



# FAWN LAKE NEWS AND VIEWS

## April 2024

### ANNUAL SPRING GENERAL MEETING

Johns Prairie Meeting Room, Mason PUD  
2621 E Johns Prairie Rd, Shelton  
Saturday, April 27<sup>th</sup>

“Social Time” begins at 8:30 am

Meeting begins at 9:00 am.

Mark your calendars now!

Only members in good standing are allowed to attend our General Meetings. “Good standing” means your 2024 property assessment has been paid in full OR member has paid at least 50% of the annual assessment. Please stop by the office as soon as possible if you need to make a payment to be in good standing before the meeting.

During Social Time, FLAG will be offering coffee and homemade goodies. Donations are appreciated and will help to fund our Fish On! event and the free hot dog lunch to all on Sunday, the 28<sup>th</sup>.

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

**Member Hours**  
Mon, Wed and Fri 8am—1pm  
Tue & Thu 1:00pm—5:00pm  
(5-6pm by appointment only)

**Member Services**  
[FawnLakeOffice@gmail.com](mailto:FawnLakeOffice@gmail.com)

**Website**  
[www.FawnLakeCommunity.com](http://www.FawnLakeCommunity.com)

**Corporate Secretary**  
[secretary@fawnlakecommunity.com](mailto:secretary@fawnlakecommunity.com)

### NOW ACCEPTING NOMINATIONS FOR BOARD POSITIONS

Our Annual Spring Meeting is just weeks away. Now is the time to consider applying as a candidate for the Board of Trustees. Let your voice be heard! Do your part to help us improve our community! If there are more nominations than positions open, we will be having an election this year. Board applications are available in the office and nominations will be accepted from the floor at the Spring General Meeting. Contact the office for more information.

### FISH ON! FAMILY FUN FISHING EVENT

Get your poles out, your reels oiled, your fishing line untangled and grab some fresh bait because Sunday, April 28th we will be having our Fish On! event. Participation is free and open to all ages. 15 and over must have a valid WA fishing license to participate and will be considered in the Adult category for prizes. 14 and younger do not need a license and will be in the Youth category. All residents of Fawn Lake and their families are welcome to participate.

We will be offering a hearty breakfast for \$5 per person. We will begin serving at 7am and cook until 9am or until supplies run out. We will be serving free hot dogs for lunch at the Cabana at 12noon.

Have your best trout, caught that day, weighed at the Cabana from 8am until 12noon. Prizes will be awarded during lunch. Whether you fish or not, come on down and enjoy the camaraderie, nosh a little breakfast or a hotdog and maybe win a prize!

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### 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](http://FawnLakeCommunity.com) website.

### FROM OUR NEIGHBORHOOD WATCH GROUP

Cougars sighted in the area! Please beware-a family or pack of 3 cougars, that reportedly have already attacked a goat, are within a couple-few miles of Fawn Lake. It has been reported that large paw prints were found on the trail behind the tennis courts along Green Diamond property. Email Dan Sharp at [fawnlakenw@gmail.com](mailto:fawnlakenw@gmail.com) to stay informed.

# **MESSAGES FROM OUR BOARD OF TRUSTEES**

## **Bill Knight: Water**

- ◆ We apologize for the water outage that occurred several weeks ago. We turned off the appropriate valves to shut down the water so construction could begin on the dam. However, the water kept running so we had to shut down the water at the water towers which resulted in the whole community being without water.
- ◆ As the weather starts getting better, construction to replace the main water line at the dam and spillway will begin again. We don't anticipate any problems with turning the water off for those few residents at the end of the lake and not the whole community! Those residents impacted by the water shutdown will receive advanced notice of when construction will begin.

## **Curt Pense: Septic Systems**

- ◆ Cabana septic tank install complete. Asphalt repair to trail should be completed in April before Fish On! event.
- ◆ If its been more than 3 years since you have pumped your septic tank please have it pumped. A maintained septic will last longer and be less costly than if it fails. A maintained septic will help keep our lake healthy.

## **Steve Jacobson: Treasurer**

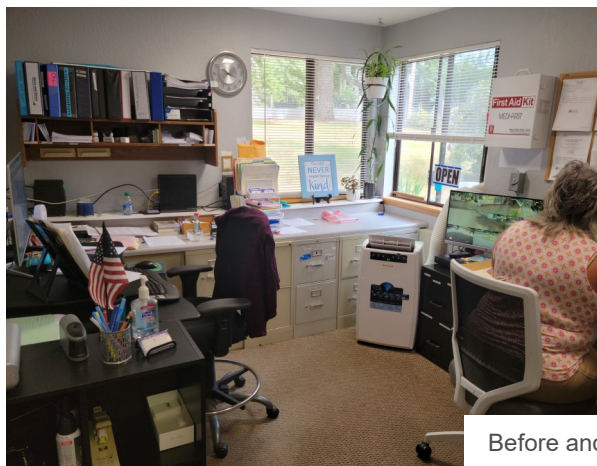
- ◆ Reminder! At least \$600 assessment per property is due by April 1st. The Board approved this valuable benefit to all members last year. For those who neglect to make the minimum payment, it is expensive and time consuming for you and for the community to collect. To those who have paid, thank you!
- ◆ We have now completed transferring all reserve funding into a money management company. All funds are FDIC-backed CD's or in a savings account.
- ◆ We are in the process of reviewing the Reserve Study to bring life expectancies and pricing up to date, so that we can better map out assessment increases.

## **Mat Matincheck: Lake and Dam**

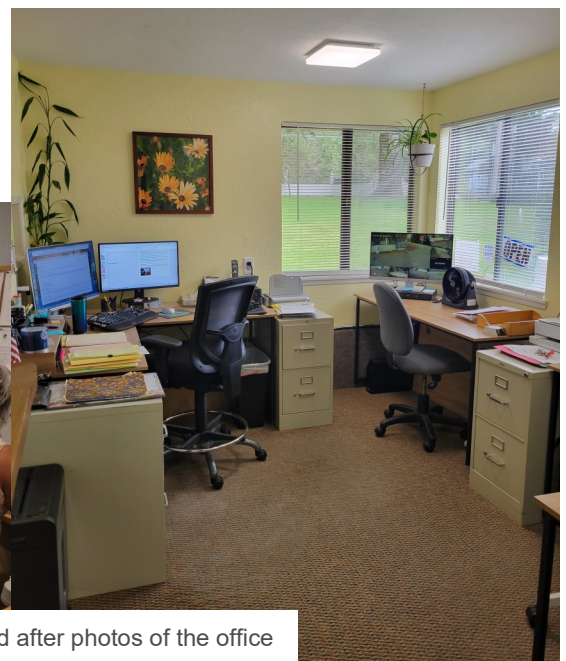
- ◆ 614 trout, measuring 16 to 18" were planted on Tuesday, March 26th. We will be having another fish plant on Monday, April 22nd at 3PM, about a week before our Fish On! event on the 28th.

## **Debra Deir: Office**

- ◆ We recently gave the office a refresh and updated look. Old, unused wiring was removed; walls patched and painted and a new layout of furniture has made the office a warm and welcoming place to work. Thank you to the following community members Anna Crossan, Randy Haskell, Joshua Olson, Mekiah Moore and Richard Deir for your help!



Before and after photos of the office



# FAWN LAKE

Community Liaison & Gate

## Neighborhood Watch

See something, say something. A simple and effective way to keep our community aware, connected and safe. Email Dan Sharp at [fawnlakeNW@gmail.com](mailto:fawnlakeNW@gmail.com) to stay informed.

## FLMC Community Directory

Share your phone, email or both. Your Spring 2024 Fawn Lake Community Directory will be available at our April General Meeting. Email your details to [gate@fawnlakecommunity.com](mailto:gate@fawnlakecommunity.com) or enroll thru the form on our Facebook page by April 6 to be included.

## HOMEOWNER FIRE SAFETY PREPARATION

- Clear roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Repair any loose or missing roof shingles or tiles to prevent ember penetration.
- Install 1/8" metal mesh in eave and roof vents to prevent embers from entering.
- Remove and clean debris from exterior attic vents and install 1/8" metal mesh.
- Repair damaged or frayed window screens and replace broken windows.
- Screen in areas below patios or decks to prevent combustible materials access.
- Remove any flammable material or plants away from exterior walls.
- Remove any flammable materials stored under decks or porches.



See firesafe plant list available in the FLMC office.



[gate@fawnlakecommunity.com](mailto:gate@fawnlakecommunity.com)



# HOW TO PREPARE YOUR HOME FOR WILDFIRES

WILDFIRE RISK REDUCTION STEPS THAT CAN MAKE YOUR HOME SAFER DURING A WILDFIRE



## ■ VEGETATION MANAGEMENT

### 1. HOME IGNITION ZONES

To increase your home's chance of surviving a wildfire, choose fire-resistant building materials and limit the amount of flammable vegetation in the three home ignition zones. The zones include the **Immediate Zone**: (0 to 5 feet around the house), the **Intermediate Zone** (5 to 30 feet), and the **Extended Zone** (30 to 100 feet).

### 2. LANDSCAPING AND MAINTENANCE

To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune branches of large trees up to 6 to 10 feet (depending on their height) from the ground. Remove plants containing resins, oils, and waxes. Use crushed stone or gravel instead of flammable mulches in the **Immediate Zone** (0 to 5 feet around the house). Keep your landscape in good condition.

## ■ FIRE RESISTIVE CONSTRUCTION

### 3. ROOFING AND VENTS

Class A fire-rated roofing products, such as composite shingles, metal, concrete, and clay tiles, offer the best protection. Inspect shingles or roof tiles and replace or repair those that are loose or missing to prevent ember penetration. Box in eaves, but provide ventilation to prevent condensation and mildew. Roof and attic vents should be screened to prevent ember entry.

### 4. DECKS AND PORCHES

Never store flammable materials underneath decks or porches. Remove dead vegetation and debris from under decks and porches and between deck board joints.

### 5. SIDING AND WINDOWS

Embers can collect in small nooks and crannies and ignite combustible materials; radiant heat from flames can crack windows. Use fire-resistant siding such as brick, fiber-cement, plaster, or stucco, and use dual-pane tempered glass windows.

## ■ BE PREPARED

### 6. EMERGENCY RESPONDER ACCESS

Ensure your home and neighborhood have legible and clearly marked street names and numbers. Driveways should be at least 12 feet wide with a vertical clearance of 15 feet for emergency vehicle access.

- Develop, discuss, and practice an emergency action plan with everyone in your home. Include details for handling pets, large animals, and livestock.
- Know two ways out of your neighborhood and have a predesignated meeting place.
- Always evacuate if you feel it's unsafe to stay—don't wait to receive an emergency notification if you feel threatened from the fire.
- Conduct an annual insurance policy checkup to adjust for local building costs, codes, and new renovations.
- Create or update a home inventory to help settle claims faster.



**TALK TO YOUR LOCAL FORESTRY AGENCY  
OR FIRE DEPARTMENT TO LEARN MORE  
ABOUT THE SPECIFIC WILDFIRE RISK  
WHERE YOU LIVE.**



**FIREWISE USA<sup>®</sup>**  
RESIDENTS REDUCING WILDFIRE RISKS

VISIT [FIREWISE.ORG](https://www.firewise.org) FOR MORE DETAILS

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Order a Reducing Wildfire Risks in the Home Ignition Zone checklist/poster at [Firewise.org](https://www.firewise.org)

## A LOOK AHEAD

**Monday, April 15th: Monthly Board Meeting, 7PM, Bryant Hall**

**Tuesday, April 16th: Cyber Security Town Hall with MCSD, 5:30-8:00, Bryant Hall**

**Monday, April 22nd: Fish Plant, 3PM, Causeway**

**Saturday, April 27th: Spring General Meeting, 9:00AM-12:00, Mason PUD**

**Sunday, April 28th: Fish On! Family Fishing Event**

**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 April Birthdays!!!**

### CYBER SECURITY TOWN HALL

Tuesday, April 16th

5:30 PM, Bryant Hall

Neighborhood Watch Fawn Lake is hosting a Cyber Security Town Hall. Learn how you can better protect your family from cyber-attacks, hackers, scams and other nefarious activity aimed at our online activities. Mason County Sheriff's Cyber Specialist Officer Colbenson works to keep our community informed in this area and welcomes your questions. Space is limited. Pre-register with name and address to [fawnlakenw@gmail.com](mailto:fawnlakenw@gmail.com)

### FAWN LAKE PROUD!

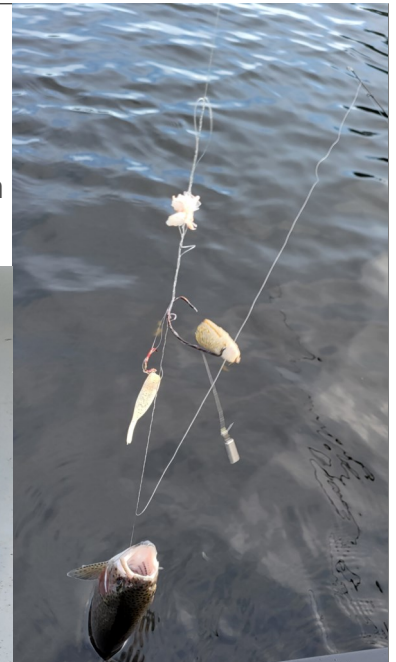
Have a student who is graduating this year? From preschool to college—we would love to give a shout out to our community graduates in our June newsletter. If you would like to have your student listed, please email the office with graduate's name, school and degree (if applicable).

#### “Did You Know That....?”

Washington State Freshwater Regulations state “All fishing gear must be kept in immediate control and may not be left unattended while fishing.”

This means that it is against regulations for Fawn Lake residents to leave lines unattended, regardless if you are fishing from your own dock or from one of the community parks. There are waterfront residents who have been known to cast a line and then leave the pole on the dock overnight with the tackle still in the water. This is not ok! Pictures are of actual lost tackle that was found while fishing Fawn Lake!

**KEEP OUR LAKE HEALTHY!  
KEEP OUR LAKE CLEAN!**



# FAWN LAKE ACTIVITY GROUP

## Fish On! - Last Weekend in April

FLAG is hosting our annual Fish On! event.

Sunday, April 28th at the Cabana

The last weekend in April is always an exciting time at Fawn Lake. We have our annual Spring Meeting on Saturday, the 27th and our Fish On! event on Sunday, 28th.

On Sunday at the Fish On! event we will be offering a hearty breakfast for \$5 per person. We will begin serving at 7am and cook until 9am or until supplies run out. We will be offer free hot dogs for lunch at the Cabana at 12noon.

Have your best **TROUT ONLY**, caught the day of the event, weighed at the Cabana from 9am until 12 noon. Prizes will be awarded during lunch. In addition to fishing prizes, we will have a drawing for several other prizes. Prizes consist of generous merchandise donations from local retailers.

Thank you to our volunteers in the community and our local businesses who are stepping up to make this a fun, family experience.

**Keep those cans coming!** The proceeds from recycling is donated to FLAG to help fund our community events. There are large recycle bins placed on the back side of Well House #3 near the Office for all community members to place their clean cans in. Please remember:

- ◆ Only aluminum beverage cans—no tin cans, plastics, garbage, etc. DO NOT REMOVE TABS FROM CANS.
- ◆ Only CLEAN cans—please insure cans are rinsed before placing in container. This keeps bacteria, odors and bees at bay and makes it much nicer for our volunteers to deal with the cans. THANK YOU!

## ONLINE PAYMENTS ARE HERE AND THEY'RE AWESOME!

We recently partnered with Freedom Merchants to offer our members an online payment option for making assessment payments. It is quick, simple and secure. There is no fee to use an E-Check (aka ACH) and only a 2.5% fee to use a credit or debit card. Comments from members who have used it include “Wow, that was simple!”, “How convenient” and “Love it!”. Contact the office to get more information on how to receive your assessment invoice and a link to the payment portal by email.

If you haven't set up with the office to receive your account information via email, complete and return the Owner Information Update sheet, included with your 2024 assessment invoice, to the office. Next year, your invoice and a link to the online payment portal will be sent to you via email.

## COMMUNITY LIBRARY

The Fawn Lake Community Library located outside of the FLMC office is accessible by everyone in the community, including children. Any books that may be of a “mature nature” should not be placed in the box where children can access it without adult supervision. Consider whether the content of the book is appropriate for a free lending library before placing it in the stand. Thank you!

## No “Looky-Lou’s” Allowed

The spring and summer usually bring an increase in home sales. If you are planning on selling your home, remember any potential buyers must be accompanied by a realtor when viewing properties for sale in FL. Please ask your agent to include this requirement in the “agent notes” of the property listing.

## Eyeglass Donation Box is Back!

The Lion's Club has brought another eye-glass donation box to Fawn Lake. Drop off your old prescription and/or reading glasses to the office during Member Hours.







## Assistance Programs

We all need a hand sometimes.  
We're here to help.

If you or someone you know could use energy assistance, PUD 3 has programs for customers who are having difficulties paying their bill or need to adjust their energy use to keep their bills in control. Click on the link below for more information

<https://www.pud3.org/service/billing-options/assistance-programs>

## Low-Income Incentives

Take advantage of exclusive benefits and savings with our low-income incentives.

PUD 3 offers billing credits for ENERGYSTAR® - certified electric clothes washers and dryers for existing residences. Additionally, homes that meet PUD 3's low-income qualifications are eligible for Tier 3 and Tier 4 heat pump water heaters, as well as ductless heat pumps.

<https://www.pud3.org/service/conservation-incentives/low-income-incentives>

Customers who qualify for the PUD 3 Low-Income Energy Assistance Grant are also able to participate in our low-income energy efficiency programs:

## Fawn Lake Resident Ads

### FREE REFRIGERATOR!

She's not pretty but she works great!  
Perfect for garage or workshop.  
Contact Terry at 360-426-7404.

### JENSON & LEE LAWN CARE LLC

Affordable Lawn Care serving the Fawn Lake community. Call David at 360-500-1675 or email him at david.j.jenson@hotmail.com

### PRESSURE WASHING

By the hour. I'll make anything look brand new!  
Call Hunter King at 564-200-7468 or email me at easyPWfromh@gmail.com



**SHELTON**  
FIRST BAPTIST  
**CHURCH**

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

[sheltonfbc.org](http://sheltonfbc.org)

**Sunday Services 9:00 + 10:30 am.**

**Latino Service 5 pm.**

*Leading people into a growing relationship with Jesus.*

### EXCLUSIVE OPPORTUNITY:

## HVAC Rebates for Low-Income Households from Mason PUD3

We are excited to share an exclusive opportunity that could significantly reduce your energy bills and increase comfort in your home.

We've partnered with Mason PUD3 to offer special HVAC rebates for low-income households. This program aims to provide financial relief while promoting energy efficiency.

**Ductless Mini-Split System Rebate up to \$6,000.00.**  
**Ducted Air Source Heat Pump System up to \$9,000.**

This is a limited time offer, so we encourage you to take advantage of it as soon as possible. Together, we can make a positive impact on your household's budget and the environment.

To learn more and start the application process, please visit [www.bradleyaircompany.com](http://www.bradleyaircompany.com) or call 360-426-1284. Our team is here to assist you every step of the way.

Thank you for considering this opportunity. We look forward to helping you achieve greater comfort and savings in your home.

Warm regards,

Brad McCutcheon

**360.426.1284**



### Here's what you need to know:

**What's Covered:** The rebate program includes a range of Ductless and Ducted Heating, Ventilation, and Air Conditioning (HVAC) systems, ensuring you have options that suit your needs.

**Eligibility Criteria:** To qualify, you must meet specific income criteria. Don't worry; our aim is to make this opportunity accessible to those who need it most. Call to see if you are eligible.

**How to Apply:** The application process is simple and straightforward. We've streamlined it to ensure you can take advantage of this opportunity without any hassle. Simply reach out to the PUD by calling 360-426-0777.

**Potential Savings:** By upgrading your HVAC system through this program, you can look forward to substantial energy savings and a more comfortable living environment.



# Fawn Lake Board of Trustees



**BILL KNIGHT: WATER SYSTEMS**

water@fawnlakecommunity.com

**HEATHER TREMBLAY: COMMUNITY LIAISON & ENTRY GATE**

gate@fawnlakecommunity.com

**MAT MATINCHECK: LAKE & DAM**

lake.dam@fawnlakecommunity.com

**MIKE RICCHIO: TRUSTEE AT LARGE**

trusteeatlarge@fawnlakecommunity.com

**CURT PENSE: SEPTIC SYSTEMS**

septic@fawnlakecommunity.com

**DEBRA DEIR: OFFICE OPERATIONS**

officetrustee@fawnlakecommunity.com

**TERESA BECKER: PARKS, GROUNDS & ROADS**

parks.grounds.roads@fawnlakecommunity.com

**OPEN: BUILDINGS & BUILDING PERMITS**

**OPEN: BYLAWS INFRACTIONS & COMPLIANCE**

**OPEN: NOMINATIONS & ELECTIONS**

## OFFICERS

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

\*\*2024 Corporate Secretary & Treasurer appointed by the seated Board 12/2023,  
in lieu of no President to appoint these two Officers.

**MARNI BENEFIELD BROWN: CORPORATE SECRETARY\*\***

secretary@fawnlakecommunity.com

**STEVE JACOBSON: TREASURER\*\***

treasurer@fawnlakecommunity.com

**OPEN: PRESIDENT**

**OPEN: VICE PRESIDENT**

## **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.