

LAKE JANE ESTATES NEWS

(Spring 1994, editor John Long)

WHAT'S GOING ON!!

Lots of positive activities are taking place at Lake Jane as the summer nears. Here's a recap of what's being done.

POOL--this year the board is building upon the solid foundation established last year. There has already been a serious cleaning party with everything being prepared for this coming season. Pool rules and regulations are at the end of this letter so be sure to review them.

The BIG news is that the pool was losing lots of water...cracks in the lining are the problem. The Board has been able to budget the funds to have it all professionally repaired without an assessment. It is now underway and the pool will open shortly with a new liner. It will not only be attractive, protective and watertight, it will also help hold down on maintenance expense. Speaking of maintenance expense, it has been decided to hire professional pool maintenance people to monitor and control water quality. It is an expense which the Board feels will be offset by lower chemical costs and less downtime. Volunteer help simply can't get the job done, we need professionals.

Last, applications for pool lifeguards are being taken. If interested contact the pool committee.

PARK--at last we are able to make long overdue repairs. The tennis and basketball courts are being resurfaced. They should be real nice and last us for many years.

Through eliminating of the law suit expense and very serious effort by the board, it looks as though the Big Toy (swing set, climb around on slide etc.) has been budgeted and will likely get installed within the next 30 to 60 days. Finally, something which our little ones can enjoy.

⇒ **IMPORTANT** --park reservations are filling fast. To reserve the park you must contact Judy Skinner at 891-0223. IF YOU DON'T MAKE A RESERVATION YOU WILL BE OUT OF LUCK. We have a form to be signed and a two fold deposit. There is a \$20.00 non refundable use fee to cover the additional expense of trash and maintenance and security deposit of \$50.00 which is refundable.

LAKE-- the lake and islands are looking better and better. We are even attracting new bird life back to the area, and have ducks and geese able to nest on the islands. *THE WELL* is working very efficiently helping keep the level constant as well as providing fresh water.

The first planting of CARP will be happening shortly. These fish are sterile and approved (and recommended) by about every state agency you can imagine. The purpose is to have them keep our lake clean and, in time, eliminate the need for chemicals to control the algae and grass growth. Obviously, you don't want to fish or net them. It will take some years to establish the proper balance of these fish. Once the effect of the initial planting is measured, a second will be made. In time, it is hoped that the need for chemical controls within the lake will be fully eliminated, reducing costs and our peace of mind.

The maintenanc of the islands is starting to pay off also. There is less lake pollution, more wildlife and its becoming easier and easier to maintain. Now we are beginning to plant some no maintenance vegetation. We have even had cash donations as well as plants to enhance the islands. Thank you community supporters!!

Speaking of fish, have you caught any of the newly planted trout??? If not, grab your pole and get going. Reports are that the fishing is great. Remember there is a 5 trout and 5 bass is the limit. Also, we have a members only lake. If you bring a guest to fish you must accompany them and pay a \$3.00 guest fishing fee.

BE ALERT FOR OUTSIDERS STEALING OUR FISH. Many people know that we plant and come in to take out fish who are not members. You paid for these fish, protect your investment by asking strangers where they live. If you have problems, call the police or the security committee. Outsiders are trespassing.

ELECTRIC MOTORS APPROVED.....Because of requests, the board examined the benefits of small electric on the lake. Many members who are elderly or have disabilities cannot enjoy the lake. The board has approved the use of electric motors not to exceed 1.5 HP.

SAD NEWS—

We've suffered the resignation of several board members, Jean Hansen, Teresa Long, and most recently, Jean Strong. All of these people have worked very hard for the association and been very dedicated to their service. They are and will be missed.

Perhaps none will be missed more by the editor than Jean Strong. She has served for many years on the Lake and seen it through the absolutely most difficult times. She has endured tremendous pressures and responsibility with class and professionalism. Most significantly she has gotten the job done....the well, the islands, the water quality, the carp, are all a result of her individual commitment. Thank you Jean Strong,

In the meantime, the boards work goes on. Since the annual meeting is close, the board may leave the positions vacant until the meeting. Anyone interested in joining the board should let it be known to a trustee.

DELINQUENT DUES

Haven't paid your dues, well watch out. The board has come to the point of action. Liens have been, are being and will continue to be filed against all delinquent property owners. Our treasurer has done a great job in auditing, correcting and simplifying our records so that we can aggressively pursue dead beats. Here are a few recent decisions on collection. If you have a legitimate financial problem then contact the board and make arrangements for payments you can afford. Those who have ignored the board can expect a certified letter from the Board's attorney to their mortgage company disclosing the lien and demanding payment. *It is a default upon your loan terms not to pay the assessments*, and just like not paying property taxes, the lender can pay them and bill the homeowner directly. Fail to pay and the mortgage lender can foreclose. While matters are improving there is still more than \$30,000.00 in arrears with no offers to make payments. These are not responsible neighbors and the time has come to hold them accountable. The Estates are making tremendous strides and the Trustees will work with people in financial trouble, but the situation must be addressed responsibly.

POOL'S ABOUT TO OPEN SO HERE'S A REFRESHER!!!

QUESTIONS: Contact Duane Simmons, Marilyn Larson, Robin Partington or the Pool Attendant. 863-1250

POOL OPENING & HOURS:

Open Swim	1:00 to 6:00 p.m.
Family Swim	6:00 to 7:00 p.m.
Adult Swim	7:00 to 8:00 p.m.
Teen Swim	Fridays 6 to 7:00 p.m.

(Teen ages are 13 and older; Adult ages are 18 and older)

We expect the pool will be open seven days a week. The pool will not be open when outside temperatures are below 60 and/or during thunder storms.

SWIMMING LESSONS: They will be available. Sign up will be at the pool along with the details. \$25.00 for five 1/2 hour lessons.

POOL RULES AND REGULATIONS

ADMISSION:

The pool is open only to members and their guest. Members must be in good standing. Unpaid members cannot be guests. Violators will be trespassing.

- ◆ Members are responsible for their guests and must accompany them in the pool.
- ◆ Guest fee is \$3.00 per day per guest
- ◆ Register must be signed by each member & guest
- ◆ Emergency information must be on file for each member
- ◆ Lifeguards will determine pool access for children ages 8 - 13 with a swimming ability test
- ◆ Children under 8 must be accompanied by an adult or pass swim test
- ◆ Admission may be refused to anyone with symptoms of colds, inflamed eyes, infections, open wounds or under the influence of alcohol or other drugs
- ◆ Swimmers must soap and shower before entering the pool

SWIMMING RULES:

Lifeguard has full authority to enforce rules & may bar anyone from the pool who violates rules or fails to follow the Lifeguard's direction

- ◆ All common rules of sanitation and behavior will apply
- ◆ Horseplay, pushing and running will not be permitted
- ◆ Walk at all times--do not run
- ◆ Street shoes will not be worn at poolside
- ◆ Cutoff jeans may be worn only if properly hemmed
- ◆ Food and gum are not allowed in the pool area
- ◆ Diving is permitted only from the deep end
- ◆ Drinks are allowed if they are in non-glass containers
- ◆ Jumping is allowed from the pool sides at the deep end
- ◆ Swimmers that are restricted to the shallow end may jump from the sides of pool
- ◆ The floating rope should not be used to hang onto
- ◆ Playing on steps or ladders is not permitted
- ◆ The use of face masks, flotation devices, throwable objects and playing of games is subject to lifeguard approval
- ◆ Smoking is permitted outside the pool fence

PENALTIES: The general penalties for not following these rules or the lifeguards instructions are:

- ◆ **FIRST OFFENSE** will result in a warning
- ◆ **SECOND OFFENSE** will result in removal from pool for 5 minutes or longer if needed to "cool down"
- ◆ **THIRD OFFENSE** will be removal from the pool area. Discipline report must be reviewed & signed by parent & returned for readmission.

The lifeguard has the discretion to use personal judgment in the severity of the offense and in the application of these penalties. The penalties are general and may vary dramatically as the Lifeguard see necessary.

After hours, the pool may be reserved by scheduling with the pool attendant. The fee is \$30.00 per hour payable to pool attendant. The pool attendant requirement cannot be waived.

