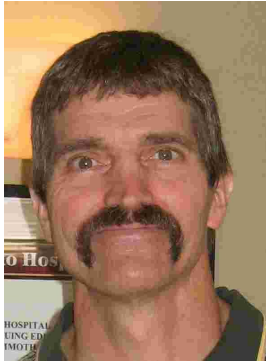




Spring Newsletter 2012

WWW.LAKEJANE.ORG

PRESIDENT'S REPORT



Board President Mark

Improvements continue in our association as you can see in the reports below.

We still need a Vice President for our association, so let us know if you are interested.

We will participate again in the National Night Out this year, which will be on Tuesday evening, August 7th.

As in the Lake Report, we appreciate all the help keeping the beaches clean. However, as you can see from Jeff's Corner, this is ongoing and everyone needs to do their part. Let's keep the beaches clean for everyone's benefit.

I look forward to a great summer here in our association.

Mark J Snell, MD, FACS
President, Lake Jane Estates
President@lakejane.org

FISHING DERBY & BBQ



Saturday, June 16, 2012

Fishing Derby: 8:00 - 11:30 am

Registration will be at the lower park starting at 8:00 am.

Fishing will begin at 8:30 am.

Participants must register to win prizes. Prizes will be awarded at the BBQ in the upper park around noon. Participants must be present to win. One prize per person.

Age categories: 2 - 9 years old, 10 - 15 years old, and 16 and older. Prizes will be awarded first trout registered, first bass registered, first perch registered and the largest fish by weight registered.

\$5.00 fee for all non-members of LJE.

Potluck BBQ: Noon

Association will provide burgers and hotdogs, plates, plastic ware, and condiments. You are to bring a salad and or dessert to share and your own drinks. Sodas can be bought at the pool hut.

We will try to get a volleyball game, horseshoe tourney, and a softball game going for all to enjoy. Bring your mitts. Let's play some Frisbee golf and don't forget that the pool will open at noon, so bring your swimsuit.

LAKE REPORT

The storm debris has been cleaned up, repairs made, and the lake, islands, and beaches look great. Fishing is good. We will be again monitoring the lake's vital signs with help from the Pierce County Stream Team and the City of Bonney Lake. This year we will only monitor once a month instead of twice. We will be training some volunteer teens to carry on the monitoring. This is a great time for homeowners on the lake to rake and remove storm debris, such as limbs and leaves, from their beach. This decaying matter adds to the algae producing nutrients in the lake. We have some geese and duck families on the lake. They are cute and fun to watch but **please do not feed them** and encourage them to remain all year instead of migrating as they are supposed to do. This will keep our flock at a healthy level. Too many fowl spoil our beaches and water quality. Fishing Passwords: As you are fishing or boating, please know the password of the month. If you know the password and are approached by one of the HOA's volunteers checking to see if you are a member and not a trespasser you will not be asked to leave. This protects your investment in stocking the lake and allows for more friendly visitors. Here are the next 6 months of passwords. Please keep them secret with only your family in the know. "Family" is hereby defined as a member's spouse, children, grandchildren, parents, grandparents and any additional persons residing full-time at the household regardless of relationship. See "Rules and Regulations in this newsletter for additional information."

June — Play in the sun

Sept.— Fish for fun

July — Summer at last

Oct. — Pumpkin time again

Aug. — Fish are jumping

Nov. — I'm thankful

Have a great summer. We hope to see you at the fishing derby on June 16th!

PARK REPORT

After the big ice storm the shed and park had a lot of damage. We have replaced the shed with a sturdy shipping container that is more resistant to damage from falling branches than metal or wood sheds. We also lost some trees to the storm (it was quite a mess) but a big Thank You to our facilities manager Jeff and Evergreen Ground Works for the clean-up. The park looks wonderful and I am sure we will all enjoy it in the upcoming months.

We have new sports equipment available to check out from the pool hut: Tennis, Badminton, Croquet, Volleyball, Horseshoes, Basketball, Soccer, and Baseball.

We also have a new revised Park Reservation Form for Members to use if you would like to reserve the shelter.



Tree down over beach bench and fence in lower park from February's snow storm

POOL REPORT

We have hired lifeguards and hut workers for the summer. Aqua Care has installed new heat pumps to heat the pool. Volunteers are needed Sunday, June 10th from 1pm to 4pm. We will be pulling out the equipment for the season and cleaning everything up. Come for all or part of this time. I am a volunteer and live in the neighborhood just like you so please come and help.

POOL SCHEDULE

Open: Saturday, June 16 to Monday, September 3rd

SWIM LESSONS

June 25 - July 6 (No lessons on July 4)

July 9 - 19

July 23 - August 2nd

August 6 - 16

August 20 - 30

Applications can be picked up at the pool during pool hours or downloaded off of the LJE website.



DAILY SCHEDULE

Noon - 6 pm Open Swim

6 pm - 7 pm Family Swim

7 pm - 8 pm Adult Swim & Mon/Wed Aerobic Swim

POOL RENTAL

Availability begins Friday, June 15 to Monday, September 3rd during off hours.

Applications can be picked up at the pool during pool hours or downloaded off of the LJE website.

PUNCH CARDS FOR GUESTS

Guest fees: \$3.00 per person

Punch card: 10 punches for \$20 (non refundable)

JEFF'S CORNER

A few days of warm weather has dried out our ball field enough to get some lines laid down for baseball and the soccer practice field. The infield has been dragged and wintertime debris removed. The nets have been re-installed on the soccer goal frames.

As our warmer season approaches we are getting the place in shape with some pressure washing of all the concrete surfaces and picnic tables. Soon those old wood picnic tables will have a coat of paint.

Several new goose families have made their presence known on our swimming and fishing beaches. A few human users of the beaches are also leaving stuff behind: discarded fishing gear, food debris, and cigarette butts. Cleanup of the beaches is already happening in order to make the beaches a clean and safe place for our members.

A couple of significant changes have taken place: replacement of the storage shed with a sturdy shipping container, and installation of heat pumps for the pool water. Check out the park and pool reports for details.

I'm looking forward to enjoying our facilities during the summer season. I hope you are too!

Lake Jane Estates Rules & Regulations

General Rules

1. The Annual Meeting of Lake Jane Estates shall be held on the last Sunday of July at 2:00PM 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 facilities are due and payable on July 1st. Late fees will be assessed August 1st with lien procedures 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 fowl 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 (7days).
7. Any property owner diverting water from its natural course must provide a substitute course through his property.
8. All short-plat applicants will pay for costs incurred by the Association in reviewing and processing their applications. Short-plat applicants are required to pay a \$200 deposit at the time they submit their application to the Association. Costs incurred by the Association during the review and processing of the application will be deducted from this deposit. The applicant will be provided with a report of the costs deducted at the end of the review process, and any unused funds will be refunded to the applicant. Costs in excess of the deposit will be charged to the applicant. This rule applies regardless of the Association's ultimate decision regarding the short-plat application.
9. The right to use community facilities, including park, pool, and lake, shall extend only to members in good standing, whose assessments have been paid up to the current year and whose family or guests have not violated the Articles of Incorporation, By-Laws, or Rules & Regulations.
10. Family of members in good standing is welcome to use community facilities at no cost. "Family" is hereby defined as a member's spouse, children, grandchildren, parents, grandparents and any additional persons residing full-time at the household regardless of relationship.
11. A member in good standing may assign his or her facility privileges to tenants. Only tenants living full-time in the household may use the facilities (thus no spouse, children, grandchildren, grandparents, or parents who live in a separate dwelling). During such time, the member (tract owner) is no longer allowed use of the facilities (unless they are living on another tract). If you are a member that would like to assign your facility privileges to a tenant, please refer to Lake Jane Estates' website at www.lakejane.org for further instructions.
12. Members and approved member-designated tenants are responsible for the conduct of their family and guests and must accompany all family and guests using community facilities.
13. The number of guests using the community facilities is limited to 150 at any one time. Note: The use of the pool is limited to 74 persons. Any party of 35 persons or more must reserve the facility or facilities. The Board of Trustees must approve the reservation prior to date of event. Parties of 75 or more are required to provide one additional portable toilet. A rental fee of \$35 plus a \$100 refundable deposit will be assessed for all park rentals. Pool rental after hours will be charged \$50 per hour. Please refer to Lake Jane Estates' website at www.lakejane.org for both park and pool reservation forms.
14. Lake Jane Estates community facilities including the parks, pool and lake, may not be used for any commercial purpose.

Park

1. The park shelter is available for rent. A rental fee of \$35 plus a \$100 refundable deposit will be assessed for all park rentals. Please refer to Lake Jane Estates' website at www.lakejane.org for additional information.
2. Adults have preference on the tennis court after 7:00 PM daily.
3. All dogs must be kept on a leash in both the upper and lower parks. Members and approved member-designated tenants are responsible for cleaning and proper disposal of all animal waste.
4. Members and approved member-designated tenants are responsible for the conduct of their family and guests and must accompany all family and guests using community facilities.
5. Debra Jane Lake Parks official hours will be summer hours of March through September from 7:00am to 10:00pm and winter hours of October through February from 7:00am to 6:00 pm, except that after hours use of the park will be permitted to members in good standing upon 48 hours prior notice to the Board of Trustees
6. Neither horses nor motorized vehicles will be allowed on the lawn areas of either park.
7. No overnight camping is permitted in the parks or on the islands of the lake.
8. No overnight parking of any vehicle, trailer or equipment is permitted in the parks without the written permission of the Board of Trustees. Motor-homes or campers granted permission to park, may not be occupied while parked overnight.

Vehicles parked overnight or longer should be parked off to the side so as not to prevent other members from conveniently using the parking facility. All overnight parking is at the vehicle owner's risk. Lake Jane Estates assumes no responsibility for damage or injury due to overnight or long term parking. Anybody parking a vehicle, trailer or equipment overnight on Lake Jane Estates property without the permission of the Board of Trustees will be towed at the owner's expense.

9. Open fires of any size for any purpose are prohibited on Lake Jane Estates parks and islands without the written permission of the LJE Board of Trustees. Propane and charcoal bar-b-ques with the flame in a metal container covered by a metal grill are permitted in the parks. No propane or charcoal bar-b-ques are permitted on the islands in Lake Debra Jane. Use of any other cooking or heating device must be approved in writing by the LJE Board of Trustee

Pool

1. 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.
2. Pool rental after hours will be charged \$ 50 per hour. Please refer to Lake Jane Estates' website at www.lakejane.org for additional information.
3. Members and approved member-designated tenants are responsible for the conduct of their family and guests and must accompany all family and guests using community facilities.
4. Either a qualified swimmer or an adult member must accompany each non-swimmer.
5. Persons 12 and under must be accompanied by a responsible adult.
6. The swimming pool shall not be used unless the regular appointed lifeguard (or a substitute approved by the Board of Trustees) is on duty.
7. 7:00PM to 8:00PM will be for ADULT SWIM ONLY (unless otherwise posted).
8. Maximum capacity of the pool is 74.
9. Use by anyone with a communicable disease is prohibited.
10. All guests must pay a \$3.00 per person per day fee.
11. The pool will likely close under the following circumstances. We apologize for any inconvenience this causes.

* When outside temperature is 60 degrees or below * Lightning storm * Excessive rain * Poop in Pool

LAKE

1. NO MOTORS of any kind may be used on the lake, except by Security and Maintenance.

2. 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.

Grass Carp – 0 per day

A limit of bass may be taken in addition to a limit of trout.

- B. A fee of \$3 per day, per guest, will be charged. Member must be with his or her guests 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.

Absolutely no frogs may be killed or taken from Debra Jane Lake.

3. Swimming in Debra Jane Lake is at your own risk. **NO LIFEGUARD IS PROVIDED**.
4. Members and approved member-designated tenants are responsible for the conduct of their family and guests and must accompany all family and guests using community facilities.
5. No diving or jumping is allowed from the bridge.
6. Throwing or dumping debris into Debra Jane Lake is prohibited.
7. No watercraft may be stored or moored overnight on Lake Jane Estates Property.
8. No plant, fish, animal, or waterfowl may be introduced into, or cultivated, or kept in the waters or on the shoreline of Debra Jane Lake without the written permission of the Board of Trustees. Such permission may be revoked if the Board of Trustees concludes that the introduced, cultivated, or kept plant, fish, animal, or waterfowl has become a nuisance. Costs for cleanup or removal of any such plant, fish, animal or waterfowl as ordered by the Board of Trustees, shall be borne by the property who originally introduced, cultivated or kept the plant, fish, animal, or waterfowl.
9. The feeding of any waterfowl on private property or on Lake Jane Estates community property including Debra Jane Lake is prohibited.

ANNUAL MEETING

It's that time again! Grab a chair and a snack and come meet with the Board of Lake Jane Estates and see some of your neighbors. Make new friends and discuss the current business of the Association.

There are 2 Board positions open for the next fiscal year: the Vice President and 1 Park. If you are interested in these positions, please stay after the Annual Meeting for more information.

The Annual Meeting will be on Sunday, July 29th, 2012 at 2:00 pm, at the upper Park Shelter.

Anytime you have a name change, phone number change, switching from living in Lake Jane Estates to renting your home out in Lake Jane, or divorce/marriage then please contact the Asst. Treasurer so your records can be updated. We do not sell our members information and only use it for Lake Jane business. Also please remember us when you are selling your home and include our dues in your escrow process.

Call 253-863-1250. Thank you!

Lake Jane Estates Trustees & Board of Directors 2011-2012

www.lakejane.org

(253)863-1250

OFFICERS:

<u>President:</u>	Mark J. Snell, MD	722-6298	President@lakejane.org
<u>Vice President</u>	Position Open		
<u>Treasurer:</u>	Yvonne Snell	722-6303	pool@lakejane.org
<u>Secretary:</u>	Jill Lauch	202-7088	pool@lakejane.org
<u>Asst. Secretary:</u>	Melissa Gubbe	891-0602	lakejane@comcast.net
<u>Asst. Treasurer:</u>	Melissa Gubbe	891-0602	lakejane@comcast.net

TRUSTEES:

Park: Mandi Farmer 862-5554 Laurie Scott 862-9970

To contact any above Park Trustee e-mail: park@lakejane.org

Lake: Lenore Faulk 863-1031 Dan Beebe 862-1110 Fred Wells 863-1912

To contact any above Lake Trustee e-mail: lake@lakejane.org

Pool: Michael Farmer 862-5554 Jill Lauch 202-7088 Yvonne Snell 722-6303

To contact any above Pool Trustee e-mail: pool@lakejane.org

2012-2013

WORKING BUDGET

ADMINISTRATION

Facilities Manager	\$10,950
Accounting/Secretary	\$14,670
Park/Lake Labor	\$1,200
Bank Charges	\$300
Insurance	\$5,000
Attorneys Fees	\$13,220
Lein Fees	\$100
License Fees	\$120
Phone	\$1,070
Postage	\$1,000
Printing	\$629
Taxes	\$9,700
Office Supplies	\$530
Repairs & Maintenance	\$700
Audit	\$5,200
Bad Debt Expense	\$8,000
Community Activity	\$1,500
Total Administration	\$73,889

PARK

Park Maintenance	\$21,550
Lights	\$2,744
R&M	\$8,125
Honey Bucket	\$3,300
Garbage	\$450

Total Park \$36,169

LAKE

Lake Water Management	\$3,700
Fish Plant	\$3,400
Island Maintenance	\$11,650
R&M	\$2,000
Electricity	\$2,000
Labor	\$0

Total Lake \$22,750

POOL

Lifeguards	\$14,500
Service Contracts	\$3,500
Pool Permit	\$450
Water, Sewer & Garbage	\$2,800
Pool Chemicals	\$3,000
Natural Gas	\$5,500
Electricity	\$4,000
Bathroom Supplies	\$450
Refreshments	\$1,200
Misc. Repairs	\$2,500
Misc.	\$100
Total Pool	\$38,000

Total budgeted Expenses 12-13 **\$170,808**

12/13 Assessments	
443 @ 351	\$155,493
Past Due Assessments	\$4,800
Lien Fees	\$400
Late Fees Collected	\$1,200
Interest Income	\$245
Pool Income	\$8,250
Park Use Fees	\$400
Fishing Fees	\$20
Total Expected Income	\$0

\$170,808

2013-2014

PROPOSED BUDGET

ADMINISTRATION

Facilities Manager	\$10,950
Accounting/Secretary	\$14,670
Park/Lake Labor	\$1,400
Bank Charges	\$300
Insurance	\$5,000
Attorneys Fees	\$9,020
Lein Fees	\$100
License Fees	\$120
Phone	\$1,070
Postage	\$800
Printing	\$629
Taxes	\$9,700
Office Supplies	\$530
Repairs & Maintenance	\$700
Audit	\$5,400
Bad Debt Expense	\$8,000
Community Activity	\$1,500
Total Administration	\$69,889

PARK

Park Maintenance	\$28,000
Lights	\$4,000
R&M	\$4,875
Honey Bucket	\$3,000
Garbage	\$294

Total Park \$40,169

LAKE

Lake Water Management	\$3,800
Fish Plant	\$3,000
Island Maintenance	\$12,000
R&M	\$2,250
Electricity	\$2,000
Labor	\$0

Total Lake \$23,050

POOL

Lifeguards	\$14,500
Service Contracts	\$3,500
Pool Permit	\$400
Water, Sewer, & Garbage	\$3,100
Pool Chemicals	\$3,000
Natural Gas	\$2,000
Electricity	\$4,500
Bathroom Supplies	\$500
Refreshments	\$1,500
Misc. Repairs	\$5,000
Misc.	\$100
Total Pool	\$38,100

Total budgeted Expenses 13-14 **\$171,208**

13/14 Assessments	
443 @ 351	\$155,493
Past Due Assessments	\$4,800
Lien Fees	\$400
Late Fees Collected	\$1,200
Interest Income	\$245
Pool Income	\$8,820
Park Use Fees	\$150
Fishing Fees	\$100
Total Expected Income	\$0

\$171,208

All Information must be completed and proxy signed to be valid

Lot No: _____ Phone: _____

Signature: _____ Date: _____

issue that may arise at the Annual Meeting of Lake Jane Estates held on July 29, 2012 at 2:00pm, in the Upper Park Shelter area.
(or LJE President if no specific person) as my agent to vote on my behalf on any

I, _____, do hereby constitute and appoint

2012 Annual Meeting Proxy Vote

LAKE JANE ESTATES

P.O. BOX 7453

BONNEY LAKE, WA 98391