

- 1. Nisam Vanunu is the new owner. Melissa Gubbe met with him and informed him of our association, by-laws, and procedures. He was speechless.
- 2. This may not go away because of the new zoning that we see may be happening. We'll stay on top of this.
- 3. Abandoned car and pickup camper (with someone living in it) was removed.
- 4. The City of Bonney Lake now has a "junk vehicle" law and we have been told that they are going to start enforcing it. If you would like to have one moved, forms can be picked up at the city annex and you can request that you remain anonymous.
- H. Currently working with Stream Team and the city to keep Lake Debra Jane clean. Also working with the homeowners trying to save Lake Bonney.
- I. Houses sold & built
 - 1. Approx. 15 homes have sold, and 3 new ones built.
 - 2. There are now 445 homes in our association
- J. Liens put on homeowners for past dues
 - 1. We have placed 18 liens this past year.
 - 2. We have collected on 10 of those liens.

We've had a busy and productive year, and your board will continue to search for the best ways in representing your Association.

2004-2005 Officers and Board Members

President: Duane Shabo 891-7817

Vice President: Position Vacant

Treasurer: Melissa Gubbe 891-0602

Secretary: Position Vacant

Lake Committee: Jeff Brain 863-5339, Lenore Faulk 863-1031, Evelyn Raymond 826-2268

Park Committee: Dennis Fite 863-1385, Suzy King 826-0067, Allison Fite 863-1385

Pool Committee: Jill Lepper 891-0432, Bonnie Geske 826-5877, Gus Lauch 826-0610

2004-2005 Positions Available

Currently, there are two officer position available. Anyone interested in applying for these positions should come to the next board meeting on March 17, 2005 and prepare a small verbal resume on yourself why you would like to apply for the position and your qualifications.

Vice President: This is a volunteer position and supports the President duties when the President is unable to attend.

Secretary: Wendy Schwartznau just recently vacated this position. The Secretary's position has a monthly salary of \$250. Duties include attending each board meeting and taking minutes, preparing a typed version of the minutes for the board to review and adopt, securing the library meeting room for the board meetings and obtaining the key to open and close the facility, retain and document all keys to the facility, keep accurate records of all documents (letters) received and mailed by the Lake Jane HOA.

REMEMBER THESE DATES.....

Board Meetings are held at 7:00 PM at the Bonney Lake Library meeting room. Below is a list of the upcoming Board meeting dates. Put them on your calendar and plan to attend one soon!!

- | | | |
|----------------|---------------|--------------------------------|
| March 17, 2005 | May 19, 2005 | July 7, 2005 |
| April 21, 2005 | June 2, 2005 | July 21, 2005 |
| May 5, 2005 | June 16, 2005 | July 31, 2005 (Annual Meeting) |

well mulched will prevent the soil from becoming compacted and thus enabling the plants to absorb much more of the nutrient run-off. Native plants are the best absorbers. But just about anything available at our local nursery will work fine.

Every time you pick up after your pet, or take your car to the car wash or add a nutrient absorbing plant to your landscape, you are doing your part to help keep Lake Jane a living resource for the future. The Lake Committee and all of your neighbors thank you.

The following is reprinted from the winter 2004-2005 issue of "The Tahoma View", the newsletter of the Pierce County Conservation District and The Stream Team. They can be contacted at: www.piercecountycd.org/streamtm.htm, or 1011 East Main Suite 106, Puyallup, WA 98372.

Urban Storm water: Run-off You Can't Run Away From
 Washington: the heart of the Pacific Northwest that is world renown for producing planes, coffee and computers. But there is another part of our reputation that we can't ignore: rain. With a moderate climate and close proximity to the ocean, the rains that blanket western Washington have helped create the lush forests and bountiful streams that originally drew many settlers. Obviously much has changed in the last 150 years, and little of the Puget Sound region resembles what it once did, although the rain remains the same. Some of the changes brought about by urbanization are no brainers. Harvesting trees for lumber and replacing them with towns and cities accommodate population growth but reduces the habitat for animals. Carelessness at our ports and waterfront industrial areas can pollute beaches and waterways. The list goes on and on. But our most troubling urban pollution problem is often overlooked, even though it is right in front of our eyes. Non-point source pollution is the technical term for small amounts of pervasive pollution that come from many sources, as opposed to one specific place. According to the Environmental protection Agency, urban storm water run-off is one of the greatest causes of water pollution in the United States today. One of the primary ways this happens is when rainfall washes oil, gas, fertilizer, pet waste, and trash off roofs, yards, and streets down the nearest storm drain. Contrary to what many believe, this water does not go to the wastewater treatment plant like the wastewater in your home. Instead much of it is directly discharged into the nearest water body, whether that is a stream, river lake, wetland or Puget Sound. (Check out the two 96 inch pipes that carry city storm water to the Thea Foss waterway in Tacoma, for a dramatic example.) Urbanization doesn't only affect what is in the storm water, but also the amount of run-off. In a typical natural area of western Washington, rainfall is intercepted by trees, and other plants and what does fall on the ground is soaked up by the rich humic soil, which slowly percolated down to replenish the groundwater table. In the largely built up areas of cities and suburbs, trees and soil are replaced by buildings, parking lots, and yards. These surfaces are largely impermeable, so instead of soaking in, the water rushes toward the lowest point. This situation has exacerbated urban flooding in some communities, and has had a dramatic impact on many streams. For example, as large amounts of storm water are channeled down drains and directed into streams, the force of the water can cause erosion, wash away rocks and gravel on the streambed and destroy salmon eggs and fry.

Because non-point source pollution is an inevitable consequence of our modern lifestyle, many of us don't think about how we can make an impact on either its source or solution. Fortunately there is a lot we can do that collectively makes a big difference. For example, when a property is developed, install low impact development practices such as permeable driveways and rain gardens that help treat storm water on site. Set aside an undisturbed area to help keep native soil and vegetation. This landscaping not only uses less water during droughty summer months, but also can absorb significantly more rainwater than lawns and ornamentals. Storm water that is diverted into detention ponds can temporarily contain excessive run-off and allow sediment and some of the pollutants time to settle out before slowly releasing the filtered water back into the stream (or lake, river, sound). A few more simple ways we can all help reduce non-point source pollution includes keeping vehicles tuned up and free from leaks, washing our car at a facility that discharges its water into the sewer system instead of the storm drains; applying chemicals such as fertilizers, pesticides, and herbicides sparingly and correctly; and cleaning up after our pets and disposing of wastes properly.

Unlike the causes of dramatic events such as oil spills and illegal dumping, the sources of urban non-point source pollution are something we can all influence. By working together as a family, community, or watershed, we can all help western Washington waters remain healthy for the next 150 years of growth.

Architectural Committee

Lake Jane is looking for two or more individuals that would be willing to review building plans in the Lake Jane area. Please call Dennis Fite at (253) 863-1385 if you are interested in becoming a member of the Architectural Committee. Those that are interested would need some building and planning experience.

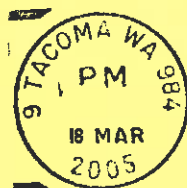
DONATIONS ACCEPTED

There are many items and services that are needed in our community that we have to purchase. If you have any item(s) or services that you feel may contribute to our community in anyway, please call Melissa Gubbe at 891-0602. She will relay any information to the appropriate committee. At times we may need a truck to haul or pick up something or lumber to help repair items, or fencing and plumbing materials that are needed for repair or even extra flower or shrubbery to plant in our parks. Any donated items or services are greatly appreciated!!

Website help needed!!

Anyone interested in helping maintain the Lake Jane Website, please call Melissa Gubbe at 891-0602. THANK YOU!!

Lake Jane Estates
PO Box 7453
Bonney Lake, WA 98390



LAKE JANE ESTATES

WWW.LAKEJANE.ORG

(253)-863-1250

SPRING 2005 NEWSLETTER

Presidents Report

By Duane Shabo

Greetings from your Association President.

Perhaps a brief outline of events handled by your board this past year might be informative.

- A. Lawsuit settled
 - 1. Ugas/Smith Case
 - a. This case, which began a few years ago, was finally settled in court with the Association winning the decision. The properties even though short-platted cannot be built on.
 - b. Smith came back to the board and filled out the proper paper work (application), procedures were followed, and the board, acting on the direction given by members attending the Annual meeting in the Park, and the views of the homeowners living within 600 ft., rejected her request to build another house on her property.
 - 2. City held money returned
 - a. For over a year, the City of Bonney Lake has held monies for R-1A zoning application fees.
 - b. The amount of \$ 5,000 was returned with \$4,500 going to our attorneys.
 - c. Our Association was able to put \$500 back into the budget.
- B. Lake Jane Estates Procedure for Short Plat Application
 - 1. Smith request to short plat denied
 - 2. Others starting to request due to the direction the City are moving in rezoning from R-1A to R-1.
- C. State Farm Ins. Requests for our parks (new fencing)
 - 1. A 4 ft. chain link fence around the lower park with a double gate and 3 walk through gates with self-closing hinges will cost approx. \$3,194.
 - 2. The Ins. Company is requiring us to have this installed within a year.
- D. Lake Jane Architectural Application Form
 - 1. Should you wish to add a structure of any kind to your property, please fill out the form.
 - 2. Look at our Web Site for contact information.
- E. Lake Jane Short Plat Application Form
 - 1. We have a non-complicated form and procedure.
 - 2. Our attorney has helped us with the form.
- F. Board members going before City Hearing Board on Re-zoning
 - 1. R-1A zoning is 2 houses per acre
 - a. The Growth Management Act is requiring the City of Bonney Lake to come into compliance with density requirements.
 - b. Therefore, city is being forced to do away with R-1A.
 - 2. R-1 zoning is 4 houses per acre
 - 3. City will notify our board of any requests for short platting among members of our association and then we will direct them through the process.
- G. Old Firehouse sold and clean up was requested. The City is helping us with this. Owner would like to put 4-9 Units on the property.



The Pool has a crack and as the temperature drops in the winter months it causes the water level to drop as the crack expands. When the pool is heated, the crack constricts and the water level is not affected. It has been 46 (plus) years since our pool and pool house have been built and the association needs to know that many things are becoming no longer repairable and will, eventually, need to be replaced.

We will be painting the bathroom floors, trim and doing general "touch ups" around the pool area prior to opening day on June 23, 2005. Please call any pool committee member if you would like to help or watch for work party signs that will be posted at the pool this spring.

POOL OPENS: JUNE 23, 2005 at 12:00 NOON.

**HOURS: MONDAY – SUNDAY 12:00 PM – 6:00 PM --OPEN SWIM
6:00 PM – 7:00 PM – FAMILY SWIM
7:00 PM – 8:00 PM – ADULT SWIM**

**SWIM LESSONS: Session 1 – Monday to Thursday -- July 4th to July 14th
Session 1 – Monday to Thursday -- July 25th to August 4th
Session 1 – Monday to Thursday -- August 15th to August 25th**

\$25.00 for Lake Jane Members

\$35.00 for Non Members

You may sign up at the pool hut once the pool opens



Lake Report

This past summer the Lake Committee, along with the help of the Pierce Stream Team (the aquatic division of the Pierce County Conservation District) monitored the vital signs of our lake. Primarily, because of the efforts of committee member Lenore Faulk, samples and readings were taken for analysis by the Stream Team's lab. In short, Lake Jane is in good health for its age. The levels of fecal coliform and phosphorus were low. This means that, for at least this year, our efforts at controlling the goose population and reducing excess nutrients into the lake are working.

For the future, it is the main goal of the Lake Committee to keep Lake Jane in good health by encouraging everybody who lives in Lake Jane to do their small part to insure that our lake remains a beautiful natural resource and an enjoyable recreational facility.

Almost every one of our member's properties drains into Lake Jane eventually. Every member can do a little something to help reduce the non point source pollution that enters our lake. We have previously talked about picking up our pet's droppings and washing our cars at the car wash or wash your cars with detergents that contain no phosphorus. We also talked about altering our landscaping and landscape maintenance practices. We can reduce the amount of fertilizer we put on our lawns. The grass grows together tightly making it the most impervious live element of our landscape. Water does not easily penetrate a mature lawn. A lot of the water runs off and carries with it the fertilizer. This runoff may go directly into the lake, or into a ditch which makes it way into the lake. Every member can drastically help reduce this runoff by planting nutrient absorbing tree or shrubby border between our lawns and the lake or ditch. Keeping this border

Lake Jane Phone Number

Please call (253) 863-1250 to reach anyone on the Board. This number is to be used for park and pool reservations, questions about billing, architectural committee questions and just general questions for the board. This is not to be used for emergencies or reporting theft and vandalism. Please contact the Bonney Lake Police or dial 911.

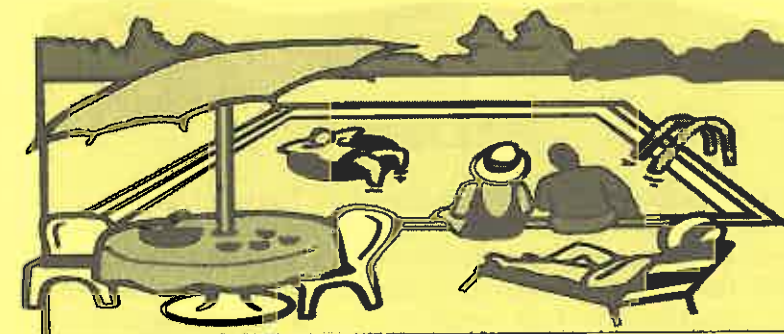


Park Report

Greetings from your Park Committee. It has been a fairly uneventful winter in our parks, although there are big plans for the spring and summer. Most of the improvements planned for this year are required to maintain our insurance. We will be repairing the walkways and placing pea gravel under the playground equipment in the lower park. We also need to install a fence in the lower park between the walkway and the water. Work parties will be organized so watch for signs at the park for dates and times. Those interested may also call the Park Committee. Make it a family affair, teach your children the value of volunteerism and neighborhood pride!

Please remember this is your park.

The park is available to members in good standing to reserve for an upcoming event. If you are in need of a beautiful location for your wedding, graduation, or other special party, please contact Suzy King for details.



Pool Report

The summer of 2004 was a great season for the Lake Jane Pool. Several new Lifeguards were hired and worked very hard to learn their job responsibilities. Maintaining the Pool and Pool areas are a big responsibility and since the knowledge is valuable, some of those Lifeguards will be back this next season to help once again. Parents please remind your children to respect and listen to the Lifeguards. They try to make it as safe as possible for all children.

Except for the broken window in the pump house that caused shattered glass everywhere, vandalism has been relatively low this winter and we want to THANK YOU for your efforts in keeping your eyes open and speaking with your children. The winter was mild and we managed to only have a small repair needed to a frozen pipe on the drinking faucet.