

are old and in need of constant repair, the Lake Committee is supporting, and recommending, an increase in the annual dues to keep our area looking good. We ask that each homeowner also support this and attend our annual meeting. Thank you.

Our final fish plant prior to summer was made in April 2001. We encourage our homeowners to educate your "friends" and follow our rules and regulations, which indicate that only family members can fish for free, which, include parents, children and grandparents of the homeowners. All other family members and friends are considered guests and must pay a \$2.00 guest fishing fee. There is a fish box near the footbridge where all guest fees can be deposited. Again, we encourage barbless hooks and ask that you deposit any litter in the appropriate containers.

We have secured a contract with Allied Aquatics as our Lake Management Company. We have worked with Allied Aquatics for nearly two years and are very happy with their performance and customer service. There will be a Sonar treatment applied this year to reduce the Elodea and pond weeds, which are a growing concern in our small lake. Sonar is a systemic herbicide that kills the roots of plants. These applications will begin in June with 2 to 4 treatments in two-week intervals for 8 to 10 weeks. There are no fishing or swimming restrictions with Sonar.

Our Islands are in need of additional maintenance and we are working on finding the best way to remove the branch piles. We are also looking to create a work party to trim the extensive alder growth around the edges of the islands. This maintenance was not covered in our current contract and we are hopeful that we can include it in future contracts to eliminate volunteer work parties. Anyone interested in helping on work parties?????..... please contact Wendy Schwartznau @ 863-1250.

On April 28<sup>th</sup>, we had a pipe repair work party to replace approximately 200 feet of our water pipe that flows from our pump to the lake. With the new construction of many homes and the new Bonney Lake water pipe that was replaced last fall, our well pipe had been broken, and repaired, in many places. This pipe was old and needed to be updated with heavier material and buried deeper to eliminate further damage. With the help of Keith Arionus driving the backhoe, and Dan Totten at the helm of "who does what", we were able to finish it in about 10 hours. Special thanks goes to Michelle, Wayne and Lucas Chalcraft, John Goes and John Goes JR., Kelly McClimans, Dave McIntire, Dave Craig, Dan Beebe, Wendy Schwartznau and Don Partington for making it all come together with ease. Thanks for the great job everyone!!

Summer is a busy time to get our lake and beach area ready for the summer. Some of the projects we have planned in the near future are the painting of the swings on the beach, posting new signs and new sand delivered on the beach. We are also looking to purchase a new floating dock to be secured near the swimming area.

As we approach the end of our term, we ask other members to step forward and serve as a board member. Please feel free to call any board member to inquire about positions, meetings or just general information. It's great way to serve and get to know the people in your community!! We look forward to meeting you at the Annual Meeting!!

#### POOL REPORT

The pool was opened on Friday, June 15<sup>th</sup> and for the last week of school. The pool's regular summer hours began on Friday, June 22.

The pool hours for the Summer:

Open Swim Everyday	12-6
Family Swim Everyday	6-7
Adult Swim	7-8 (everyday except Friday for Teen Night)

Parents please take the time to cover the Pool Rules with your children so they are aware of their expectations while at the pool.

**Pool Rentals** - You may reserve the pool for a private party for \$30 per hour before or after the normal hours of operation. This fee includes a certified lifeguard. Please contact the Pool Hut or Tonya Tinsley at 863-1250 for reservations.

**Swimming Lessons** – The swimming lessons sessions are as follows:

Session I	July 9-13 & July 16-20
Session II	July 30 – Aug. 3 & Aug. 6-10
Session III	Aug. 20 – 24 & Aug. 27-31

Class times will all be in the mornings before noon. Exact times will be determined based on enrollment. Attention new parents out there – we will be offering a "Baby and me" swim class this Summer. The lesson fee per session is \$25 for members and \$35 for non-members. Please register at the Pool Hut or contact Leah Ramberg or Tonya Tinsley at 863-1250 with any questions.

**Back by demand** the pool will again have Friday Night Teen Night and will be offering water aerobic classes on Tues. and Thurs. during Adult Swim from 7-8pm. Watch the postings at the pool for more information. Please sign up for water aerobics at the pool hut.

**Emergency Information** – For the safety and security of all children an "emergency contact card" must be completed by an adult for anyone who uses the pool. Every child wishing to use the deep end of the pool must also pass a swim test every year from the lifeguard on duty. The lifeguard will then enter the child's name in a logbook to inform the rest of the guards.

The pool is also accepting donations of quality life-vests or floatation devices acceptable for the pool. If your child has outgrown his or her lifejacket there may be someone who can still get some good use out of it at the pool. Thank you for your consideration.

#### NEIGHBORHOOD GARAGE SALE

The annual Lake Jane Estates garage sale will be Friday July 27 and Saturday July 28. This event will be advertised in the Tacoma News Tribune so clean out those attics and go through that garage and see what kind of treasures you might want to part with. To make it easier to identify participating garage sales please hang signs and balloons near your driveway.

#### COMMUNITY CORNER

July 4<sup>th</sup>—Lake Jane Members are welcome to bring your favorite "Legal" Fireworks down to the beach area on the Lake. The Firework show will begin approximately 9:30 PM. Join in or just bring a blanket and come watch!! Have a safe and Happy 4<sup>th</sup>!!

July 14<sup>th</sup>—Community Picnic at the Lake Jane Picnic Shelter (Upper Park Area) beginning at 11:00 AM to 4:00 PM. Please bring your own picnic lunch and be ready for fun.  
July 27<sup>th</sup> and 28<sup>th</sup>-- Annual Lake Jane Community Garage Sale!!! For those who plan to participate this year.....don't forget to put out your BALLOONS and SIGNS!!  
July 29<sup>th</sup> – Lake Jane Annual Membership Meeting at the upper park picnic shelter beginning at 2:00 p.m. (Come early to register!!)

**2001/2002  
BUDGET PROPOSAL**

<b>ADMINISTRATION</b>	
Accounting	\$6,000
Secretary	\$3,000
Bank Charges	\$100
Insurance	\$3,000
Attorneys Fees	\$5,500
Lien Fees	\$100
License Fees	\$25
Advertising	\$100
Postage	\$1,200
Printing	\$500
Office Supplies	\$500
Repairs & Maintenance	\$100
Bad Debt Expense	\$10,000
<b>Total Administration</b>	<b>\$30,125</b>

<b>PARK</b>	
Park Maintenance	\$17,500
Repairs & Maintenance	\$1,500
Honey Bucket	\$1,000
Water, Sewer, Garbage	\$750
<b>Total Park</b>	<b>\$20,750</b>

<b>LAKE</b>	
Water Maintenance	\$5,500
Island Maintenance	\$8,200
Fish Plant	\$3,000
Carp Plant	\$650
Electricity	\$1,700
Pump Maintenance	\$450
Other Area Maintenance	\$650
<b>Total Lake</b>	<b>\$20,150</b>

<b>POOL</b>	
Lifeguards	\$10,000
L & I	\$675
Unemployment Comp.	\$100
Payroll Taxes	\$2,250
Service Contracts	\$2,000
Chemicals	\$2,050
Pool Permit	\$280
Water, Sewer, Garbage	\$2,050
Electricity	\$2,200
Gas	\$1,650
Telephone	\$280
Bathroom Supplies	\$150
Refreshments	\$600
General Improvements	500
Repairs & Maintenance	\$1,500
Add'l Water Usage	\$600
Misc.	\$200
Promotion & Advertising	\$500
<b>Total Pool</b>	<b>\$27,585</b>

**Total Expenses 2001/2002 \$98,610**

2001/2002 Assessments	
439 @ \$190	\$83,410
Past Due Assessments	\$10,000
Lien Fees	\$100
Interest Income	\$1,000
Pool Income	\$3,500
Park Use Fees	\$500
Fishing Fees	\$100
<b>Total Expected Income</b>	<b>\$98,610</b>

**2002/2003  
BUDGET PROPOSAL**

<b>ADMINISTRATION</b>	
Accounting	\$9,000
Secretary	\$3,000
Bank Charges	\$100
Insurance	\$3,000
Attorneys Fees	\$5,500
Lien Fees	\$100
License Fees	\$40
Advertising	\$100
Postage	\$1,200
Printing	\$500
Office Supplies	\$500
Repairs & Maintenance	\$100
Community Committee	\$500
Bad Debt Expense	\$10,000
<b>Total Administration</b>	<b>\$33,640</b>

<b>PARK</b>	
Park Maintenance	\$17,000
Repairs & Maintenance	\$1,500
Honey Bucket	\$1,000
Water, Sewer, Garbage	\$1,200
Improvements	\$2,000
<b>Total Park</b>	<b>\$22,700</b>

<b>LAKE</b>	
Water Maintenance	\$9,000
Island Maintenance	\$9,000
Fish Plant	\$4,000
Electricity	\$3,000
Pump Maintenance	\$500
Other Area Maintenance	\$750
<b>Total Lake</b>	<b>\$26,250</b>

<b>POOL</b>	
Lifeguards	\$11,000
L & I	\$1,000
Unemployment Comp.	\$100
Payroll Taxes	\$3,300
Service Contracts	\$3,000
Chemicals	\$2,300
Pool Permit	\$285
Water, Sewer, Garbage	\$3,000
Electricity	\$4,000
Gas	\$3,000
Telephone	\$500
Bathroom Supplies	\$100
Refreshments	\$600
Repairs & Maintenance	\$2,000
Misc.	\$600
<b>Total Pool</b>	<b>\$34,785</b>

**Total Expenses 2002/2003 \$117,375**

2002/2003 Assessments	
439 @ \$225	\$98,775
Past Due Assessments	\$10,000
Late Fees	\$2,500
Interest on Assessment	\$0
Lien Fees	\$500
Interest Income--bank	\$1,000
Pool Income	\$4,000
Park Use Fees	\$500
Fishing Fees	\$100
<b>Total Expected Income</b>	<b>\$117,375</b>

questions, and general questions for the board. This was set up as a convenience for the members. There is only one number to dial for questions for the entire board.

**PARK REPORT**

The main objective this year was to maintain the park and facilities on a minimum budget and to develop some long-range direction for improvements.

The lawn and landscaping maintenance work the past two years was well done by New Dimension. This was the last year of their two-year contract. Three bids for maintenance for the next two years were obtained. The New Dimension submitted the lowest bid and was accepted by the Board of Directors. Their bid was only slightly higher than the current contract. The new contract will be from July 1, 2001 through June 30, 2003.

The number of park reservations declined this year. The charges are \$30 for the reservation and a \$ 50 refundable deposit for damage and cleanup.

The Board this year approved the use of our baseball field by Little League Baseball. A large number of families were able to enjoy this sport on our field.

Vandalism still continues as a major problem and is costly. The largest item was the burning of a new chemical toilet that had been installed about two weeks. The fire was reported at 5:00 p.m. on June 4. The Bonney Lake Police and Fire Departments are investigating this arson case. Value of the toilet was \$500 plus delivery and chemicals. Our insurance policy has a \$500 deductible, so the cost of replacement is ours...

Other vandalism continues, including: damage to shelters, damage to picnic tables (three wooden tables broken by walking on tables, riding bicycles on table, carving, etc.), breaking garbage cans, damage to tennis court net, and broken steps on Big Toy, etc.

Damage to tennis court surface continues. Riding bicycles, skates, skateboards, and scooters on the tennis court is causing damage to the surface. These are prohibited by park rules. Signs have been posted in the past but they soon disappear.

Dogs are still running loose in the park. Bonney Lake, Pierce County and L.J.E.Park rules require dogs to be on a leash and under control. Please pick up your dog's messes.

**FUTURE PROJECTS: (not prioritized or estimated for cost )**

- Put in a water supply to the shelters.                      Refurbish the volleyball court
- Repair the drinking fountain                                      Rebuild the shelter in the lower park.
- Install automatically closing gates in lower park      Replace the wooden picnic tables.
- Install soccer goals and a practice wall.                      Pave both parking lots.
- Improve drainage in lower parking lot.
- Protect the damaged vegetation on the banks next to the baseball field by installing new and safer steps and fencing the edge of the parking lot.
- Improve SECURITY to protect what we have and park users. Hire a service or fence entire park ?

**LAKE REPORT**

The Lake Committee has worked very hard this year for our community. We encourage each homeowner to make a commitment to attend the Annual meeting that is scheduled for Sunday, July 29<sup>th</sup> at 2:00 PM. Those that are unable to attend, but would like to be counted towards our quorum attendance, please call Wendy Schwartznau @ 253-863-5740 and I will make personal arrangements with you to collect your proxy. With the cost increases in our contracts and electricity and repairing or replacing many items that

Lake Jane Estates has its own web site [www.lakejane.org](http://www.lakejane.org) created by Jerry Carpenter. Jerry is a member of Lake Jane Estates and is a prior Board of Trustees member. He has volunteered his time to design and implement a site for Lake Jane members to get additional information about the neighborhood. We will be putting our newsletter and other information about upcoming events online to help to keep you informed. Check it out!

## ANNUAL MEETING

Our Annual meeting will be held on Sunday July 29, 2001 at 2:00 PM. It will be held at the shelter in the upper park. This is your official notification of such meeting.

Please try to arrive at least one hour early to sign in and receive your ballots so the meeting can start promptly at 2:00 PM.

There are several board positions up for election and immediately following the annual meeting the new board will vote on the new officers.

\*\*\*If you are unable to attend the annual meeting please be sure to use your attached PROXY.

### 2000/2001 Officers and Board Members

President: Keith Arionus 863-5639 Vice President: Dan Totten, 863-5858

Treasurer: Beth Schaan 863-7026 Secretary: Lorine Hegel 863-7564

Lake Committee: Dave McIntyre 862-9525; Don Partington 863-5307; Wendy Schwartznau 863-5740

Park Committee: Suzy King 863-0067; Kelly McClimans 863-2834; Duane Simmons 863-2309

Pool Committee: Renee McGuire 826-4765; Leah Ramberg 826-0104; Tonya Tinsley 863-8790

### 2001/2002 Board Member Positions Available

Park	Pool	Lake
Position #1 – one year term	Position #3 – two year term	Position #4 – three year term
Position #2 – two year term	Position #7 – one year term	Position #5 – three year term
Position #6 – four year term	Position #9 – four year term	Position #8 – four year term

### VICE PRESIDENT'S REPORT – Dan Totten

Summer is upon us once again. This is the time of most construction activity for property owners. We work hard to maintain or improve our residences. I would like to remind everyone that we do have an Architectural Committee, which reviews plans for any structures to be built. This committee is required by Lake Jane Estates plat restrictions and the CC&R (conditions, covenants, and restrictions), which each member agreed to when purchasing property in Lake Jane Estates. To reach the Architectural Committee call the Lake Janes Estates information line at (253) 863-1250 and leave a message and one of the Architectural Committee will return your call.

Also, our fishing regulations specify that all fishing lines must be attended at all times. Please do not leave lines in the water unattended. This obstructs navigation around the lake and usually kills any fish snagged on the line.

Thank you for your cooperation and have a great summer.

### NEW PHONE NUMBER

Lake Jane Estates has a new 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

### General Rules

1. The Annual Meeting of Lake Jane Estates shall be held on the last Sunday of July at 2:00 PM in Lake Jane Park.
2. LAKE JANE ESTATES' membership shall run from July 1 through the following June 30. Assessments for the purpose of maintaining our park and lake are due and payable on July 1; with lien procedure enforced as set forth in Article IX of the By-Laws.
3. Debra Jane Lake Addition to the City of Bonney Lake is an RS Single Family Detached Residential District and as such, camping is not permitted.
4. No target practice or hunting with arms of any type will be allowed.
5. No livestock, chickens, or ducks shall be permitted on any tract in Lake Jane Estates.
6. No signs shall be posted on any tract except with the written approval of the Lake Jane Estates Board of Trustees, except real estate signs (6 months), and garage & moving sales, etc., which all must be dated (7 days).
7. Any property owner diverting water from its natural course must provide a substitute course through his property.
8. As set forth in Article II, Section 3 of the By-Laws, no member may extend the use of community facilities to any tenant of rented/leased property in Lake Jane Estates.

### Community Facilities

1. Only paid-up members may use the community facilities.
2. The number of guests using the community facilities is limited to twenty (20) per membership at any one time. Guests consisting of one's immediate family, such as father, mother, children, grandchildren, or grandparents are excluded from this limitation. Larger numbers may be allowed with the prior approval of the Board of Trustees. A clean-up fee may be charged.
3. Members are responsible for the conduct of their guests and must accompany them.
4. Adults have preference on the tennis court after 7:00 PM daily.
5. All dogs must be kept on a leash in both the upper and lower parks.
6. Neither horses nor motorized vehicles will be allowed on the lawn areas of either park.
7. The SWIMMING POOL is under the authority of the Lifeguard during all open hours. His/Her orders are final and must be obeyed. The Lifeguard is authorized to bar anyone from the pool for one day for disobedience of orders. Repeated offenders will be referred to the Board of Trustees for disciplinary action.
  - a. Lifeguard fees for the use of the pool after hours will be charged.
  - b. All guests must be accompanied by a member, and guests under the age of 16 must have adult member approval.
  - c. Each non-swimmer must be accompanied by either a qualified swimmer or an adult member.
  - d. The swimming pool shall not be used unless the regular appointed lifeguard (or a substitute approved by the Board of Trustees) is on duty.
  - e. 7:00 PM to 8:00 PM will be for ADULT SWIM ONLY.
  - f. The number of guests permitted in the pool will be at the discretion of the Lifeguard.
8. NO MOTORS of any kind may be used on the lake, except by Security and Maintenance.
9. FISHING REGULATIONS:
  - a. Daily catch & possession limits:  
Trout - 5 fish per day, over 6" length  
Bass - 5 fish per day, over 6" length  
Catfish & Bluegills - no limit as to size or amount  
A limit of bass may be taken in addition to a limit of trout
  - b. Restocking fees will be charged for guests at the rate of \$2.00 per day or \$5.00 per week. Limit of two guests per membership. Member must be with the guest while fishing. Same fish limits apply to guests.
  - c. Only one pole or line per member or guest is allowed and must be attended at all times. Unattended lines will be confiscated. Fishing from the bridge must not obstruct foot or boat traffic.
  - d. Absolutely no frogs may be killed or taken from Debra Jane Lake.
10. Debra Jane Lake Park will be closed officially between 10:00 PM and dawn, except that after-hour use will be permitted to members in good standing upon 48 hours prior notice to the Board of Trustees.
11. Only one membership shall be issued on a lot held by co-owners. It shall be issued to whichever one the co-owners designate. However, upon payment of an additional assessment, the other co-owner shall receive a membership card entitling him to the use of the community facilities.
12. Swimming in Lake Jane is at your own risk. NO LIFEGUARD IS PROVIDED.
13. No diving or jumping is allowed from the bridge.
14. Throwing or dumping debris into Lake Jane is prohibited.

**LAKE JANE ESTATES  
PROXY**

I, \_\_\_\_\_ do hereby constitute and appoint \_\_\_\_\_, as my agent to vote on my behalf on any issue that may arise at the Annual Meeting of Lake Jane Estates to be held on July 29, 2001 at 2:00 PM, in the upper park shelter area.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ 2001

Lot: \_\_\_\_\_ Phone: \_\_\_\_\_

**LAKE JANE ESTATES  
P.O. BOX 7453  
BONNEY LAKE, WA 98390**

Schwartzman, John & Wendy  
18726 McGraw Dr.  
Bonney Lake, Wa 98390

**LAKE JANE ESTATES  
WWW.LAKEJANE.ORG  
(253) 863-1250  
JUNE 2001**

**PRESIDENT'S REPORT – Keith Arionus**

While looking back this past year I have observed a few changes within our association. The well pump that is used to help maintain the water level of Lake Jane during the drier summer months comes to mind. After much discussion a pump saver was approved to be installed to automatically turn on and off the pump when the water level in the well reached a certain level. Also, when the City of Bonney Lake contracted the replacement of the water line on the South side of Lake Jane the well flow pipe was damaged and blocked with gravel. The flow pipe needed to be replaced with heavier and stronger load bearing pipe. With volunteer work by some of our members this project was completed and we were able to save half the cost of budgeted estimates.

Some members of Lake Jane Estates have voiced their concern about the changing the country-like setting of our neighborhood by a few property owners who choose to short-plat their lots without approval from the Board of Trustees. After short platting is complete these owners sometimes move out of the area and let the rest of us deal with the change. However, through our homeowner's attorney, we are seeking to reverse two of the latest alterations. Also, with our legal counsel's help, we have applied for a comprehensive plan and rezone change with the City of Bonney Lake within the boundaries of Lake Jane Estates. This change would eliminate all lots of less than 40,000 square feet to be divided. Nearly all of the property owners that bought in this area like the beauty and openness of our community.

With these additional legal fees and City of Bonney Lake fees, our treasury has been depleted somewhat because of non-budgeted costs. In 1994, with the last quorum and dues increase, we have been able to keep up with the rising costs to maintain our services of fish plants, lawn and island maintenance, pool, and related common areas with the budget and reserve fund. Within the past year and a half the reserve fund has been nearly depleted. In discussion with our legal counsel, the board was informed of a statute (RCW chapter 64.38 Homeowner's association paragraph 3). "WITHIN THIRTY DAYS AFTER ADOPTION BY THE BOARD OF DIRECTORS OF ANY PROPOSED REGULAR OR SPECIAL BUDGET OF THE ASSOCIATION, THE BOARD SHALL SET A DATE FOR A MEETING OF THE OWNERS TO CONSIDER RATIFICATION OF THE BUDGET NOT LESS THAN FOURTEEN, NOR MORE THAN SIXTY DAYS AFTER MAILING OF THE SUMMARY. UNLESS AT THAT MEETING THE OWNERS OF A MAJORITY OF THE VOTES IN THE ASSOCIATION ARE ALLOCATED OR ANY LARGER PERCENTAGE SPECIFIED IN THE GOVERNING DOCUMENTS REJECT THE BUDGET, IN PERSON OR BY PROXY, THE BUDGET IS RATIFIED, WHETHER OR NOT A QUORUM IS PRESENT. IN THE EVENT THE PROPOSED BUDGET IS REJECTED OR REQUIRED NOTICE IS NOT GIVEN, THE PERIODIC BUDGET LAST RATIFIED BY THE OWNERS SHALL BE CONTINUED UNTIL SUCH TIME AS THE OWNERS RATIFY A SUBSEQUENT BUDGET PROPOSED BY THE BOARD OF DIRECTORS." The board of trustees (directors) has approved an increase in the 2002-2003 dues to \$225.00 should a quorum not be present at our annual meeting on July 29, 2001. Also passed by the Board of Trustees is a special assessment in the amount of \$50.00 to be added to the 2001-2002 dues. This one-time special assessment is due by September 30, 2001. It will be used for replenishing the reserve fund, which is used for under-budgeted costs.