter hours for October through February are from 7:00 am to 6:00 pm.

**LOWER PARK:** Summer hours for March through September are from 7:00 am to dusk and Winter hours for October through February are from 7:00 am to 6:00 pm. Except after-hours use of either park will be permitted to members in good standing by a decision of the Board of Trustees. Forty-eight hours' notice must be given to the Board for such special use.

## LAKE REPORT

The lake is in good shape. We will be monitoring the lake throughout the summer for vegetation growth. To help reduce the growth, please limit the amount of fertilizers you use as they wash into the lake during rain events.

Pierce County has stopped their lake monitoring program, but we were able to gain access to the monitoring equipment and we will be performing limited lake testing this year to verify levels of oxygen and phosphorus in the lake are maintaining good quality levels.

Vegetation around the bridge at the boat launch has been expanding for the last few years and last year finally had grown under the bridge. The intrusive vegetation has now been removed and we will continue monitoring the area for any future growth.

The daily limit for trout is 5 per day. Bass are catch and release only. There is a \$5.00/day fee for guests who fish with members.

The fishing derby and BBQ will be held early this year on **June 3rd**. We are trying to beat the heat and not conflict with graduations/parties.

Registration begins at 8am, at the lower lake park and fishing will start after everyone is registered. Cost for non-members (accompanied with a member) is \$5.00 per person. For members of Lake Jane its free.

We will be having the BBQ at Noon at the **lower** park shelter. We will provide the hotdog, burgers and all the fixing's. Please bring a side dish/dessert (and spoon) to share with everyone.

Prizes will be awarded for the largest trout, largest bass and largest other species for three age categories – 2 to 9 years old, 10 to 15 years, and 16 years old and up. Prizes will be awarded after the BBQ. You must be present at the awards to receive your prize. Good Luck!

### Lake Jane Estates Trustees & Board of Directors 2022-2023

[www.lakejane.org](http://www.lakejane.org) 253-863-1250

#### OFFICERS:

<u>President:</u>	Tony Gliane	President@lakejane.org
<u>Vice President</u>	Anna Loudenback	Vice-president@lakejane.org
<u>Treasurer:</u>	Laurie Albrecht	park@lakejane.org
<u>Secretary:</u>	Gloria Brain	park@lakejane.org
<u>Exec. 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 Wendy Schwartznau - lake@lakejane.org

Pool: Anna Loudenback, Debbie Epperson and Stacy McClellan - pool@lakejane.org

Hello Lake Jane Neighbors,

I'm Anne-Marie Davidson, the immediate past president of the Lake Jane HOA, and I'm here to talk about Lake Jane's budget and what has been happening with costs over the last several years.

Lake Jane's last dues increase was for the 2017-2018 fiscal year. At the May 2023 board meeting, the board voted to increase the dues \$75, to \$500, beginning in the 2024-2025 fiscal year. There are 3 key reasons as to why this has become necessary.

The two biggest reasons are Washington's minimum wage, which impacts the salaries we pay but also drives up costs from our suppliers, and the reserve fund.

Between 2010 and 2016, Washington's minimum wage went up \$0.92. Beginning in 2016, there were mandated increases followed by the period we are in now, where the state is required to increase minimum wage by the Consumer Price Index (CPI) each year. From 2016 to 2023, minimum wage rose by \$6.27, and Washington State's minimum wage is now the highest in the nation.

For Lake Jane, this directly hits us with our seasonal labor – lifeguards and pool hut workers – because their salaries are set relative to minimum wage and increase each time minimum wage does. Our wages here have gone up about 67% since 2016.

Wages have additional impacts on our suppliers, also increasing rates. For example, the cost of our park and lake maintenance contract went up \$7,000 per year with the last contract (which was the lowest bid out of 8 received); visits from our pool supplier have increased \$900 per year.

The second major change is the reserve fund, which Washington state began requiring for homeowner's associations in 2019. A reserve fund is used to set aside money to pay for major maintenance, repair, and replacement of common elements within thirty years. We are currently putting aside \$30,000 a year for both present and future needs. This will need to increase as the years pass.

Third, there are other areas that have had significant increases. Some examples:

- The City of Bonney Lake applied an 8.5% increase for the rate of water each year from 2019 – 2023 - a 50% increase over 5 years.
- Sewer had significant increases in the same period, also totaling around a 50% increase.
- There have been national shortages of chlorine for the pool, and the cost of chemicals in Lake Jane went up \$1,200 from 2022 to 2023.

What all of this means is Lake Jane would be running a budget deficit starting in 2024-2025, and the next dues increase is necessary. There were no additions to the budget; this is entirely to keep up with paying for what we currently have and need to maintain.

The Board understands how the past few years have impacted all of us and will be doing so for a few years to come. We have tried to make the most economical decisions with all our costs so we can keep the assets Lake Jane Estates has in good working order and available for all members to enjoy.

LAKE JANE ESTATES	UPCOMING BUDGET 2023-2024	PROPOSED BUDGET 2024-2025
<b>INCOME</b>		
Current Assessments	\$182,000	\$222,000
Past Due Assessments	\$9,000	\$4,000
Future Dues	\$3,000	\$4,000
<b>Subtotal Dues Income</b>	<b>\$194,000</b>	<b>\$230,000</b>
Lien Fees Collected	\$2,000	\$1,000
Late Fees Collected	\$500	\$500
Interest Income	\$2,100	\$1,000
Misc Fees	\$500	\$1,500
<b>Subtotal Fee Income</b>	<b>\$5,100</b>	<b>\$4,000</b>
Guest Fees - Lake	\$100	\$75
Guest Fees - Pool	\$2,000	\$2,200
Other Facilities Income (lessons, rentals, pool h	\$12,000	\$12,000
<b>Subtotal Facilities Income</b>	<b>\$14,100</b>	<b>\$14,275</b>
<b>Total Expected Income</b>	<b>\$213,200</b>	<b>\$248,275</b>
<b>EXPENSES</b>		
<b>ADMINISTRATION</b>		
Facilities Manager/SL 500	\$6,000	\$6,000
Treasurer/Secretary/SL 500	\$17,574	\$17,688
<b>Salaries Subtotal</b>	<b>\$23,574</b>	<b>\$23,688</b>
Salary Taxes	\$13,500	\$13,800
Family Leave Tax	\$200	\$200
<b>Taxes Subtotal</b>	<b>\$13,700</b>	<b>\$14,000</b>
Attorney Fees	\$4,821	\$5,000
Audit	\$7,000	\$7,000
Bank Charges	\$100	\$100
Insurance	\$5,900	\$6,200
Lien Fees	\$2,100	\$2,100
License Fees	\$50	\$50
Reserve Study	\$875	\$875
Reserve Account Funding	\$25,000	\$53,942
<b>Fees &amp; Required Tasks Subtotal</b>	<b>\$45,846</b>	<b>\$75,267</b>
Phone/Internet	\$1,300	\$1,500
Postage	\$1,000	\$1,200
Office Supplies/Printing	\$1,000	\$1,200
R & M	\$1,000	\$1,300
Quickbooks	\$3,000	\$3,300
<b>Supplies Subtotal</b>	<b>\$7,300</b>	<b>\$8,500</b>
Community Activity	\$500	\$500
<b>General Total</b>	<b>\$500</b>	<b>\$500</b>
<b>Total Administration</b>	<b>\$90,920</b>	<b>\$121,955</b>
<b>POOL</b>		
Lifeguards/SL 500	\$26,000	\$27,500
Lesson Supervisor	\$2,200	\$2,400
Pool Service	\$5,250	\$5,500
Pool Permit	\$510	\$520
Water, Sewer & Garbage	\$7,000	\$7,500
Chemicals	\$5,000	\$5,500
Natural Gas	\$500	\$550
Electricity	\$4,500	\$4,700
Refreshments	\$2,000	\$2,200
Supplies	\$820	\$850
R & M	\$4,300	\$4,000
<b>Total Pool</b>	<b>\$58,080</b>	<b>\$61,220</b>
<b>LAKE</b>		
Fish Plant	\$6,500	\$6,500
Island Maintenance	\$9,000	\$9,000
R & M	\$1,000	\$1,000
Electricity	\$1,700	\$1,800
<b>Total Lake</b>	<b>\$18,200</b>	<b>\$18,300</b>
<b>PARK</b>		
Park Labor	\$1,200	\$1,200
Park Maintenance	\$30,600	\$30,600
Electricity	\$5,500	\$5,900
R & M	\$4,000	\$4,300
Honey Bucket	\$3,700	\$3,700
Garbage/Water	\$1,000	\$1,100
<b>Total Park</b>	<b>\$46,000</b>	<b>\$46,800</b>
<b>Total Budgeted Expenses</b>	<b>\$213,200</b>	<b>\$248,275</b>

# 2023 Annual Meeting Proxy Vote

Lake Jane Estates  
P.O. Box 7453  
Bonney Lake, WA 98391

I, \_\_\_\_\_, do hereby constitute and appoint

\_\_\_\_\_ (or LJE President if no specific person) as my agent to vote on my behalf on any issue that may arise at the Annual Meeting of Lake Jane Estates held on July 30th, 2023 at 2:00pm, in the Upper Park Shelter area.

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Lot No: \_\_\_\_\_  
Phone: \_\_\_\_\_

All Information must be completed and proxy signed to be valid