

# LAKE JANE ESTATES

[WWW.LAKEJANE.ORG](http://WWW.LAKEJANE.ORG)

(253) 863-1250

December 2001

## PRESIDENT'S REPORT - Kelly McClimans

I would like to take this opportunity to wish all the members of Lake Jane Estates a Merry Christmas, and a Happy New Year. I really enjoy our community as I drive around our neighborhood and see so many lights and lovely homes! Now, the important news.

First, the board voted in November to withdraw the appeal to the Land Use Petition Act (LUPA) case. This means that we will not be spending money to have the courts force the city of Bonney Lake to enforce our codes and covenants with respect to short platting and subdivision. This decision was made since the city has implemented zoning that requires a minimum 20,000 square foot lot. This zoning should prevent any further subdivision in the future. LJE will continue with an injunction to prevent two property owners from subdividing their property. This is necessary since their applications for subdivision were received before the new zoning was implemented. Overall, the boards' decision is good for the association since it will save LJE a great deal of money in legal fees.

Second, it appears that our association may be prevented from treating the lake to keep it free from contamination due to a change in policy regarding management of lakes, and streams by state and federal officials. These treatments are necessary to keep the lake well balanced and ensure the habitat for the wildlife: fish, turtles, ducks, geese, osprey, and eagles. I am writing this to prepare you for potential bad news. Visit the website for more information. We will keep you informed as the association learns more. Please be prepared to let our elected officials know that we need the ability to manage "our" lake.

Finally, I want the members to know that given our current budget the board may need to make some hard decisions to keep the association financially sound. Many of you may be wondering what happened to the dues increase, and the special assessment. Well, the dues increase does not affect this year's budget, and the special assessment may keep the association in the black with some responsible management. I am very pleased with the board's response to this challenge and believe they will make good decisions. If hard decisions are required they will be made early next year and I will keep you informed.

I don't want the membership to be alarmed at what I am sharing. I am simply trying to keep you informed with the struggles the board deals with. By keeping the communications clear I hope to secure your confidence in our association, and prove that homeowner associations are not a burden, but a benefit. We have many assets: the parks, the pool, the lake, and pay much less than many other associations.

In closing, I would like to encourage everybody to get out and enjoy the parks, and charm of our neighborhood. A walk, with someone special, is wonderful and the view from the bridge at the lower park is quite delightful at night with all of the Christmas lights shining.

Kelly McClimans  
President Lake Jane Estates

## 2001/2002 Officers and Board Members

President: Kelly McClimans 826-2834 Vice President: Wendy Schwartzman 863-5740

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

Lake Committee: Dave McIntyre 862-9525; Roger Tolman 891-2850

Park Committee: Suzy King 826-0067; Kirby Kilmurray 891-9256; Mary Bushnell 863-8982

Pool Committee: Tonya Tinsley 863-8790; Elizabeth Wright 826-5191; Jill Lepper 891-0432

## PARK REPORT

The Lake Jane Parks are still experiencing a significant amount of damage to vandalism. This is very unfortunate. I have personally experienced some young people behaving poorly in the park. These young people were driving recklessly in the parking lot and exhibited a total lack of respect for persons and property. Please, make sure to report bad or dangerous behavior to police immediately. If you have young people exhort them to also report bad and dangerous behavior the witness.

We welcome any suggestions regarding the maintenance and security of our parks.

## LAKE REPORT

As many of you might already know the fish plant was done in mid November. Please remember the guest fees for fishing help to keep the lake stocked.

The islands received their final trimming for the year and look great.

There has been a lot of trash floating in the lake recently. Please be respectful of the community and pick up after yourself. With a little effort on all our part, the neighborhood will remain a pleasant place for everyone.

#### POOL REPORT

As you already know the pool is closed until summer. We must keep water in the pool to keep the sides and bottom plaster in good condition. There was a small crack in the shallow end that resulted in water leakage. The crack was professionally fixed and the pool is again holding water.

Please keep an extra eye out when you take your walks around the neighborhood. Vandalism continues to be a problem around Lake Jane. Recently debris has been thrown in the pool including rocks and used motor oil. Luckily, this was detected before it got into the filter system and caused expensive damage. It is everyone's responsibility to patrol the area. If you see vandalism, please call 911 immediately and report it to the authorities. Vandalism truly hurts every homeowner in the association.

Lastly, if you know of a responsible, certified lifeguard interested in working at the pool this summer, please call Tonya Tinsley.

#### FINANCE REPORT

A finance committee was established to research and provide guidelines and/or policies for collecting and distributing budgeted assessments. As per Lake Janes Estates Homeowner's Association, Articles of Incorporation and Bylaws, all property owners within Lake Jane Estates are responsible for paying their share of annual assessments. The budget of Lake Jane Estates is determined each year by the Board of Directors prior to the annual meeting with assessments voted on at the annual meeting. The finance committee is currently discussing a policy and procedure of collecting assessments without incurring additional expenses to property owners. Lake Jane will be turning over past due assessment to our attorney for collection. Any account that is collected through legal council will have legal fees added to the balance due.

We will also be researching how to trim expenses and services to the common areas due to lack of funds. The cost of insurance, pool operation, landscaping, repairs, vandalism, etc. has risen more than our assessments. We welcome anyone with suggestions on how to better serve this Homeowner Association.

Keith Arionus,  
Chairman

#### COMMUNITY CORNER

Last Wednesday night was Lake Jane Estates' 2<sup>nd</sup> Annual Holiday Caroling and Hayride with Santa. Everyone had a great time and Santa and Rudolf got plenty of exercise going down the big slide with the children. A big thank you goes out to all the elves for their hard work including Tonya Tinsley, Lisa Wire, Maryellen Bowers, Wayne & Michelle Chalcraft, Wendy Schwartzman, and Kelly & Theresia McClimans.

Keep your eyes open next spring for the 2<sup>nd</sup> annual Easter Egg Hunt in the park.

If you are interested in helping with the Community Committee or you know of someone new moving into Lake Jane Estates please call Tonya Tinsley so that we can welcome them to the neighborhood.

Lake Jane Estates  
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