FAWN LAKE MAINTENANCE COMMISSION



NEWS AND VIEWS

NOVEMBER 2026



Fawn Lake Maintenance Commission

471 SE Crescent Dr
Shelton, WA 98584

Office Phone: 360-426-1657
After Hours **Emergency** Phone: 360-868-8281

Member Services:
info@fawnlakecommunity.com

Bookkeeper:
accounting@fawnlakecommunity.com

Website:
www.FawnLakeCommunity.com

Member Service Hours
Mon, Wed, Fri 9AM - 1PM
Tue & Thu 1PM - 5PM



DON'T BE THE LAST TO KNOW!

Sign Up for E-Service

Get community notices & New and Views by email! Contact the office for more information!

Sign up for online bill pay

Get your HOA invoices by email with link for online payment options!

2026 FLMC Board Meeting Dates!

January 19th
February 16th
March 16th
April 20th
May 18th
June 15th
July 20th
August 17th
September 21st
October 19th
November 16th
December 21st

Message from the President

Fawn Lake Members,

- November is generally when things start winding down around Fawn Lake. This year will be different in that we should be starting (finally!) our pipe replacement between the dam and Foxglove. This will necessitate routing traffic down Foxglove for folks on the west side of the lake.

- We are in need of a volunteer or two to help with basic Maintenance on The Community Drain Field. It is a once a month requirement. If you can help please contact septic@fawnlakecommunity.com.

- We will be talking more about volunteerism in the coming months. The more the community does to support any aspect of the operations of Fawn Lake, the less need to have a professional Manager on site. We will be doing more investigation into the needs of the community.

Steve Jacobson

AGM Results and Other Information

Thank you to everyone who attended the Annual General Meeting, and to everyone who volunteered! To those who could not make the meeting, thank you for participating by proxy to make sure your voice and your vote counted.

- The vote to ratify the 2027 budget has passed. This means next year's dues are set at $1,550.00.
- The number of YES votes was 76, and the number of NO votes was 89. As per Washington State law, for the NO votes to have passed, 50% of all 491 lots plus 1 vote would have had to vote NO to reject the 2027 budget. https://app.leg.wa.gov/RCW/default.aspx?cite=64.90.525
- Volunteers are needed! From serving on the Board, Committees, and miscellaneous projects, please help keep the community's costs down through the giving of your time.
- Northwest Aquatics gave a presentation on the health of the lake this past year. The full presentation PDF is available on the website homepage, along with the 2026 Dam Report and AGM Slideshow: https://fawnlakecommunity.com/

PORCH PIRATE ALERT!

We have recently been informed of resident packages being stolen off of their porches while they are at work or away from home. If you witness this activity please call the Sheriff's Office right away.

No soliciting in the community! Soliciting within Fawn Lake is not allowed. If you encounter someone in the community who is soliciting please ask them to leave as they are trespassing and the sheriff can be contacted to have them removed.

Messages from FLMC Board Members

Office Operations - Steve Jacobson

You can now make your assessment payments early! If you would like to start making your 2027 assessment payments now, you can drop off your payment at the office for processing. 2027 Invoices will still not be generated until the first week in January so the online payment portal will not be available until the 2027 Invoices are out. Any payments made before assessment invoices are generated will be listed on your 2027 invoice. If you have questions about making a payment please contact the office at 360-426-1657 or by email info@fawnlakecommunity.com.

Gate & Community Relations - Heather Tremblay

Our gated community environment includes lower crime, closer connections with neighbors, added value to many home buyers, and sometimes a slight delay as we wait for entry at the gate. Please respect others with offers to help and by making space for vehicles to back up from the callbox. If you have questions about how to use the gate system we have a tip sheet in the office or you can email gate@fawnlakecommunity.com with questions that the tip sheet doesn't address.

Please be conscious of walkers and maintaining the posted speed limits in our community. We do have an agreement with MCSD to enforce these regulations on our roads.

Lake & Dam Operations -

The 3rd and final fish plant for 2026 will take place on November 10th, at 10 AM. The Northwest Aquatics presentation along with the 2026 Dam Report are available for viewing on the Fawn Lake website: https://fawnlakecommunity.com/

Parks, Grounds & Roads - Mike Glance

We would like to introduce the latest upgrade to our Maintenance Department! We have recently purchased a new DR Leaf and Lawn Vacuum. This machine will help maintain the community by picking up leaves and other smaller debris faster and more efficiently. It is also capable of chipping branches up to 2 inches in diameter. This upgrade will save on labor costs paying for itself over time.





Water Operations - Bill Knight

Water Main Replacement Project Coming Soon

A specific date has not been determined but the project will be completed before Thanksgiving. The final details are being worked out between the Contractor and PUD3 to insure a coordinated process that will minimize any disruptions for our residents. As soon as a specific date is determined we will notify everyone. There are some things to consider when the project begins:

- The project will take approximately twenty working days to complete.
- The water will only need to be turned off for one day while they transfer the water system from the old pipe to the new pipe.
- There will be some disruption in the traffic flow along Crescent with occasional closure for trenching. Residents can use Foxglove to detour around Crescent when necessary.

-This will be a construction site so please drive slowly and safely when traveling through the area. If you have any questions, please contact me at water@fawnlakecommunity.com.

Septic Systems - Chris Clifford

2026 Septic Inspection and Pumping

Maples Excavating and Septic has extended their discounted pricing for any Fawn Lake Community Member until the end of the year. If you miss this window (September 8th-18th), please call them directly to schedule your services.

Cost Breakdown:

- Standard Pumping: A flat rate of $499 (+ tax) for up to 1,200 gallon
- Secondary Tanks (e.g., Pump Tanks): Charged at $0.35 per gallon rather than an additional flat fee. For example, pumping a typical 400-gallon volume from a secondary tank would cost an additional $140 (+ tax).
- Hand-Digging: $150 per hour if the provider needs to manually dig to locate and clear the lid(s).

Important Note on Tank Access:

Most septic and pump tanks have two compartments, meaning there are two lids. If only one lid is uncovered, the provider can only pump that specific compartment unless you request that they uncover the second lid.

Brittany Maples
Maples Excavating & Septic LLC
911 SE Arcadia Rd.
Shelton, WA 98584
(360) 463-8474

HOLIDAY CRAFT FAIR

FLMC Holiday craft fair is scheduled for November 21st at Bryant Hall from 10am-4pm.
Come and see all the wonderful things our Community Members have created!
We look forward to seeing you there!

Fall Clean-Up!



Scheduled for November 7, 2026 from 9AM to 1PM.
Fawn Lake needs volunteers!
Our community will need help with raking leaves, picking up fallen branches, and the removal of other debris.
Areas focused on will be our parks, the Causeway, the Cabana and around the Office.
Please call or email the Office to sign-up.
Office: (360) 426-1657 or info@fawnlakecommunity.com

BY-LAW of the MONTH: Trash, Garbage, and other Waste

Chapter 14 Section 4C:
"No lot shall be used or maintained as a dumping or storage ground for rubbish or any other unsightly material. Trash, garbage and other waste shall be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. This includes the following:

1.) Or storage of items such as tires, trash, new or used building materials, appliances, household furniture, broken outside furniture, or other items, shall not be permitted on any lot.
2.) All Members shall be responsible for cleaning up any windblown or otherwise scattered debris that has originated from their property or the location where members place their trash and/or recyclables for pickup.
3.) Lot debris from removal of trees or other vegetation shall be disposed of within ninety (90) calendar days of commencement of such activity. Burning of lot debris shall be within the "Guidelines for Outdoor Burning in Mason County"."
4.) No garbage or recycling containers shall be left out within six (6) ft. of the nearest road edge for pickup for more than forty-eight (48) hours.
5.) Under no circumstances shall Members or their guest's burn or dispose of rubbish, trash, garbage, waste or other material in said lake.
6.) The FLMC Board of Trustees shall have the right, but not the obligation to enter on and cut the grass and hay, threatening or hazardous limbs or trees or to clear trash/debris from said lots. If such action becomes necessary, the cost of said action shall be charged to the Member. Payment by the Member is due and payable within fifteen (15) business days of notice. Failure to pay may result in a lien against said property as defined in Chapter 8, Section 2B.

Violation of this Subsection constitutes a Class I violation as covered in Chapter 13 Section 4.

Chapter 13 Section 4, Class I Violation:
1st Offense: A letter of warning.
2nd Offense or noncompliance: The fine shall be 20% of the annual assessments for that year.



LADIES CRAFTING GROUP: EVERY TUESDAY 10AM TO NOON.
Meet at Bryant Hall. Are you new to the community or just looking to meet some new people? Tuesdays are the best time to meet this group of crafty LADIES!!! Come on in, relax, and have some fun while you share your talent and interests.

BOAT STORAGE AT PARKS - The FLMC Board is attempting to improve the look of the lake areas, and it was proposed and passed that boats will be stored at the northwest park area, meaning at the end of Crescent on the opposite end of the lake from the dam. The areas include the well 4 (Willow Park) area and at the Cedar Park that is near the railroad tracks. You may place your boats in these two area beginning April 1

Fawn Lake Board of Trustees

OFFICERS
(elected/appointed in November of each year for one year terms)

PRESIDENT: STEVE JACOBSON
president@fawnlakecommunity.com
VICE PRESIDENT: OPEN POSITION
TREASURER: TERESA BECKER
treasurer@fawnlakecommunity.com
CORPORATE SECRETARY: JANE MCCOY
secretary@fawnlakecommunity.com

TRUSTEES
WATER SYSTEMS: BILL KNIGHT
water@fawnlakecommunity.com
OFFICE ADMINISTRATION: STEVE JACOBSON (ACTING TRUSTEE)
officetrustee@fawnlakecommunity.com
LAKE & DAM: **OPEN**
lake.dam@fawnlakecommunity.com
TRUSTEE AT LARGE: JOE LOMBINO
trusteeatlarge@fawnlakecommunity.com
PARKS, GROUNDS & ROADS: MIKE GLANCE
maintenance@fawnlakecommunity.com
SECURITY & GATE: HEATHER TREMBLAY
gate@fawnlakecommunity.com
SEPTIC SYSTEMS: CHRIS CLIFFORD
septic@fawnlakecommunity.com
NOMINATIONS AND ELECTIONS: JOE LOMBINO
Nominationsandelections@fawnlakecommunity.com
BUILDINGS & LANDSCAPING: JEFF ROBERTS
building@fawnlakecommunity.com
BYLAWS: WES SMITH
bylaws@fawnlakecommunity.com

Communicate with the Board

If you have a question, comment, compliment or a complaint that you would like to address directly with a trustee or officer, email the board member at the address listed under their name and title. The Board cannot address your concerns if we don't know what they are. *We want to hear from you!* To address the Board of Trustees in person, you can submit a request to speak at a monthly Board meeting. Be sure to include the topic you'd like to discuss or the question you want to ask the Board. Submit your request to the office, during member service hours, at least two weeks before the meeting date, as stipulated in our bylaws.

After Hours Emergency Number

After Hours Emergency Number is 360-868-8281. It should be called only after Business Hours and only for emergencies related to Fawn Lake Services. If you are having a personal emergency, please call 911 immediately!

~ Open Board Positions ~

We are continuing to look for community members willing to volunteer as Trustees. We currently have several Trustees covering multiple areas at once. Please contact the office if interested.

WE NEED YOU!



CALL FOR VOLUNTEERS!

FLMC needs you! A community the size of Fawn Lake requires many volunteers. From serving on the board, committees or miscellaneous projects we need you! Help keep our operating costs down by the giving of your time.