

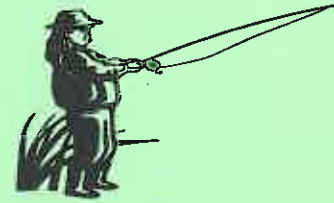
LAKE REPORT

It looks like winter is finally coming to an end. Hopefully we will have a mild spring, I think we deserve it. We will again be having fish plants this spring and fall. I have seen many fishermen on the lake all winter so I assume there are still fish to catch. We wish to thank our park manager, Bob Garrison, for doing such a great job of keeping our lake and parks clean and for all the extra little things he does for us. We would also like to thank Keith Arionus for adjusting the lake outlet during the stormy weather and Bob's vacation to allow more water to flow out and minimize flooding. Bob will soon

be training Theresa and myself to be able to manage the outlet gate.

Just as a reminder, please review the list below of some ways in which our homeowners can help keep our lake clean and healthy.

I am looking for help in monitoring the lakes vital signs for the Pierce County Conservation District Stream Team. It is very interesting and fun. Adults and students are welcome to participate. We monitor the lake for clarity, pH, dissolved Oxygen, Phosphorus, and Chlorophyll as well as recording other indicators of the health of our lake. It is a great school project for science or



community service. We monitor twice a month on Sunday afternoons from May through October. We buddy up and divide the dates among our volunteers so many hands make light work. I will train and provide the boat and equipment. If you are interested call me at (253) 863-1031 or e-mail me. gwfaulk@msn.com.

Lenore Faulk, Lake Committee

Email Address

Do you have an email address? If so, we would love to know what it is. The Board is looking at ways to both communicate with you better and "Go Green." For example, we are considering giving members the option to read newsletters electronically rather than receiving one through the post office. Before we move forward with any project like this, we need to collect members' email addresses. If you have an email address, please send your full name, lot #, and email address to amkdavidson@gmail.com

Ways to Keep our Lake Healthy

- Making sure toxic substances such as fertilizers, pesticides, detergents, and other poisonous substances do not make it into the lake from their property and storm drains.
- Picking up and disposing of pet waste and yard clippings so they do not end up in the lake.
- Keeping a barrier of natural lake friendly plants between lawn and lake and any drainage into the lake.
- Picking up litter and making sure that fishing gear such as hooks, lines, and bait boxes do not end up in the lake where they are hazardous to swimmers, children, and wildlife.
- **Not feeding waterfowl at any time of year.**
- Not introducing domestic waterfowl or non-native plants into the lake. (This is prohibited by LJE rules.)
- When using the swimming beach or fishing beach please remember to dispose of any litter such as dirty baby diapers, lunch and snack wrappers, tobacco cans, water bottles, etc. in the garbage containers provided.

Lake Jane Estates Trustees and Board of Directors 2008-2009

OFFICERS:

<u>President:</u>	Open			
<u>Vice President:</u>	Jeff Brain	863-5339	1 year term	jbrain@comcast.net
<u>Treasurer:</u>	Yvonne Snell	722-6303	1 year term	m_snell@comcast.net
<u>Asst. Treasurer:</u>	Melissa Gubbe	891-0602	1 year term	lakejane@comcast.net
<u>Asst. Secretary:</u>	Mandi Farmer	862-5554	1 year term	farmer1701@earthlink.net
<u>Secretary:</u>	Open			

TRUSTEES: (1 year term for position)

<u>Park :</u>	Jeff Brain 863-5339	Anne-Marie Davidson 425-246-3581	1 position open
<u>Lake:</u>	Lenore Faulk 863-1031	Theresia McClimans 826-2834	1 position open
<u>Pool:</u>	Dan Scott 862-9970	Mady Burgstahler 863-2991	Yvonne Snell 722-6303

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

IMPORTANT HOME BUYER TAX CREDIT

The stimulus plan that President Obama has signed into law contains an important tax credit for first-time home buyers. Also this is a reminder that there is still help available for non-first timers as well. Please read the following.

There are two breaks for first-time homeowners in the tax code now. Which credit you can take depends on when you purchased your home.

If you're a first-time home buyer and you purchased your home on or after April 8, 2008, and by Dec. 31, 2008, you do not qualify for the \$8,000 first-time home buyer's credit recently signed into law by Obama.

You can still take the \$7,500 tax credit, but you have to pay that back because it's not really a credit. It's a 15-year, interest-free loan from the IRS.

The \$8,000 tax credit is available for qualifying home purchases made from Jan. 1, 2009, until Dec. 1, 2009. At least the \$8,000 is a true credit, that is, if you don't plan on moving within three years. A tax credit is much more valuable than a deduction. A credit reduces dollar for dollar the amount of tax you owe. A deduction merely reduces the amount of your income that is taxable.

If you are thinking of buying there are many loan options available and home prices are at a long time low...now is the time to buy.

Info edited from article by Peter Lance, Skyline Properties



Call Sam at 253-381-8223



Tonya Tinsley
702 So. Hill Park Drive,
Ste. 203
Puyallup, WA 98373
Direct# -253-223-8931

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

Lake Jane Estates Newsletter

WWW.LAKEJANE.ORG
253-863-1250

WINTER 2009

VICE PRESIDENTS REPORT

Too many days this winter I have awakened to snow on the ground. Lovely for skiers, a challenge for commuters! Despite the chilly winter, your Board of Trustees is looking forward to warmer times with some activities and improvements for a better community.

This summer is the 50th anniversary of the opening of our pool and parks. In this newsletter you will find an announcement for a Lake Jane Estates 50th Anniversary Barbecue and Fishing Derby. All of our members are invited to enjoy this celebration. Newer members will find it an excellent opportunity to meet some of your neighbors.

LJE has contracted with Washington Energy Services for additional lighting in the upper park. Your Board feels that the additional lighting will help to reduce vandalism in our park. The Park Report of this newsletter gives some of the particulars of the lighting plan.

Also in this newsletter, Anne-Marie Davidson gives us a synopsis of the recently completed survey. Thanks Anne-Marie for your expertise.

Recently our website, www.lakejane.org, received a new look. Check it out! Let's give a very big thank you to Renee Phoenix for donating her expertise.

Our city councilman Dave King, an LJE member, has made it

clear that this is his last term. Dave has always made sure that the interests of Lake Jane Estates were not overlooked by the City of Bonney Lake. I think it is a good thing for an LJE member to be our representative on the City Council. If you are interested in serving your community as a City Council member, contact Dave. Check the city website, www.ci.bonney-lake.wa.us for Dave's contact information.

If you're looking to do some community service, but perhaps on a reduced scale, remember that LJE has some open Trustee positions as well as the president's position. We can always use some good help.

Thanks again to all of our members who have volunteered their time to make Lake Jane Estates a fine place to live. Let's keep it that way.

Jeff Brain, Vice President

BOB'S CORNER

This fall and early winter saw a lot of destruction in the park areas. Frozen pipes in the pool area and downed trees were just a few of the areas needing attention. Our tennis court net was brought down by either high winds or the help of some of our park visitors. All are back in working order now.

Swings on the beach area are currently off limits for repairs. Hopefully they will be operational in the early spring.

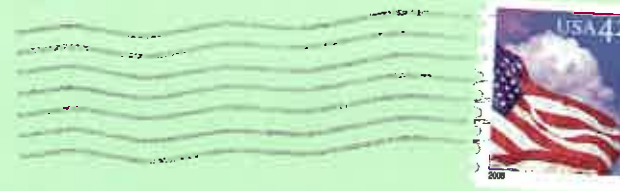
New area lights were installed in the upper parking lot and on the 188th Ave side of the park. Additional lights will be installed on the baseball field later this summer.

Our pool will open again in June after school is out. We will be looking for pool staff so keep us in mind for a part-time job this summer. More information is available in the pool section of the newsletter.

Thank you for cleaning after your pets and using the garbage receptacles throughout the park areas. Please contact a board member if you see anything in need of repair or you see any vandalism. They in turn will contact me so I can take care of the problem. Looking forward to seeing you around the park this summer.



Job opportunities HELP WANTED
Lake Jane Estates has the following 3 positions open:
#1- President, #2- Trustee, Lake Committee, #3- Trustee, Park Committee
Qualifications: 1. A desire to serve your Community. 2. Be a LJE member in good standing. **Experience:** none necessary. **Salary:** \$0. **Benefits:** 1. Get to know your neighbors. 2. The satisfaction of making a hands-on effort to improve your community.
Apply to: www.lakejane.org
Or P.O. Box 7453, Bonney Lake, WA 98391



LAKE JANE ESTATES

P.O. BOX 7453

BONNEY LAKE, WA 98391



PARK REPORT

It was great to see so many kids, parents, and teenagers out enjoying the park during the snowy weather. The park has a perfect sledding spot - a decently sized hill running down into a safe area with no traffic. I was also pleased to see everyone working together so well - watching out for younger kids, taking turns, making sure everyone stayed safe. What a great community!

Both community and safety are key themes for

50th Anniversary of Lake Jake Estates incorporating. In celebration of this event, we'll be hosting a fishing derby and BBQ at the park on June 20th. More details can be found elsewhere in the newsletter; we hope to see everyone there!

On the safety side, new lights are being installed into the park that will help "light up the night" and keep everyone safe. Four lights have been installed; two in the upper parking lot, one at the north end of

the picnic shelter, and one at the 188th Ave back entrance. Three additional lights will be installed on the ball park outfield as soon as the ground is firmer and able to take the equipment weight. On a related note, the existing light near the horseshoe pit was replaced and the light near the backstop will be replaced when the outfield lights are done.

Your park committee is always interested in new ideas or feedback you may have about the park.

Feel free to contact us at lakejane@lakejane.org.

Submitted by
Anne-Marie Davidson



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!

POOL REPORT

We are looking forward to another great year!

LIFEGUARDS NEEDED

Anyone interested in being a summer lifeguard must take a Life Saving Course before the pool opens in June.

They must also have a current CPR card. Please pick up a job application from Bob Garrison @ 253-318-8625 or Yvonne Snell @ 253-321-2187. **We will schedule interviews at the end of April.**

POOL HUT WORKERS

We would also like to hire 2 pool hut workers. If you are 14 - 15 years old and are flexible with your schedule, pick up an application.

POOL SCHEDULE

Opens Saturday, June 20

Daily Schedule:

Noon - 6 pm Open Swim
6 pm - 7 pm Family Swim
7 pm - 8 pm Adult Swim
& Mon/Wed Aerobic Swim

SWIM LESSONS

Begin on 7/6. Applications can be picked up beginning 6/20 at the pool hut.

POOL LEAKING

The pool was drained and a crack repaired this fall. The pool should be in great working condition now.

POOL CLOSURE

The pool will likely close under the following circumstances. We apologize for any inconvenience this causes.

- When outside temp is 60 degrees or below
- Lightning storm
- Excessive rain
- Poop in the pool



LOST & FOUND

SWIMLINE DELTA DUELER found in the lake. If it belongs to you, please contact Lenore Faulk at 253-863-1031 or gwfaulk@msn.com.

See www.lakejane.org for an up-to-date list

LAKE JANE ESTATES SURVEY RESULTS

Seventy-seven households in the Lake Jane Estates Association took the time to respond to our community survey and give us their thoughts about how they would like to see life in Lake Jane. Responses varied greatly, but some consensus emerged among our neighbors.

Three questions asked about resident attitudes toward the character of our neighborhood. Two-thirds (66%) **disagreed** property owners should be allowed to subdivide their property according to city requirements rather than Lake Jane requirements. 59% **agreed** it was important the character of the neighborhood stay the way it is. Finally, just over half (51%) **agreed** Lake Jane Estates should pursue legal action when these rules are violated; 36% disagreed.

Improvements generally faced low levels of support from residents. The most supported improvements were additional park lighting for security (35%), upgraded play area facilities for children (32%), and security cameras in the park (32%).

Similarly, activities generated low interest. About a third (32%) were interested in an Easter Egg hunt for kids; 30% were interested in neighborhood trash pick up teams.

When asked about who should be allowed to use Lake Jane facilities, the most common answer was, "any person living at the household" with 72%; just over half (52%) also supported parental use of facilities. Likewise, 71% felt that when an owner rents a house, the tenants should have privileges. The board is finalizing changes to this definition to reflect the desires of residents.

Lastly, communication was looked at closely. Communication from the board was an area of lower satisfaction in the community. There is clear interest in developing the ability to provide online communication to members. To this end, we have started to collect e-mails and create a community list. As we gather enough names on the list, we will begin using email communications to members. Additionally, we continue to post additional information at www.lakejane.org.

While the survey is closed, the board always welcomes your input into our association. You can reach us through the mail, online, via phone, or at a board meeting! Better yet, join the board and help guide the future of our neighborhood. Thanks to all who took the time to provide us with their feedback.

LAKE JANE'S 50TH ANNIVERSARY CELEBRATION

What: BBQ and Fishing Derby
When: Sat., June 20, 2009

Fishing Derby will be from 7:30 am - 11:30 am.
Registration will be at the lower park starting at 7:00 am.
You must register to win prizes for the kids. Prizes will be awarded at the BBQ in the upper park.

Potluck BBQ will be around noon.
We will try to get a horseshoe tourney, volleyball game, and softball game for all to enjoy. Don't forget that the pool will open at noon.

More info will be in the next newsletter.

