

Lake Jane Estates Newsletter

WWW.LAKEJANE.ORG

253-863-1250

SUMMER 2008

VICE PRESIDENTS REPORT

On May 13, 2008 the Washington State Court of Appeals rendered a decision in favor of Lake Jane Estates. The ruling reversed the earlier Superior Court decision against LJE. The lawsuit was originally brought against LJE by Randy Jensen, when the LJE Board of Trustees denied his shortplat application.

This recent court victory again affirms that LJE can legally enforce its plat restrictions. It is another big step toward insuring that we are able to retain the character of the neighborhood which many of us value so much.

We wish to thank our attorney Diane Conway, for a fine bit of legal work. And we wish to thank all those who supported us in this lawsuit.

The Board also recently enacted a new rule banning open fires of any size in our parks and on the islands of the lake. We felt that we needed to do as much as we could to minimize the risk of catastrophic damage by fire, to our parks and islands and to the adjacent properties of our members. Charcoal and propane bar-b-ques are still permitted in the parks, but not on the islands. The complete new rule is contained in this newsletter and also on our website.

Two valuable board members, Gus and Jill Lauch have resigned. Gus served on the Pool Committee. Jill served on the Park Committee. Both donated plenty of time and energy toward making the neighborhood a better place. We'll miss them. And we thank them. LJE has a new secretary, Mandi Farmer. After a managerial stint in

the high tech games industry, Mandi, now a stay at home mom, brings her organizational skills and energy to LJE. Welcome aboard Mandi!

Of course, the Lauch's absence means we have two board positions to fill. Please contact the Secretary, Treasurer, or the Vice President if you want to help your community by serving as a Board member.

Our Facilities Manager, Bob Garrison has completed one year of service for LJE. And he has come in under budget. With the guidance of the Board, Bob has nicely managed the upkeep and function of our facilities.

We hope that all of our members have a great summer and enjoy our facilities. By Jeff Brain

SUMMER POOL REPORT AND SCHEDULE

The pool will open for the summer on Thursday, June 19th and be open through Monday, September 1st weather permitting.

POOL SCHEDULE:

- Noon – 6:00 pm Open Swim
- 6:00 – 7:00 pm Family Swim
- 7:00 pm – 8:00 pm Adult Swim
- 7:00 pm – 8:00 pm Aerobic Swim on Monday and Wednesday

WATER AEROBICS— Come enjoy your pool! 7:00-8:00 PM
Monday and Wednesday Evenings
ALL Summer Long.

Men and Women are encouraged to get in shape and join us for

some fun in the water. You will go at your own speed so age does not matter. There is NO COST.

SWIM LESSONS

Sessions:

- Session 1: June 30 – July 10
- Session 2: July 21 – 31
- Session 3: August 11 – 21

Cost:

· \$25 per child per session for LJE members and their families

· \$35 per child per session for non-members

All ages welcome (we even teach jr. lifesaving)!

Eight classes per session; each class is ½ hour long.

Depending on interest, classes will run between 10am and noon, Monday through Thursday.

Please contact a Pool Committee Member if you have questions.



LAKE REPORT



Lake Jane continues to remain very healthy. Our Stream Team Volunteers, Preston Tinsley, Jonathan Gubbe, Bill Faulk, and myself, Lenore Faulk, continue to monitor bi-monthly from May through October for algae concentration, clarity, dissolved oxygen, Ph, acidity, Chlorophyll-a and Phosphorus. Mother Nature continues to provide timely rainfall to renew and flush the lake. We have an appropriate amount of wildlife including mallards, geese, muskrats, and fish plus many avian visitors such as eagles and herons. (A few more frogs would be nice). It has been great to see so many of our homeowners enjoying the lake by fishing, swimming, and boating already this spring. These activities help to aerate the water which discourages stagnation and excessive plant growth. It also discourages water fowl nesting.

Many of our members use "barbless" hooks and prac-

tice "catch and release" of fish they do not wish to eat. This helps to ensure a good supply of fish to catch throughout the season.

Homeowners on and off the lake can also help by:

1. Making sure toxic substances such as fertilizers, pesticides, detergents, and other poisonous substances do not make it into our lake their property and storm drains.
2. Picking up and disposing of pet waste and yard clippings so they do not end up in the lake.
3. Keeping a barrier of natural lake friendly plants between lawn and lake.
4. Picking up litter and making sure that fishing gear such as hook lines and bait boxes do not end up in the lake where they are hazardous to swimmers, children, and wildlife.
5. Not feeding waterfowl at any time of year.

6. Not introducing domestic waterfowl or non-native plants into the lake. (This is prohibited by LJE rules.)

If you would like to know more about the Stream Team monitoring or are interested in helping to monitor the lake please call me at 253 863-1031 or e-mail me at gwfaulk@msn.com

Have a great summer and continue to enjoy all our great facilities. We are so blessed to live in this ideal "staycation" community.

Submitted by

Lenore Faulk

Lake Committee

*Bring your family
and have fun at
the park this
Summer!*

PARK REPORT

The park has greened up nicely helped by all the wet weather. Repairs on the Gazebo have started although delays caused by cold and wet weather have moved the completion date into July. All vandalism damage since the last report period have been repaired and the upper and lower parks are both waiting for the summer crowds to appear.

As a reminder, all requests for reserving the parks and

pool areas should be addressed to the Treasurer, Melissa Gubbe.

The old rotted wood flagpole in front of the pool house will soon be replaced with some 3" steel pipe, due to the efforts of Dan Scott. Dan, with a little help from Kevin Jamison will have it welded in place by the end of July. Thanks Dan and Kevin!

The sign in front of the pool house will be replaced by Mike McConkey. Mike is doing this as his Eagle Scout project. Another little spiff up for our neighborhood, thanks to Mike and his Dad Bob. Good job guys!

Lake Jane Estates Trustees and Board of Directors as of June 2008

OFFICERS:

<u>President:</u>	Open			
<u>Vice President:</u>	Jeff Brain	863-5339	1 year term	jbrain@comcast.net
<u>Treasurer:</u>	Melissa Gubbe	891-0602	1 year term	jgubbe@juno.com
<u>Secretary:</u>	Mandi Farmer	862-5554	1 year term	farmer1701@earthlink.net

TRUSTEES: (1 year term for position)

Park : 1 position open; Kevin Jamison-740-1899; Theresa McClimans-826-2834

Lake: Lenore Faulk-863-1031; Jeff Brain-863-5339; Dan Scott-862-9970

Pool: 1 position open; Mady Burgstahler-863-2991; Yvonne Snell-321-2187

Pool reservations: m_snell@comcast.net

LAKE JANE ESTATES GENERAL CONTACT INFO:

www.lakejane.org 253-863-1250



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 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!

REMINDER - LAKE JANE ESTATES ANNUAL MEETING

This is your opportunity to hear what changes have taken place and what future plans are. We encourage you to come listen and share your ideas. Additionally, there are three Board positions open. Please come forward if you are interested in helping make your community a better place!

When: Sunday, July 27th, 2:00 pm

Where: Upper park shelter area... We hope to see all of you there!

IMPORTANT - If you are unable to attend, please fill out the enclosed proxy so that we may progress forward. Decisions can't be made unless we have enough people in attendance or who have submitted proxies. You may give the proxy to any Board member, have someone else in the community bring it to the Annual Meeting, drop it off at the pool house, or drop it off in the Secretary's mailbox (6517 192nd Ave E).

2008-2009 WORKING BUDGET	
ADMINISTRATION	
Facility Manager	\$19,980
Accounting	\$8,400
Secretary	\$3,000
Bank Charges	\$200
Insurance	\$4,000
Attorneys Fees	\$26,540
Lein Fees	\$100
License Fees	\$10
Phone	\$1,080
Postage	\$1,300
Printing	\$629
Taxes	\$2,100
Office Supplies	\$700
Repairs & Maintenance	\$800
Bad Debt Expense	<u>\$8,000</u>
Total Administration	\$76,839

PARK	
Park Maintenance	\$18,500
Repairs & Maint.	\$5,500
Honey Bucket	\$1,650
Water, Sewer, & Garbage	<u>\$450</u>
Total Park	\$26,100

LAKE	
Lake Water Management	\$7,100
Fish Plant	\$3,200
Island Maintenance	\$11,000
Pump Maintenance	\$500
Pump Electricity	\$1,100
R & M	\$1,000
Other Area Maintance	<u>\$1,500</u>
Total Lake	\$25,400

POOL	
Lifeguards	\$14,000
L & I	\$1,500
Unemployment Comp.	\$200
Payroll Tax	\$3,100
Service Contracts	\$3,500
Pool Permit	\$350
Water, Sewer & Garbage	\$2,500
Pool Chemicals	\$2,400
Natural Gas	\$4,500
Electricity	\$2,700
Bathroom Supplies	\$350
Refreshments	\$800
Misc. Repairs	\$1,000
Misc.	\$50
Total Pool	\$36,950

Total budgeted Expenses 08/09		\$165,289
08/09 Assessments		
444 @ 351	\$155,844	
Past Due Assessments	\$4,880	
Lien Fees	\$500	
Late Fees Collected	\$700	
Interest Income	\$45	
Pool Income	\$3,000	
Park Use Fees	\$300	
Fishing Fees	<u>\$20</u>	
Total Expected Income		\$165,289

2009-2010 PROPOSED BUDGET	
ADMINISTRATION	
Facility Manager	\$12,000
Accounting	\$8,400
Secretary	\$3,000
Bank Charges	\$200
Insurance	\$4,000
Attorneys Fees	\$26,540
Lein Fees	\$100
License Fees	\$10
Phone	\$1,080
Postage	\$1,300
Printing	\$629
Taxes	\$2,800
Office Supplies	\$700
Repairs & Maintenance	\$800
Bad Debt Expense	<u>\$8,000</u>
Total Administration	\$69,559

PARK	
Park Maintenance	\$19,000
Repairs & Maint.	\$5,500
Honey Bucket	\$1,000
Garbage	<u>\$450</u>
Total Park	\$25,950

LAKE	
Lake Water Management	\$5,600
Fish Plant	\$3,200
Island Maintenance	\$12,000
Pump Maintenance	\$500
Pump Electricity	\$1,500
R & M	\$500
Other Area Maintenance	\$750
Total Lake	\$24,050

POOL	
Lifeguards	\$14,000
L & I	\$1,500
Unemployment Comp.	\$200
Payroll Tax	\$3,100
Service Contracts	\$4,000
Pool Permit	\$375
Water, Sewer, & Garbage	\$2,800
Pool Chemicals	\$2,800
Natural Gas	\$5,000
Electricity	\$3,000
Bathroom Supplies	\$425
Refreshments	\$430
Misc. Repairs	\$8,000
Misc.	\$100
Total Pool	\$45,730

Total budgeted Expenses 09/10		\$165,289
09-10 Assessments		
444 @ 351	\$155,844	
Past Due Assessments	\$4,880	
Late Fees	\$500	
Lien Fees Collected	\$700	
Interest Income	\$45	
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Total Expected Income		\$165,289

Lake Jane Estates Rules & Regulations

Revised June 19th, 2008

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 park and lake are due and payable on July 1st. Lake 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 (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.
9. Effective immediately, LJE is implementing a rule requiring all short-plat applicants to pay for costs incurred by the Association in reviewing and processing their applications. Short-plat applicants must now pay a \$200 deposit at the time they submit their application for Association approval. 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 and approval 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.
10. Only paid-up members may use the community facilities including park, pool and lake.
11. LJE Community properties including the parks, pool and lake, may not be used for any commercial purpose.

Park

1. The number of guests using the community facilities is limited to 75 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 rental fee of \$35 plus a \$100 refundable deposit will be assessed for all park rentals.
2. Members are responsible for the conduct of their guests and must accompany them.
3. Adults have preference on the tennis court after 7:00 PM daily.
4. All dogs must be kept on a leash in both the upper and lower parks. Members are responsible for cleaning and proper disposal of all animal waste.
5. Debra Jane Lake Parks official hours will be Summer hours of April through September from 7:00 AM to 10:00 PM and Winter hours of October through March from 7:00 AM to 6:00 PM, except that after-hour use 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.

Continued on Back

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 park 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 Trustees.

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.
 - a. Pool rental after hours will be charged \$50 per hour.
 - b. A member must accompany all guests.
 - c. Either a qualified swimmer or an adult member must accompany each non-swimmer.
 - d. Persons 12 and under must be accompanied by a responsible adult.
 - e. The swimming pool shall not be used unless the regular appointed lifeguard (or a substitute approved by the Board of Trustees) is on duty.
 - f. 7:00PM to 8:00PM will be for ADULT SWIM ONLY (unless otherwise posted).
 - g. Maximum capacity of the pool is 74.
 - h. Use by anyone with a communicable disease is prohibited.
 - i. All guests must pay a \$3.00 per person per day fee.

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. 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 of \$5.00 per week. Limit of two guests per membership. Member must be with your 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.
3. Only one membership shall be issued on a lot.
4. Swimming in Lake Jane at your own risk. **NO LIFEGUARD IS PROVIDED.**
5. No diving or jumping is allowed from the bridge.
6. Throwing or dumping debris into Lake Jane is prohibited.
7. No plant, fish, animal, or waterfowl may be introduced into, or cultivated, or kept in the waters or on the shoreline of Lake Debra Jane 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.

LAKE DEBRA JANE NEIGHBORHOOD REAL ESTATE

ACTIVE PROPERTIES —

Address:	Features:	Sq Ft	Lot Sz	Year	List Price
18706 65th St E	3 bd, 1.75	1,440	.41	1991	\$259,995
19010 68th St E	3 bd, 1.75 bath	1,690	14,328sf	1983	\$269,950
7014 Locust Ave E	3 bed, 1.75 bath	1,488	.46 ac	1979	\$289,900
19032 68th St E	3 bed, 2.5 bath	1,952	.38	1996	\$324,950
18504 McGhee Dr E	2 bed, 2 bath	1,321	.3	1970	\$375,000
6512 192nd Ave E	4 bed, 2 bath	1,960	.36	1973	\$369,000
19210 Bonney Lk Blvd	4 bed, 2.5 bath	2,027	14420sf	1979	\$400,000
19033 68th St E	3 bed, 2.25 bath	2,140	.39	1977	\$429,500
6410 195th Ave E	4 bed, 2.5 bath	2,340	1.17ac	1968	\$499,950
6825 193rd Ave E	5 bed, 3 bath	3,240	.28	2008	\$759,950

SOLD PROPERTIES — Since April 14, 2008

6804 185th Ave E	3bed, 2.5 bath	2803	17500sf	2004	\$484,500
6515 193rd Ave E	3 bed, 1 bath	1,008	16000sf	1976	\$192,000

Special thanks to Sam Tuttle at PC Bank & Tonya Tinsley with REMAX for producing & covering the cost of printing the newsletter for the Lake Jane Home Owner Association.

Call Sam at 253-381-8223



PC Bank
HOME LOANS
A Division of Pierce Commercial Bank

Home Buying: How to Avoid Costly Mistakes!

There are some simple steps that homebuyers often miss when looking for their new home. Taking the time to consider these steps can save you thousands of dollars, but more importantly, can smooth the process of buying a new home, saving time and money, as well as alleviating stressful situations in advance.

1. **Be up front and honest** with your REALTOR and lender about your credit history. Your credit, whether good or bad, affects everything from your down payment to your interest rates.
2. **Getting pre-qualified for a loan by a professional lender** before you begin your search for a new home will allow you to know in advance exactly what kind, and how much,

mortgage you can afford. This makes it possible for you to make an offer on your new home with confidence that enough funding is available.

3. **If the seller does not offer a home warranty** on the house you want, ask your REALTOR to make it a part of the written offer that you make. A home warranty can save you thousands of dollars in repairs, and can often be obtained for a very nominal annual fee.
4. **Ask your REALTOR for a market analysis of the home**, in comparison to similar homes in the neighborhood. A home is not just a place where you live – it is also an investment.

5. **Make your offer contingent upon a home inspection.** This can save you thousands of dollars in costly repairs and many headaches in the future.

6. **If you must sell it before you buy a new one**, it is best to get a REALTOR to do a complete market analysis on your present home. This allows you to know how much you can sell your current home for before you make an offer on a new one.

7. **Choose your agent wisely.** Working with a full-time professional real estate agent is a must.

I'M A LOCAL REALTOR AND A PROUD HOMEOWNER IN LAKE JANE ESTATES. A neighbor and friend who knows Bonney Lake and the Puget Sound area, call me anytime for a free market analysis or information on any home that interests you.

CALL TONYA 253-223-8931 or EMAIL ttonya@comcast.net

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