

FAWN LAKE MAINTENANCE COMMISSION

NEWS AND VIEWS

JULY 2026

Message from the President

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

Now that July 4th is over (and hopefully nothing was burnt to the ground) we move onto business as usual. July is the month that we get serious about budgeting for 2027, so the Board will meet to hash out needs in the operating budget. Hopefully by the end of the month we will be sharing with the community as to what we see as far as expenses and assessments.

We have also come to an agreement to end the lawsuit that we were involved with concerning the two buildings positioned on the lake. Neither side got all it wanted, but FLMC has set the standard that we will use all necessary strategies to support our bylaws. - Steve Jacobson

A Tidy Yard is a Safe Yard this 4th of July!
Please keep your lawns mowed and your yards free of any flammable debris.



Summer Safety at Fawn Lake

No jumping from the causeway bridge! It has been observed that several kids have been jumping from the causeway bridge. Jumping into shallow water can cause serious injury. Please keep your kids safe by discussing this with them.

Fawn Lake Curfews

Dusk curfews apply to our parks and cabana areas. Producing noise on FLMC streets that neighbors can easily hear between 10pm and 7am the following morning, violates the noise courtesy curfew. These curfews ensure nearby residents aren't disturbed during nighttime hours. Violations of either curfew include a fine to the resident for their activity or their guests who violate the curfew. Please ensure your guests are aware of this and also know that defacing any FLMC property or creating a liability in Fawn Lake, such as climbing on the buildings or other non-standard use of FLMC property, carries additional fines. We all pay for the upkeep and maintenance of our community. When we work together to ensure a safe and considerate environment, everyone wins.

General Information

Selling Your Property! - FLMC has a MLS agent box located on the entrance fence next to the bus shed for Realtors to be able to access the gate while your property is listed. Please make sure your agent knows that this is available and they must accompany all potential buyers into FLMC property.

Closing time! Please turn over gate remotes to new buyers at closing or arrange with your agent to pick up remotes and turn over to buyers. This allows new owners access to their new property and schedule a new owner orientation with FLMC office where the old remotes will be deactivated and they will be able to purchase their own gate remotes.

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.

Office Operations - Steve Jacobson

June was a very busy month for office personnel. FLMC launched a new bylaw violation system. This system allows for more interactions within the bylaw committee and trustee as well as communication with the office. We encourage all residents to read the new information in this newsletter on how to file bylaw complaints.

The Treasurer and bookkeeper are diving into operating costs for the 2027 budget. This is a long, thought filled project we go through yearly. If you have any questions or thoughts please reach out to treasurer@fawnlakecommunity.com or accounting@fawnlakecommunity.com.

Gate & Community Relations - Heather Tremblay

Welcome Summer!!



Cabana Beach Life Jacket Station

It's time to enjoy the lake and stay safe in the water! Our life jacket station is back up and available for anyone needing a life jacket.

Sending a big shout out to Verle's Sporting Goods, South Mason County Dist. 4 Fire and our Mason County Sheriff's office for providing the materials and manpower for this station and keeping it stocked throughout the summer.

Stay safe when you're out on the lake this summer!

Entry/Exit Gate Reminders:

- Please maintain 5 mph through the gate.
- *Stop at the exit gate stop sign* to ensure the exit swing gate is triggered to allow your vehicle through. Failing to stop and trigger the exit gate may damage the gate operator, the swing gate and your vehicle. It will automatically stop and reverse upon resistance, but damage may be done to your car in the process. Drive up to the speedbump stop sign and stop for a couple beats.
- ***Having issues with your gate code?*** *Store the Fawn Lake Gate phone number 360-310-6980 in your home and cellphone Contacts List.* This does 2 things - it alerts you when your guest is calling to enter AND it prevents gate calls from going to voicemail or hanging up without ringing. Many people and some phone providers are putting SPAM or Solicitor blocks on our phone lines. All calls not listed in your Contacts list will not come through. This simple fix will remedy that issue.
- ***Help Us Help You!*** Add this email address to your Fawn Lake Gate contact entry: gate@fawnlakecommunity.com and contact us with the date and time of any gate issue you encounter AND any gate violations you see.

Lake & Dam Operations - Brad Pense

Fawn Lake Dam has had a core sample done and Dam visually inspected. We are awaiting the results but initial observations were positive. Repair of leaking dam pipe is still scheduled for late summer early fall.

Parks, Grounds & Roads - Teresa Becker (temporary trustee)

Cabana Rentals are in full swing with the nice weather. Make sure to fill out your reservation form with the office and get on the calendar for your event. Reservations are \$50 with a refundable deposit of \$50.

Building & Landscaping - Jeff Roberts

Summer is now here and as we start to look around our homes and yards the projects can start piling up. Make sure to get your building application into the office well in advance of starting your project. While we make every effort to get your application approved in a timely manner it can take some time to verify county permits, site plans, etc.

Water Operations - Bill Knight

AC Pipe Replacement Project: There will be a water main replacement from the dam along Crescent up to the intersection at Foxglove. The request for proposal has been completed and distributed to the contractors. Bids are due by June 4th with the work to be completed by the end of September. As soon as we have a definitive timeline, we will provide as much advanced notice to the residents affected by this project.

Please Report Water Leaks

We encourage everyone to be on the lookout for any evidence of a water leak and please report it to the office. Our water supply is critical to our community and we don't want to waste a single drop!

How FLMC By-Laws Work for the Community

This past month a group of By-Law Committee Members along with resident volunteers did a community check for potential landscaping fire hazards for this July 4th. This resulted in Violation Warning Letters being mailed to some community Members. There are questions regarding the process of how a violation complaint becomes a mailed Warning Letter or Fine Letter to community Members. The steps are below:

1.) A Resident Makes a Complaint

When a resident (or community Member) makes a complaint, a form needs to be filled out and evidence must be presented to the By-Law Committee to prove the alleged violation. A complaint with no evidence is not sufficient to send a violation warning letter or a fine letter from FLMC to a property owner.

If you need to make a complaint, you may fill out an online form or print one out and bring it to the office during member hours. You can find the forms here: www.fawnlakecommunity.com under the **more** tab, and then under **By-Laws, Etc.** tab. By-Law complaint forms are also available in the Fawn Lake Office during Member Hours.

2.) By-Law Violation Complaint Form is then Sent to the By-Law Committee

When the By-Law Committee receives the By-Law Violation complaint form, the Committee (made up of 5 members) will investigate the complaint to make sure it is a violation of the Fawn Lake HOA By-Laws. The By-Law Committee members will then vote whether or not the complaint is legitimate. The alleged violation will need to receive 3 out of 5 votes for the complaint to become a violation and move on to the next step.

3.) After Voting on an Alleged Violation

When an alleged violation has a majority YES vote by the By-Law Committee, the now violation, if it is a first offence, will be issued a Warning Letter. Warning letters are NOT fines. They are only implemented to warn the property owner that the property in violation needs to be addressed as per the Fawn Lake HOA By-Laws. If the Property owner does not fix the issue, or contact the By-Law Committee or FLMC office within the 15 days given, the By-Law Committee can then take action to issue a fine in the amount shown in the warning letter.

4.) How a By-Law Violation gets Resolved

After a Warning Letter is issued, the property owner must correct the issue, or contact the By-Law Committee about the issue, within the 15 days given from the date at the top of the warning letter. If the issue is corrected it will be signed off by the By-Law Committee as resolved. If it cannot be corrected within 15 days, the By-Law Committee can work with the property owner to grant an extension to the 15 day deadline as long as the property owner is communicating with the By-Law Committee about fixing the issue, and the By-Law Committee agrees that the violation warrants an extension.



Happy 4th of July!
Happy 250th Anniversary America!



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)
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LAKE & DAM: BRAD PENSE
lake.dam@fawnlakecommunity.com
TRUSTEE AT LARGE: JOE LOMBINO
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PARKS, GROUNDS & ROADS: OPEN POSITION - TERESA BECKER (ACTING TRUSTEE)
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SECURITY & GATE: HEATHER TREMBLAY
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SEPTIC SYSTEMS: CHRIS CLIFFORD
septic@fawnlakecommunity.com
NOMINATIONS AND ELECTIONS: JOE LOMBINO
Nominationsandelections@fawnlakecommunity.com
BUILDINGS & LANDSCAPING: JEFF ROBERTS
building@fawnlakecommunity.com
BYLAWS: OPEN POSITION
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.