

# Lake Jane Estates Newsletter

WWW.LAKEJANE.ORG

253-863-1250

SUMMER 2009

## VICE PRESIDENTS REPORT

As winter finally ends, spring appears briefly, and we get close to summer, your Board of Trustees has been busy.

We set up a 50th anniversary committee. Soon after, the committee arranged the fishing derby and picnic celebration. You can find details in this newsletter.

The Park Committee planned some long overdue maintenance and improvements. New toddler toys are being installed and big toy repaired. Phase 1 of handicap access will happen later this summer.

The Pool Committee has hired and is gearing up for the season.

The Lake Committee ensured the lake water monitoring program will continue despite a cut in government funding to the Pierce County Extension's Stream Team. The Lake Committee has stocked the lake with fish, and is keeping a watchful eye on excessive marine plant growth.

In order to ease scheduling conflicts for use of the facilities, the

Board voted to set up an online calendar. Our invaluable webmaster Renee Phoenix set it up. It is now available on the website.

Based on requests from the community, the Board made some changes to the general rules. All the rule changes are posted on our website and this newsletter.

We clarified who "family" is in rule number 10 of the general rules.

We changed the rules to allow a landlord to temporarily assign his/her facilities privileges to a tenant. The member/landlord must assign the privileges in writing. There is a form on the website to complete.

A couple of members recently inquired about the history of LJE. We're sorry to say that our association doesn't have any written or pictorial history put together. If you are interested in serving on a committee to assemble some history please contact us. If any of you long time members have early documents or pictures you would like to share, contact the Board and we'll have the

50th anniversary committee set you up at the celebration on June 20.

I want to encourage every member of LJE to attend this year's annual meeting.

The annual meeting is the one regular opportunity we have to change the By-Laws or Covenants, providing of course, that a majority of 223 members in good standing show up. Some of those By Laws issues that have nagged us over the years are changing the date of the annual meeting to a more convenient time (to allow for greater participation) and amend the By Laws to allow recovering court costs when we prevail in a lawsuit.

We received a request from a member to change the covenant that prohibits the keeping of chickens in LJE.

If you wish to see some of these by laws or covenants changed, please attend. These items will be discussed at the meeting if enough members show up.

Lastly, I want to again thank all members who volunteer their time for keeping Lake Jane Estates a great place to live.

Jeff Brain, Vice President

## POOL REPORT

**OPEN**  
June 19 — September 7

### DAILY SCHEDULE:

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

### SWIM LESSONS

Session 1: July 6 - July 16  
Session 2: July 20 - July 30  
Session 3: August 10 - August 20

Applications may be picked up at the pool hut beginning Friday, June

19. Members \$25 per child, per session. Non-members \$35.

### POOL RESERVATIONS

The rental fee is \$50 per hour. Pool is available during off hours (before noon or after 8:00 pm). Applications may be picked up at the pool or downloaded off of the LJE website.

### AEROBIC SWIM

Men and women are all encouraged to come for a workout in the pool. Bring a friend and enjoy our

pool. Members are free. Guests are \$3.00.

### POOL CLOSURE

The pool will likely close when the outside temp is below 60, there is a lightning storm, we experience excessive rain, or poop gets in the pool. We apologize for any inconvenience this causes.

Yvonne Snell, Pool Committee



# BUDGET

2008-2010 WORKING BUDGET		2008-2011 PROPOSED BUDGET	
<b>ADMINISTRATION</b>		<b>ADMINISTRATION</b>	
Facility Manager	\$12,000	Facility Manager	\$12,000
Accounting	\$8,400	Accounting	\$8,400
Secretary	\$3,000	Secretary	\$3,000
Bank Charges	\$200	Bank Charges	\$200
Insurance	\$4,000	Insurance	\$6,000
Attorneys Fees	\$16,396	Attorneys Fees	\$14,920
Lein Fees	\$100	Lein Fees	\$100
License Fees	\$10	License Fees	\$50
Phone	\$1,080	Phone	\$1,980
Postage	\$1,300	Postage	\$1,400
Printing	\$629	Printing	\$829
Taxes	\$2,800	Taxes	\$3,000
Office Supplies	\$700	Office Supplies	\$700
Repairs & Maintenance	\$800	Repairs & Maintenance	\$800
Audit	\$5,000	Audit	\$5,000
Bad Debt Expense	\$8,000	Bad Debt Expense	\$8,000
<b>Total Administration</b>	<b>\$64,415</b>	<b>Total Administration</b>	<b>\$65,239</b>
<b>PARK</b>		<b>PARK</b>	
Park Maintenance	\$18,500	Park Maintenance	\$18,500
Lights	\$2,744	Lights	\$2,744
R&M	\$5,850	R&M	\$4,825
Long Term Improvements	\$3,000	Long Term Improvements	\$7,000
Honey Bucket	\$1,650	Honey Bucket	\$1,650
Garbage	\$450	Garbage	\$450
<b>Total Park</b>	<b>\$33,194</b>	<b>Total Park</b>	<b>\$36,169</b>
<b>LAKE</b>		<b>LAKE</b>	
Lake Water Management	\$3,600	Lake Water Management	\$3,700
Fish Plant	\$3,200	Fish Plant	\$3,400
Island Maintenance	\$12,000	Island Maintenance	\$12,240
Pump Maintenance	\$500	Pump Maintenance	\$500
Pump Electricity	\$1,300	Pump Electricity	\$1,800
R & M	\$1,250	R & M	\$500
Lights	\$200	Lights	\$250
<b>Total Lake</b>	<b>\$21,950</b>	<b>Total Lake</b>	<b>\$22,490</b>
<b>POOL</b>		<b>POOL</b>	
Lifeguards	\$14,000	Lifeguards	\$14,000
L & I	\$1,500	L & I	\$1,500
Unemployment Comp.	\$200	Unemployment Comp.	\$200
Payroll Tax	\$3,100	Payroll Tax	\$2,500
Service Contracts	\$4,000	Service Contracts	\$4,200
Pool Permit	\$375	Pool Permit	\$400
Water, Sewer & Garbage	\$2,800	Water, Sewer & Garbage	\$2,225
Pool Chemicals	\$2,800	Pool Chemicals	\$3,000
Natural Gas	\$5,000	Natural Gas	\$5,300
Electricity	\$3,000	Electricity	\$3,300
Bathroom Supplies	\$425	Bathroom Supplies	\$400
Refreshments	\$400	Refreshments	\$800
Misc. Repairs	\$6,000	Misc. Repairs	\$7,500
Misc.	\$100	Misc.	\$100
<b>Total Pool</b>	<b>\$45,730</b>	<b>Total Pool</b>	<b>\$45,475</b>
<b>Total budgeted Expenses 09/10</b>	<b>\$165,269</b>	<b>Total budgeted Expenses 10/11</b>	<b>\$169,373</b>
<b>09/10 Assessments</b>		<b>10/11 Assessments</b>	
444 @ 351	\$155,814	443 @ 351	\$155,493
Past Due Assessments	\$4,890	Past Due Assessments	\$6,000
Lein Fees	\$500	Late Fees	\$500
Late Fees Collected	\$700	Lein Fees Collected	\$1,200
Interest Income	\$45	Interest Income	\$10
Pool Income	\$3,000	Pool Income	\$6,000
Park Use Fees	\$300	Park Use Fees	\$150
Fishing Fees	\$20	Fishing Fees	\$20
<b>Total Expected Income</b>	<b>\$165,269</b>	<b>Total Expected Income</b>	<b>\$169,373</b>

## BOB'S CORNER

There will be several projects going on in the parks this spring and early summer. Look for me in several locations. Big toy has been cleaned, has a new toddler swing installed, and will be seeing some new additions as well. New toddler toys are being installed. I am disappointed to report that one of the new toys was vandalized already.

Bench seats on beach area are now operational. The beach area has been raked. Grooves were removed from parking lot; next day they were back.

Additional lights will be installed on the baseball field later this summer.

Lots of pressure washing was done including the pool area, picnic tables, and basketball court. More coming.

Our pool will open June 19<sup>th</sup>. We have some new pool staff so show them that they are welcomed and try to get to know them by name. Hopefully, they will be around for summers to come.

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.

Respectfully submitted,  
Bob Garrison

## WEBSITE UPDATE

In order to give you more information when you need it, the Lake Jane Homeowner's Association website at <http://www.lakejane.org/> continues to be improved. A few new items you might find useful are:

A **calendar** where you can view:

- Park reservations,
- Pool reservations,
- Board meetings,
- Community events, and more.

A **pool page** where you can:

- View a schedule,
- Download a registration form for swim lessons,
- Download a form for reserving the pool, and more.

A **lost and found** page where we post items that were left behind in the parks, lake or by the pool.

A **Facilities Privilege Assignment Form** you can download to assign your facility privileges to a tenant.

In addition to these new areas, you may continue to download the Park Reservation Form and view dues information, meeting minutes, newsletters, Board position openings, contact information for the Board, and more.

## LAKE REPORT

Aw, summer again on Lake Debra Jane. The fish are jumping and it's so nice to see so many homeowners making use of this wonderful facility. The lake committee wishes to thank our park manager, Bob Garrison, for all his hard work this spring in keeping our lake and park clean, healthy, and in good repair.

Again, I will repeat some ways you can help keep our lake clean and healthy.

Make sure toxic substances such as fertilizers, pesticides, detergents, and other poisonous substances do not make it into the lake from your property and near-by storm drains.

Pick up and dispose of pet waste and yard clippings so they do not end up in the lake.

Keep a barrier of natural lake friendly plants between **lawn and lake and any drainage into the lake.**

Pick up litter and make 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.

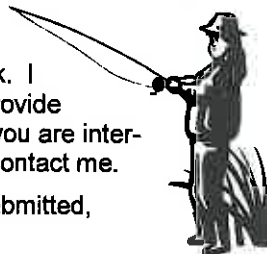
**Do not feed waterfowl at any time of year.**

Do not introduce 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.

I am always looking for help in monitoring the lakes vital signs. 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 Sun from May through Oct. We divide the dates among our volunteers so many hands make light work. I will train and provide equipment. If you are interested, please contact me.

Respectfully submitted,  
Lenore Faulk



## LJE 50TH ANNIVERSARY

**FISHING DERBY & BBQ Saturday, June 20, 2009**

**Fishing Derby:** 8:00 - 11:30 am

Registration at the lower park starting at 8:00 am. Fishing will begin at 8:30 am. Kids must register to win prizes. Prizes will be awarded at the BBQ in the upper park around noon. Child must be present to win. One prize per child. Age categories: 2-5, 6-9, 10-12, and 13-17 years old. Prizes will be awarded for first trout registered, first bass registered, first perch registered and the largest fish by weight registered.

**Potluck BBQ:** Will begin around noon. Association will provide burgers and dogs, plates, plasticware, and condiments. You are to bring a salad and/or dessert to share and your own drinks. Sodas may be purchased 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. Have you tried Geocaching? It uses GPS to help locate hidden caches, similar to treasure hunting. If you have a GPS, bring it; we'll also have some on hand. We will have small prizes available for kids. Don't forget the pool will open at noon, so bring your swim suit.



Following are the latest Rules & Regulations for Lake Jane Estates. For your convenience, sections that have been notably modified or are new have been highlighted in yellow.

## 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 1<sup>st</sup>. Late fees will be assessed August 1<sup>st</sup> 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-plot applicants will pay for costs incurred by the Association in reviewing and processing their applications. Short-plot 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-plot 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](http://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](http://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](http://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-que's with the flame in a metal container covered by a metal grill are permitted in the parks. No propane or charcoal bar-b-que's 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.
2. Pool rental after hours will be charged \$50 per hour. Please refer to Lake Jane Estates' website at [www.lakejane.org](http://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 \$5.00 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 the pool**

### Lake

1. **NOMOTORS** 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. A fee of \$3 per day, per guest, will be charged. Limit of two guests per membership. 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.
  - d. Absolutely no frogs may be killed or taken from Debra Jane Lake.
3. Swimming in Lake Debra Jane is at your own risk. **NO LIFE GUARD 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 Lake Jane 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 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.

**GARY  
ALLEN  
CARLINGTON**

CERTIFIED PUBLIC ACCOUNTANT

A PROFESSIONAL  
SERVICE CORPORATION

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Independent Auditor's Report

February 25, 2009

Board of Directors and Officers  
Lake Jane Estates, Inc.  
Puyallup, Washington

We have audited the accompanying statement of financial position of Lake Jane Estates, Inc. as of June 30, 2008, and the related statements of activities and net equity and cash flows for the year then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lake Jane Estates, Inc. as of June 30, 2008, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As discussed in Note 6, Lake Jane Estates, Inc. has not estimated the remaining lives and replacement costs of the common property and, therefore, has not presented information about the estimates of future costs of major repairs and replacements that will be required in the future that accounting principles generally accepted in the United States of America has determined is required to supplement, although not required to be a part of, the basic financial statements.

*Gary A. Carlington*

**AUDIT  
COMPLETE**

# Lake Jane Estates Trustees & Board of Directors 2008-2009

[www.lakejane.org](http://www.lakejane.org)  
(253)863-1250

## 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

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 Assistant 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.

## RISING AFFORDABILITY LEADING TO RETURN OF HOME BUYERS

Thanks to record low mortgage rates and declining home prices, 55 million families – or half of all U.S. households -- can afford today's \$200,000 median-priced new home, according to figures released in April by the National Association of Home Builders (NAHB).

NAHB chairman Joe Robson, a home builder from Tulsa, Okla., notes the number of families that can afford the median priced home jumped more than 44 percent (17 million more households) from just two years ago. He described the housing affordability numbers as the "best we have seen in years."

Based on data from the U.S. Census Bureau comparing home prices, mortgage rates and minimum income needed to purchase a median-priced home in February 2007 and February 2009, a typical family today can purchase a house with \$20,000 less in household income and save nearly \$500 per month on their principal, interest, taxes and insurance. The number of households that can afford to purchase a home today is 55.4 million, compared with 38.4 million two years ago, according to figures compiled by NAHB.

In a prepared statement, NAHB officials noted housing is a critical component of the U.S. economy, accounting for about 15 cents of every dollar spent in this country. "Any upturn in the housing market should be viewed as good news for the overall economy," Robson commented.

### About NAHB

NAHB is a Washington, DC-based trade association representing more than 200,000 members involved in home building, remodeling, multifamily construction, property management, sub-contracting, design, housing finance, building product manufacturing and other aspects of residential and light commercial construction.

Call Sam at 253-381-8223



Skyline Properties, Inc.

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



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](mailto:ttonya@comcast.net)



Your proxy is included in this newsletter. We hope to see you at the Annual Mtg — July 26!!

BONNEY LAKE, WA 98391

P.O. BOX 7453

LAKE JANE ESTATES

**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 four Board positions open. Please come forward if you are interested in helping make your community a better place!

**When: Sunday, July 26<sup>th</sup>, 2:00 pm**

**Where: Upper park shelter area ... 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 192<sup>nd</sup> Ave E).

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.