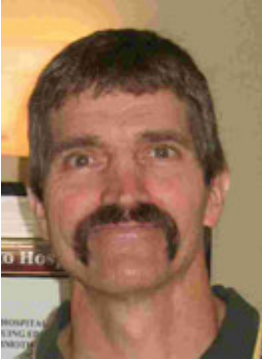




Summer Newsletter 2014
www.lakejane.org
253-863-1250

PRESIDENT'S REPORT



Board President Mark Snell

I hope you have enjoyed our mild winter weather.

Vandalism continues. The police are notified with each incident, but unless they catch someone in the act, nothing will happen. If anyone gets any leads as to who is doing this, please let us know.

Yvonne and I have just returned from Africa again from another medical mission trip (yes, I was just there in February). We look forward to the Annual Fishing Derby, June 14th and enjoying the summer.

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



FISHING DERBY & BBQ

Saturday, June 14, 2014

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 entrance 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. Don't forget that the pool will open at noon, so bring your swimsuit.

LAKE REPORT

Our lake is actually in good health except for some nuisance weeds, Brasinia, Bladderwort, Elodea and Broadleaf Pondweed. We will be treating to control or eliminate these weeds as soon as we have no outflow. Homeowners on the lake should have already received a treatment notice. Beaches and boat launch will be posted. A week or so after this treatment would be a good time to rake your beach and remove unwanted vegetation and debris. We encourage you to keep a hedge of native lake friendly plants along your shoreline where possible and not use toxic chemicals on lawns, docks, and gardens that might make their way into the lake. We have resumed monitoring on May 4 and will be monitoring once a month through October. Many thanks to our volunteer monitors, Karina Schwartznau, and Jeff Gubbe.

We hope to see many of our homeowners and their families recreating on the lake this summer. We hope you all have a chance to enjoy this amenity. Please help us by not littering and by disposing of unusable fishing gear properly so no children, pets, or wildlife are harmed by it.

We have some home owners who have volunteered to help patrol our lake to deter poachers. If you are questioned by them please be respectful and be sure you know the monthly fishing password. All guests of members are required to have a member with them and to pay the guest fishing fee of \$3.00. It can be deposited in the box near the park fishing beach. Here are the next 6 months of passwords. Please keep them secret, only your family in the know.

June - Fishing Derby

September – Here we go again

July – Look for turtles

October – October fest

August – Row, row, row your boat

November – Give thanks

If launching a boat or canoe please use the boat launch area and then park in the beach parking area across the lake where your vehicle will be safest and not impede access to the boat launch.

PARK REPORT

The park is getting ready for summer fun!! The baseball field looks great as does the soccer field. We hope everyone can take advantage of all our park has to offer in the upcoming months. Remember, all sorts of equipment can be checked out from the pool hut (during open pool hours) including equipment for baseball, tennis, volleyball, soccer, horseshoes, and more!!

Vandalism in the park has continued but has decreased (a little) and our new metal tables look great!! Thanks to Jeff Brain and Todd Offner for assembling the tables. Jeff, our wonderful facilities manager, has stayed on top of things and is preparing the facilities for use this summer. If anyone has witnessed any vandalism in the park, lake, or pool, please contact a board member.

POOL REPORT

We have hired lifeguards and hut workers for the summer. Volunteers are needed Saturday, June 7th from 10 am to 2 pm, to pull out the equipment for the season and clean 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 14th to Monday, September 1st

SWIM LESSONS (Mondays thru Thursdays)

June 23 - July 3

July 7 - 17

July 21 - July 31

August 4 - 14

August 18 - 28

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 Saturday, June 14th to Monday, September 1st 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

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

GUEST FEES:

\$3.00 per person

JEFF'S CORNER

Although May has been a near record for rainfall, our landscape maintenance crew has been able to mow the grass on our ball field regularly. We have done some weed control and raked the infield. The field will be lined by June 1. By the way, our ball field was regularly used for practice by a local ladies softball team.

Still no major wind or ice storms, so our trees have wintered with no damage.

The vandalism has calmed down a bit. Perhaps all those cold rainy nights deterred the miscreants.

The park committee replaced all the old wood tables in the picnic shelter which had been carved, some of which was pretty disgusting. The replacements are sturdy aluminum. Easier to keep clean and looking good. Definitely more difficult to carve naughty words into.

The pool house is in good shape. All mechanical systems are humming nicely. Water was turned on recently and we had no frozen/broken pipes.

April and May brought us plenty of rain, so on several occasions the lake outlet was opened to release excess water. Because of all the extra water and limited sunshine, marine weed growth is a bit subdued compared to years past. This is a good thing for our lake. However, because of the rather prolific weed growth last year, the Lake Committee has weed treatment planned for this summer.

The islands are quite soggy as I write this. A recent inspection of the islands found them to be relatively free of man made trash and wind fall debris in the water.

The swimming beach was treated for weeds in April. It will get a thorough raking/cleanup along with another weed treatment at the end of May.

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.

If you are unable to attend the meeting, please fill out the proxy on the last page of this newsletter and turn it into the pool or give it to a neighbor that will be attending the meeting.

The Annual Meeting will be on Sunday, July 27th, 2014 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 2013-2014

www.lakejane.org

(253)863-1250

OFFICERS:

President: Mark J. Snell, MD 722-6298 President@lakejane.org

Vice President: Michael Farmer 862-5554 pool@lakejane.org

Treasurer: Yvonne Snell 722-6303 pool@lakejane.org

Secretary: Janet Floyd 334-5297 pool@lakejane.org

Asst. Secretary: Melissa Gubbe 891-0602 lakejane@comcast.net

Asst. Treasurer: Melissa Gubbe 891-0602 lakejane@comcast.net

TRUSTEES:

Park: Mandi Farmer 862-5554 Laurie Scott 862-9970 Todd Offner 206-579-0615

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 Janet Floyd 334-5297 Yvonne Snell 722-6303

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

WORKING BUDGET**ADMINISTRATION**

Facilities Manager	\$10,070
Treasurer/Secretary	\$15,550
Park/Lake Labor	\$1,400
Bank Charges	\$300
Insurance	\$5,000
Attorneys Fees	\$7,020
Lein Fees	\$1,000
License Fees	\$120
Phone	\$1,120
Postage	\$900
Printing	\$409
Taxes	\$9,700
Office Supplies	\$600
R & M	\$800
Audit	\$5,400
Bad Debt Expense	<u>\$8,000</u>
Community Activity	<u>\$1,500</u>
Total Administration	\$68,889

PARK

Park Maintenance	\$28,800
Lights	\$4,000
R & M	\$11,200
Honey Bucket	\$3,000
Garbage	\$294

Total Park **\$47,294**

LAKE

Lake Water Management	\$3,700
Fish Plant	\$3,550
Island Maintenance	\$12,000
R & M	\$2,000
Electricity	\$1,800

Total Lake **\$23,050**

POOL

Lifeguards	\$15,500
Pool Service	\$3,500
Pool Permit	\$400
Water, Sewer & Garbage	\$4,100
Chemicals	\$3,000
Natural Gas	\$1,000
Electricity	\$4,500
Supplies	\$500
Refreshments	\$1,700
R & M	\$2,500
Misc.	\$100
Total Pool	\$36,800

Total budgeted Expenses 14-15 **\$176,033**

14/15 Assessments	
443 @ 351	\$155,493
Past Due Assessments	\$8,800
Lien Fees	\$400
Late Fees Collected	\$1,200
Interest Income	\$70
Pool Income	\$9,820
Park Use Fees	\$150
Fishing Fees	\$100
Total Expected Income	<u>\$0</u>

\$176,033

PROPOSED BUDGET**ADMINISTRATION**

Facilities Manager	\$10,070
Treasurer/Secretary	\$15,550
Park/Lake Labor	\$1,100
Bank Charges	\$500
Insurance	\$5,000
Attorneys Fees	\$2,503
Lein Fees	\$1,000
License Fees	\$50
Phone	\$1,120
Postage	\$1,000
Printing	\$200
Taxes	\$10,000
Office Supplies	\$740
R & M	\$800
Audit	\$7,000
Bad Debt Expense	<u>\$8,000</u>
Community Activity	<u>\$1,500</u>
Total Administration	\$66,133

PARK

Park Maintenance	\$30,000
Lights	\$4,000
R & M	\$10,000
Honey Bucket	\$3,000
Garbage	\$400

Total Park **\$47,400**

LAKE

Lake Water Management	\$3,700
Fish Plant	\$3,550
Island Maintenance	\$12,000
R & M	\$2,000
Electricity	\$1,800

Total Lake **\$23,050**

POOL

Lifeguards	\$16,500
Pool Service	\$3,600
Pool Permit	\$450
Water, Sewer, & Garbage	\$5,000
Chemicals	\$3,100
Natural Gas	\$1,000
Electricity	\$5,000
Supplies	\$500
Refreshments	\$1,700
R & M	\$2,500
Misc.	<u>\$100</u>
Total Pool	\$39,450

Total budgeted Expenses 15-16 **\$176,033**

15/16 Assessments	
443 @ 351	\$155,493
Past Due Assessments	\$8,800
Lien Fees	\$200
Late Fees Collected	\$1,200
Interest Income	\$70
Pool Income	\$9,820
Park Use Fees	\$350
Fishing Fees	\$100
Total Expected Income	<u>\$0</u>

\$176,033

BONNEY LAKE, WA 98391

P.O. BOX 7453

LAKE JANE ESTATES

2014 Annual Meeting Proxy Vote

I, _____, do hereby constitute and appoint

_____ (or LJE President if no specific person) as my agent to vote on my behalf on any issue that may arise at the Annual Meeting of Lake Jane Estates held on July 27, 2014 at 2:00pm, in the Upper Park Shelter area.

Signature: _____ Date: _____

Lot No: _____ Phone: _____

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All Information must be completed and proxy signed to be valid