FAWN LAKE MAINTENANCE COMMISSION



NEWS AND VIEWS

OCTOBER 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,

- Be prepared! We will shortly be starting the water project between the dam and Foxglove. That will necessitate rerouting traffic, possibly up to a month, through Foxglove.
- The 2027 budget was passed by the Board. The operating budget will be $439,500 and the Capital Expense budget will be $421,750. The assessment for 2027 will be $1,550. Subject to ratification from the community.
- The budget includes additional funding for the office, with the direction of relieving pressure on the Board Member's time. The increased amount is $37,500.
- Both By-Law change requests concerning fireworks were voted down. We have one more pending that will be voted on next month.
- The Water Conservation Fee increase was passed.
- Please, we are asking all members of Fawn Lake to make sure your yards are trimmed. It is a requirement of the bylaws, and your following through makes for easier times.

Steve Jacobson

AGM

ANNUAL GENERAL MEETING!

PLEASE ATTEND!

FLMC SEMI-ANNUAL Q4 GENERAL MEETING

John's Prairie Meeting Room, PUD3
2621 E Johns Prairie Rd, Shelton
Saturday, October 31st, 2026
"Social Time" 8:30AM - 9AM
Meeting 9AM Sharp

All Members are invited to attend the Fawn Lake Maintenance Commission Q4 Semi-Annual General Meeting. During the meeting there will be presentations from the FLMC Board of Trustees and invited guests and a call from the floor for nominations for those interested in joining the Board. Voting for the Budget Ratification will all take place.

Trustees will be available after the meeting to entertain any questions from Members.

Open to all members. **Voting open to Members in good standing**. Agenda available AFTER 10/15/2026 at http://www.fawnlakecommunity.com or in the FLMC Office during Member Hours

Fawn Lake Fun:
Why was the Scarecrow promoted? (Read on to find the answer!)



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
The Board of Trustees approved the 2027 Annual Operating Budget of $439,500 and 2027 FLMC per property General Assessment to be set at $1,550. Assessments will be due upon receipt for the 2027 General Assessment invoice in early January. Members may choose to pay in full upon invoice receipt or 50% on or before April 1, 2027 with the balance due on or before October 1, 2027.

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 lake did much better this year than last. While we do have some weed growth, algae was not a problem this year. We are just now looking into fountains that we can install to improve oxygen levels. Any installation of those would be in 2027. More to come.

Parks, Grounds & Roads - Teresa Becker (temporary trustee)
Bridge inspection is scheduled for October 1st. Access through the water channel below the bridge will be closed during the inspection.
Reminder regarding leaves: Please do not blow or rake leaves or yard debris into the ditches. Debris in the ditches compromises water flow & the cleanup costs us all $ in maintenance wages. Additionally, if maintenance is spending time on these cleanups, it impacts their ability to accomplish other projects.

Building & Landscaping - Jeff Roberts
Thank you to all of you who have been out making your places look great. We have seen lots of new fences, roofs, decks, and homes being worked on.
Just a reminder, it's not too late to get those permit requests in. September and October are normally pretty nice months, and there is still time to get those last-minute house projects started and finished before we all go into hibernation mode.

Remember that even though the grass is not really growing right now, please make sure you are cutting or pulling the weeds from your yards and gardens.
Please also make sure you are getting your firewood logs cut, split, and stacked nicely.

And if you didn't finish that car project, please remember to get a car cover for the vehicle so it stays protected. Make sure to get your building application into the office well in advance of starting your project.

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



Halloween Bash Cancelled on October 31st



Due to lack of community interest and volunteers, we unfortunately have to cancel the Halloween Bash. Thank you to those who did show up to help, we just needed more people to move forward with the festivities.



Your Personal Head Witch,
Cyndi Knight





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

Fall Clean-Up!

Tentatively scheduled for
November 7, 2026. More details to follow.



BY-LAW of the MONTH: PARKING UPON ROADWAYS

Chapter 14 Section 4F "Motor vehicles, campers and all types of trailers shall not be parked upon the roadways or shoulder of the roadways at any time except in emergencies. Use of warning signals under emergency parking conditions is required. Shoulders shall be defined as the first 3 feet from the established roadway "fog line". **Violation of this Subsection constitutes a Class II violation as covered in Chapter 13 Section 4.**

Chapter 13 Section 4, Class II Violation: 1st Offense: The fine shall be 20% of the annual assessments for that year.



Fawn Lake Fun:
Q.) Why was the scarecrow promoted?
A.) He was out-standing in his field!



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: **OPEN** POSITION - 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.