



FAWN LAKE NEWS AND VIEWS

March 2025

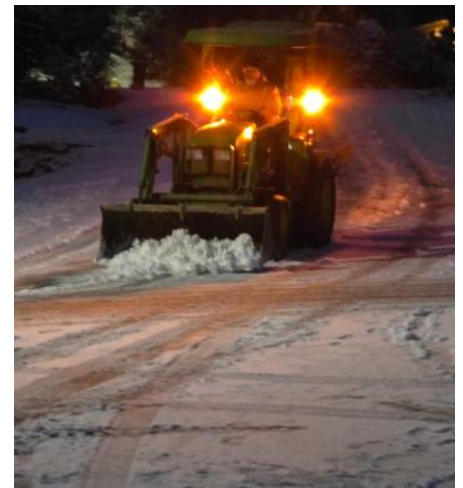
IT TAKES A VILLAGE— NO MATTER THE WEATHER!

From the moment John Vinzant and Anna Crossan joined the FLMC Maintenance Team, their unwavering optimism and dedication to our community has been incredible to witness. No matter what comes their way, they listen patiently and provide thoughtful insight on the best way to approach a situation.

During their first full winter season on the job, they have showed where their love for the Fawn Lake Community truly stands. Spending hours in the freezing temperatures while laying down sand (by hand), and using the tractor to try to clear the icy hills when the plow was broken, despite the risks. Doing their best to keep the roads clear of snow, ice and fallen trees—these two have braved the elements even in the dark of night for the benefit of the community. John has even helped to pull members out of ditches and off icy hills using his personal vehicle. All this while still accomplishing their regular maintenance duties throughout the community.

We'd also like to give a shout out to the community members who rallied to help clear the roads in their areas, making passage on the icy roads a little safer for all. Your dedication to your neighbors and the community has not gone unnoticed!

Every season brings new and different challenges to the community. The FLMC Board has the utmost confidence that our fabulous maintenance team (Jerry Dehnert, John Vinzant and Anna Crossan) and our dedicated community members will continue to rise to the occasion, whatever comes our way!



**Fawn Lake
Maintenance Commission**
471 SE Crescent Drive
Shelton, WA 98584
Office Phone: 360-426-1657
Emergency Phone: 360-868-8281

Member Service Hours
Mon, Wed and Fri 8am—1pm
Tue & Thu 1pm—5pm
(5-6pm by appointment only)

Business Hours
Mon & Wed 8am-4:30pm
Tue & Thu 9am-5pm
Fri 8am-1pm

Member Services
FawnLakeOffice@gmail.com

Website
www.FawnLakeCommunity.com

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**FAWN LAKE SPEED
LIMIT IS 20 MPH!**

DON'T BE THE LAST TO KNOW!

Sign up for E-Service

Get community notices, account information and the News and Views by email! E-Service Agreement forms are available in the Office or on the FawnLakeCommunity.com website.

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.

During Business Hours, call the office at 360-426-1657 to report your Fawn Lake-related emergency.

MESSAGES FROM OUR BOARD OF TRUSTEES

Debra Deir: Vice President

As your newly elected Vice President, and acting President, I'd like to thank all of the team members who helped us get through the recent snow event. While I know it was a bit bumpy at the beginning, I think the team outdid itself with the equipment we have on-hand. Unlike many cities that are in the snow belt preparation for a storm can be challenging for those who are not. Remember that everyone is trying their best and some good advice is to prepare for the worst and hope for the best. Be kind to your neighbors and check in with those you know have limited mobility.

We have seen an increase in reckless and aggressive driving within the community, including a very nasty accident near the dam and a report of teenagers racing on Crescent Dr. This is a **STRONG** reminder that our speed limit is 20 mph throughout the whole community and everyone who enters our gates is expected to drive with the utmost care and caution. No excuses, no exceptions!

I am looking forward to a great 2025 at Fawn Lake. I know the board has many projects in the works which should last well into the year. It is important that we keep up with regular maintenance so if you see anything that you feel needs the attention of either the Water or Parks, Grounds & Roads teams, please drop the office an email and let us know.

I'd also like to take this opportunity to welcome all of the new Members into Fawn Lake. With the rehabbing and new construction of homes, we are noticing many new faces in our Community. If you are out walking, take a minute to introduce yourselves. It's always good to meet your neighbors.

On that note, I wanted to reach out to all Members to encourage those that are interested to fill out an application to join the Board. Currently, we have 3 unfilled Trustee Seats and the other 8 of us could use the help and expertise. We need these positions filled to help us manage our community. Please reach out to the office if you are interested. Feel free to set up a time to chat with either myself or any other Board Trustee if you have questions about how being on the Board can impact the community. We are also always looking for volunteers for various projects. If you would rather be in a volunteer position, we would welcome you as well. Just let the office know your time availability and skill set.

Welcome to Spring, everyone!

Debra Deir: Office

- ♦ Welcome to Angela Morrow, who recently joined the office staff. Angela will cover the office during Member Hours on Fridays. Angela and her husband are newer members of the community and she brings lots of office and customer service experience with her.

**Welcome to the
team, Angela!**

"The strength of the team is each individual member. The strength of each member is the team"

- Phil Jackson



Teresa Becker: Parks, Grounds & Roads

- ♦ New email address! The new email address for the Parks, Grounds & Roads Trustee is now maintenance@fawnlakecommunity.com

Bill Knight: Water

- With the freezing cold nights and slightly warmer days its important to keep an eye on your water pipes. We often see frozen pipes reveal themselves during the warmer parts of the day when the water in the line thaws. Watch and listen—you may hear water running when no faucet is on (both inside and outside of the home) or see pooling of water in your yard. Please keep an eye and ear out on behalf of your neighbors who don't live here full time. Leaking pipes can create major water damage in a short time.

Steve Jacobson: Treasurer

- ♦ The Financial Committee met for the second time on Thursday, February 20th. During that hour and twenty minute meeting, we covered the year-end financial reports and the Reserve Study Executive Summary. We will share by email next month the year-to-date numbers, and will meet again just before the April General meeting.
- ♦ Did you know that you can pay your assessment electronically? You can either pay by ACH/Echeck or credit card. The credit card charge is 2.75%, no charge on ACH/Echeck. You can also make monthly payments if need be.
- ♦ We are now moving money to Morgan Stanley as you pay your assessments. We hope to gain more interest income.

INTRODUCING THE FAWN LAKE FINANCIAL COMMITTEE

The financial portion of Fawn Lake has the responsibility of a number of actions. These actions are directed by the Treasurer, who is an Executive Member of the Board. There is also a Bookkeeper, who keeps the accounts for tracking and reporting purposes. We now have a group of community members who comprise the Financial Committee.

The Treasurer is responsible for seeing that financial reports are published monthly, a "State of the Commission" is given at General Meetings, the Reserve Study is completed and used, taxes filed, audits completed, and monies invested in safe income vehicles.

Working closely with Tracy Winston, our bookkeeper, we came into our positions about two years ago. In that amount of time we have straightened out our bill paying, accounts used to handle those expenses and income. We have separated Reserve Funds from Operating Funds, invested the funds so that we generated \$62,000 in interest last year, \$22,000 the prior year. The year before there was less than \$1,000 income.

After Tracy cleaned up the books, we then filed 5 years of back taxes that had not been filed. We completed the first audit done in 6 years. We also had a member of our Financial Committee help us do an internal audit.

We have changed how we handle funds from depositing all funds in checking, which generated zero income, to a money market account. We also opened an account with Morgan Stanley to hold our Reserve Funds. We now have opened another high yield savings account to hold our funds during the year.

We have set up a process that includes two Board Members who do all of the fund transfers, supervised by the Treasurer and Bookkeeper. We have 3 Board Members authorized to sign checks. None of these duties are allowed to be performed by the Treasurer.

Heather Tremblay: Gate

- ♦ CERT Training: Are you ready to respond if disaster strikes? This FREE training from the Dept. of Disaster Management takes place in May 2025 and is for all ages and activity levels—anyone can participate. See the training flyer on page 4.
- ♦ EXIT GATE ALERT: Our gate area speed limit is 5mph. After multiple efforts to slow gate traffic, ongoing damage from vehicles speeding over the exit spikes requires further action. Please encourage your neighbors to slow down. We will begin trials on alternatives for our exit, including operating the iron exit swing gate full-time. Watch your E-Service and the reader board for exit gate updates.
- ♦ 4-DIGIT CODES: We are updating all 4-digit codes (used for medical and vendors) to reduce accidental calls to residents from the gate. We will be sending out a letter to those who currently have a 4-digit code in the upcoming weeks that requires your response, to ensure your 4-digit code remains active.
- ♦ NEIGHBORHOOD WATCH: Join Neighborhood Watch to stay informed on activities, concerns and alerts in our community. Email fawnlakenw@gmail.com with your name and interest. Upcoming activities include: School's Out Summer Kick-Off Event, Fire Safety Training and National Night Out. Stay connected and stay informed.



Mason County Community Emergency Response Team (CERT) Volunteer Training Opportunity (2025)

The Mason County CERT program educates volunteers about disaster preparedness and how to respond to emergency situations in their community. When emergencies happen, CERT members can give critical support to first responders and provide immediate assistance to victims at a disaster site.

CERT is a twenty-hour training program that prepares you to help yourself, family, neighbors, and co-workers in the event of a disaster. To receive a class completion certificate, you must attend all twenty-hours of training.

If you are interested in attending the next class please fill out the form below and send to Mason County Division of Emergency Management (DEM), 100 W. Public Works Drive, Shelton, WA 98584 or e-mail: MCDEM@MasonCountywa.gov

DATES/TIMES

LOCATION: 100 W. Public Works Drive, Building #1

Friday, May 2nd, 2025, 6:00–9:00 PM	Saturday, May 3rd, 2025, 8:00 AM–5:00 PM
Friday, May 9th, 2025, 6:00–9:00 PM	Saturday, May 10th, 2025, 8:00 AM–5:00 PM

MASON COUNTY CERT TRAINING REQUEST FORM

(Please print or type the following information and send it to Mason County DEM)

NAME: _____

ADDRESS: _____ STATE _____ ZIP CODE _____

PHONE: _____ ALT. PHONE: _____

E-MAIL: _____

- Minimum age is 18 unless Parents or Guardians attend class also.
- All information is **confidential**.
- You will receive further class schedule information and registration materials in the mail.
- Thank you for your interest in the Mason County CERT Program.

Mason County Department of Emergency Management (DEM) 100 W. Public Works Drive, Shelton, WA 98584 360-427-7535 E-mail: MCDEM@MasonCountywa.gov

A LOOK AHEAD

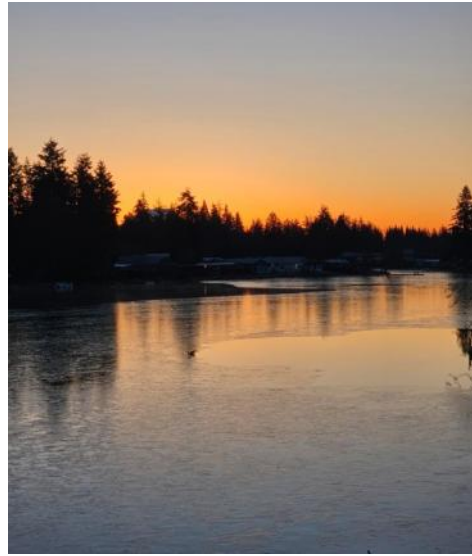
Monday, March 17th: **Monthly Board Meeting, 7pm, Bryant Hall**

Ladies Crafting Group: **Every Tuesday 10am to Noon.** Meet in 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.

Happy Birthday to all Fawn Lake Residents with March Birthdays!!!



A FROSTY, FROZEN FEBRUARY AT FAWN LAKE!



TIP OF THE MONTH

If you have need to call the After Hours Emergency Line and are requested to leave a voice mail, the message you hear will note a different phone number than what you dialed. This is OK!

The system forwards the incoming call to the designated staff member who is monitoring the emergency line. Please leave a message with your name, phone number and emergency situation. An appropriate staff or board member will respond as soon as possible.



Fawn Lake recently lost a long-time resident, Craig Richardson. Craig and his wife, Shauna have been residents since 2004. Craig was an Air Force Veteran. Our condolences go out to Shauna and family.

Fawn Lake Resident Ads



SHELTON
FIRST BAPTIST
CHURCH

sheltonfbc.org

428 W. Cota St.
Shelton WA 98584
(360) 426-8461
fbc@sheltonfbc.org

Sunday Services 9:00 + 10:30 am.
Latino Service 5 pm.

Leading people into a growing relationship with Jesus.

FREE!

Tickets to Remodeling Expo 2025 at the
Tacoma Dome
March 7th—9th.
Available in the office.

JENSEN & LEE LAWN CARE LLC

Affordable Lawn Care
serving the Fawn Lake community.

Call David at 360-500-1675 or email him at
jensenandleelawncaresllc@gmail.com



360-754-8858

LOCKOUTS • JUMP STARTS • TIRE CHANGES



Olympia, Wa

(360) 754-8858

HOME UPGRADE PROGRAM EXPANDED:

HVAC Rebates for Qualifying Households from Mason PUD 3.

Bradley Air Company is working with Mason PUD 3 to offer heat pump rebates for low and moderate income households. This program aims to provide financial relief while promoting energy efficiency. If you qualify you could receive:

Ductless Mini-Split System Rebate up to \$6,000

Ducted Air Source Heat Pump System up to \$9,000

Here's what you need to know:

Expanded Eligibility Criteria: The home upgrade program has been expanded to include both low and moderate income households.

How to Apply: PUD 3 customers can fill out the assistance application online at Pud3.org/rebates or contact the PUD 3 conservation staff at 360-426-0777.

Potential Savings: By upgrading your HVAC system, you may also lower your energy bills and experience a more comfortable home.



To learn more,

please visit www.bradleyaircompany.com
or call us **360-426-1284**.

Our team is here to assist you.

We look forward to helping you achieve
greater comfort and savings in your home.





Fawn Lake Board of Trustees



OFFICERS

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

PRESIDENT: OPEN

VICE PRESIDENT: DEBRA DEIR

officetrustee@fawnlakecommunity.com

TREASURER: STEVE JACOBSON

treasurer@fawnlakecommunity.com

CORPORATE SECRETARY: OPEN

TRUSTEES

WATER SYSTEMS: BILL KNIGHT

water@fawnlakecommunity.com

COMMUNITY LIAISON & ENTRY GATE: HEATHER TREMBLAY

gate@fawnlakecommunity.com

LAKE & DAM: MAT MATINCHECK:

lake.dam@fawnlakecommunity.com

TRUSTEE AT LARGE: MIKE RICCHIO

trusteeatlarge@fawnlakecommunity.com

OFFICE OPERATIONS: DEBRA DEIR

officetrustee@fawnlakecommunity.com

PARKS, GROUNDS & ROADS: TERESA BECKER

maintenance@fawnlakecommunity.com **NEW EMAIL ADDRESS!!!**

SEPTIC SYSTEMS: CHRIS CLIFFORD

septic@fawnlakecommunity.com

OPEN: BYLAWS INFRACTIONS & COMPLIANCE—Currently supported by Debra Deir

OPEN: BUILDINGS & BUILDING PERMITS—Currently supported by Chris Clifford

OPEN: NOMINATIONS & ELECTIONS

Communicate with the Board

If you have a question, comment, compliment or a complaint you would like to voice directly to one of the Trustees or Officers, email the board member at the address listed under their name and title above. 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.