



FAWN LAKE NEWS AND VIEWS

December 2022

**Fawn Lake
Maintenance Commission**
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Inside this issue:

From the President & V.P.

Trustee Report

A Look Ahead

Member Ads (if any)

F.L.A.G Activities

Fawn Lake Board of Trustee's

Pictures (if any)



Happy Holidays to all of our members. We hope you have a safe and family filled Holiday. Making memories with those we love this time of year is the best way to go into the start of the next year....

**WATCH THE MAIL FOR YOUR 2023
BUDGET/DUES BALLOT**

**PLEASE TAKE THE TIME TO REVIEW THE
PAPERWORK BEFORE SUBMITTING YOUR
VOTE.**

DON'T BE THE LAST TO KNOW!

Sign up for E-Service

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

SHORT MESSAGES FROM OUR BOARD OF TRUSTEES

Heather Tremblay: General Office Admin.-



BOARD OF TRUSTEE POSITION OPENINGS

The Fawn Lake Maintenance Commission Board of Trustees currently has two available trustee positions to fill vacated openings. These openings would be appointed positions filling the unexpired terms of Linda Crabtree, former president and trustee, and Terry Wright, trustee, who resigned in the past couple of months. Qualified community members are selected by the current board of trustees by majority vote and would serve until open elections next April 2023 and the seating of community elected trustees next June 2023. Anyone interested in an appointed position as trustee please contact the Administration Office or a current trustee for more information on the application process. Presently, there is no seated president among the current board of trustees as Bill Kysor, interim president and vice-president, is filling both roles for the time being. Bill's term as vice-president expired in November but has agreed to stay in these two roles until new candidates for both annually selected roles of President and Vice-President could be filled among the board of trustee's members. Bill is also currently overseeing two committee roles of Parks, Grounds and Road plus Buildings and Construction Permits.

Five of the nine current trustees work full-time jobs, and one has part-time outside employment limiting the time available for most trustees to be available during weekday hours. Anyone with more available time for this **voluntary, unpaid service to the community** would be welcome. Committee assignments following appointment to the board would be made to accommodate all trustee work schedules and in person time for community oversight and support.

OLDER COMMUNITY + AGING ASSETS = HIGHER MAINTENANCE COSTS + INSURANCES

FLMC is experiencing the effects of our community now facing the prospect of replacing aging assets of our water system such as underground water pipes (notably Asbestos/Cement piping), a water tower, our earthen dam and even our lake quality. As an example, Fawn Lake was notified in November that Liberty Mutual, our insurance carrier for Fawn Lake assets and liability coverages, was not renewing our policy offering for 2023 and thereafter. Specifically cited by Liberty Mutual was the risk of insurability for the earthen dam and bridge at the causeway. We have two independent agents working to locate an insurer willing to provide coverage for Fawn Lake, but thus far over 20 major insurers have declined consideration of offering insurance coverage for the community. Our current policy expires the end of this month. It is expected that if an insurance company is obtained our insurance premiums will be considerably more than our most recent cost for 2022. Many insurers have been dropping coverages for HOA's communities such as ours with the type of amenities we have with the lake, dam, private water systems, docks, swimming areas, and recreational exposures. More information will follow on this development as we hear back from the agents at work on locating a suitable and affordable insurance carrier. Many of Fawn Lake's assets are now over 50 years old, and as our recently completed Reserve Study by our outside consulting firm has estimated, Fawn Lake would require nearly \$6 million dollars for the cost of replacing those assets over the next 30 years. Some highly expensive assets may require replacement in the next 10 years depending on their useful life condition. It is these same high-risk exposures of asset failure and liability exposure that are discouraging to insurers to extend risk coverages to FLMC.

Continued from page 3

VOTING PROCESS for ANNUAL GENERAL ASSESSMENT BUDGET

The community member voting process for ratifying the annual General Assessment Budget approved by the FLMC Board of Trustees is underway. The voting process being followed is that of “Absentee Ballots” with an in-person vote submission of ballots as well with a deadline for vote submission in early January 2023 as described in the recent mailing.

There is also an option in the Washington State Revised Codes of Washington (RCW's) for “Proxy Voting”, which requires qualifying community members to submit their vote by signing a proxy for them vote to another voting member or to a trustee on the board. Fawn Lake has conducted ratification voting for annual General Assessment Budgets by “Absentee Ballots” in the past for both budget ratifications and trustee selections due to the many qualified members of the community not always present for in-person voting.

All three forms of community voting are permitted by the WA State RCWs as stated as follows in RCW 64.38.120: **Voting – In person, absentee ballots, proxies** (1) Owners may vote at a meeting in person, by absentee ballot pursuant to subsection (3)(d) of this section, or by proxy pursuant to subsection (5) of this section. Those subsections reference how such voting is to be conducted to ensure a ballot is provided to all qualified members, the association must be able to verify that the ballot is cast by the owner having the right to do so, and the vote count is conducted with all ballots accounted for and audited for accuracy. Proxy Voting requires the signature of the member assigning their proxy, the date of signature plus the name of the person to which to proxy is assigned. If signatures or dates are not entered on the proxy voting document the proxy vote is disqualified. Fawn Lake is considering this voting option for future budget and trustee voting processes. Proxy voting does require signature verifications of the proxy vote documents to signatures on file in community records so that process needs assessment. Absentee ballots, as currently being conducted, are controlled by mailings to qualified members with a stamped and labeled return envelope from that same member to the FLMC Administration Office for placement in a locked box until all votes are received by the voting deadline. Returned labeled envelopes are then verified against our listing of qualified members eligible to vote from the initial mailing. Once verified as controlled and authorized submissions through the postal service delivery (or personal drop off at the Administration Office) the envelopes will be opened by an independent team of FLMC member volunteers for vote counting and subsequent auditing for validation. It requires a majority of all eligible votes by FLMC qualified members to “reject the approved General Assessment Budget” by the Board of Trustees. If the budget is rejected by this majority votes of all members, then the prior year's budget is followed for the coming year. The FLMC Board of Trustees has had this process reviewed by our consulting attorney for verification that we are doing this ratification process consistent with all RCW's directives related to HOA's and Common Interest Communities in the State of Washington.

Steve Jacobson: Treasurer-

At the November Board meeting, the Board voted on the 2023 Operations and Reserve budgets and assessments.

Both the Operational and Reserve budgets have been sent out to email addresses that are listed in the office. If you are not on that list (and you should be) you can stop by the office, look at the Reserve Study, and get an Operations budget.

The Operations budget is \$341,775, an increase from \$286,000 from 2022. Please note that the 2022 budget is the same basic budget as 2019, 2020, 2021.

The Reserve dollars needed to fund expenses of items not on the operations budget, according to the Reserve Study, is \$230,000 for 2023.

The total Annual General Assessment (annual dues) to fund both of these expenses will be \$1,075. This amount was approved by the Board.

There will be no planned special assessment for 2023.

Bill Knight: Water Department-

As winter approaches and the chance of losing our power increase's, please be aware of the effect it has on our water supply. Fawn Lake does not have a backup generator so when we lose power, the well pumps will not work. However, you will still receive water from the two water towers as a result of a gravity fed to the community. That may last several days based on the usage of the community. For those of you that have a septic system that pumps your sewage to a drain field, please know that your septic holding tank will overflow back into your home because your septic pump is without power. I ask everyone to conserve the water usage when the community loses power.

Parks and Grounds– Don W.

Cabana Restrooms are closed for the WINTER



MORE THAN GROUNDSKEEPERS

Don and Jerry may be listed as Groundskeepers in the budget... But they are much more to our community. They are skilled, talented and are willing to go the extra mile to see our community thrive.

Pictured above:

Repainting of gate barriers, posts and exit spikes. Our exit spikes are custom made, replacements are not available off the shelf. Don and Jerry made the necessary replacement rods, couplings, reworked & soldered new assembly arms, locking pins and more. A savings to Fawn Lake of over \$20,000. Thanks Guys!



HOME AND COMMUNITY SAFETY TIPS

- When reporting criminal activity, ask for an update or call-back.
- Report criminal or suspicious activity **in progress** to 911 immediately. They are trained to determine how these reports should be directed.
- Always report any vandalism, theft, etc **after it has happened** to the non-emergency number 360-426-4441. *This also helps to populate crime stats on the MCSD website.*
- Store ladders out of burglar/vandals reach (2nd story windows are less likely to be locked or they may break in through an attic window)
- Park your RV away from the home to avoid its' use as a "ladder"
- Criminals prefer cluttered, closely spaced lots to stay hidden and move from house to house taking easy-to-carry valuables.
- Keep all doors/windows locked on home and car
- Use dowels (cut to fit) inside of window frames to better secure windows
- Keep curtains closed and leave a radio or TV on when you are gone
- Use dusk-to-dawn lights on your property to discourage prowlers
- Use security cameras with recorded activity clips to best capture malicious activity
- Clean your security camera lens regularly
- Do not post vacation comments or pictures on social media until you get back home.
- DO NOT OPEN GATE FOR CARS OR PEOPLE who are not your guests ●●●●●

F.L.A.G. UPCOMING EVENTS:

Glass Christmas Tree ornaments and picks handmade by Kathy Jacobson will be available at both events for a small donation! Proceeds help FLAG to put on these community events AND they make great gifts!

CHRISTMAS CHEER AT THE CABANA

Come one, come all!

We are excited to announce that we will be hosting our second annual “Christmas Cheer at the Cabana” event on Sunday, December 11th from 3 p.m. to 5 pm. This is for the whole community, regardless of age, so grab your family, friends and neighbors and join us around a campfire for hot beverages, s’mores, candy canes, stocking stuffers, Christmas carols and more. Let’s share the spirit of Christmas in the community!

Word from the North Pole is that Santa is will be here to join us for the first hour, so don’t be late! Santa is bringing small gifts for younger children.

Let’s make it a true festive event

Wear your festive (or ugly!) holiday attire!



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

A LOOK AHEAD

Board Meeting: December 19th 2022 @ 7 p.m. will be held at the Office.

Ladies Crafting Group: Every Tuesday starting at 10:00 a.m. Meeting in Bryant Hall. New to the area or just looking to meet some new people? Tuesdays are the best time to meet this group of LADIES!!!! Come in and enjoy your time and share your talent and interests.



Patty Sullivan/Broker 
Windermere Real Estate/South Sound, Inc.
*Homeowner at Fawn Lake
*Let me help you with your real estate needs!
Contact me at (253)886-4535
pattysullivan@windermere.com
pattysullivan.withwre.com



CUSTOM FORGED KNIVES

MICHAEL SALVETTI, Fawn Lake Resident

360-358-8780

msalvetti@msn.com

Keep those cans coming! The proceeds from recycling will be 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.
- ♦ 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!

**THE CAN DROP OFF HAS BEEN RELOCATED. SAME BUILDING,
JUST ON THE BACK SIDE!**

THANK YOU LETTER FROM CYNTHIA KNIGHT

HALLOWEEN BASH

Come rain, hail, sleet or snow... Our Fawn Lake Community of Witches, Ghouls, Ghost and Goblins arrived at the Cabana on October 30th from 5:00 p.m.–7:00 p.m. for the annual Halloween Bash. We had popcorn, hot cider, S'mores over a warm fire, and goodie bags for the kids and adults alike! We played checkers, colored wristbands or just stood around the fire admiring all of the amazing spooky decorations while munching on gooey S'mores. We had some amazing costumes show up!

I want to Thank all of the wonderful volunteers that helped pull this event off. I really want to thank Jen Gavette and Bill Kysor for all of their great scary decorations! Renee and Jerry Dehnert for their popcorn machine and donating all the popcorn for the event. Mark and Lucy Dugan for letting us use their patio heater. Renee and John Olson for bringing their gas fireplace to cook our S'mores!!

I also had so many wonderful ladies and gentlemen that helped out not only behind the scenes stuffing 75 goody bags but the day of the Bash they all pitched in to haul all the stuff down to the Cabana, set it all up, serve all the snacks, partake in the festivities, and then help tear it all down and haul it away again! And all in the constant rain! What an awesome crew!

Thank you to each and everyone of you volunteers for helping our community celebrate together such a very fun event. If you missed the event, put it on your calendar for the weekend before Halloween next year! If you did attend, thanks for coming! We work hard to try and make our community a fun place to live in!

Your Friend and Head Witch,

Cyndi Knight

P.S Thank you everyone for all the candy that was donated! We had more than we could use so the left overs will be used at the Christmas Celebration in December! See you there!!

Halloween Photos from party at Cabana– F.L.A.G









Fawn Lake Board of Trustees



OPEN: PRESIDENT

BILL KYSOR: VICE PRESIDENT

HEATHER TREMBLAY: GENERAL ADMIN., GATE/COMMUNITY LIAISON

BILL KYSOR: PARKS, GROUND & ROADS AND BUILDINGS

OPEN: BY-LAWS

MIKE RICCHIO: TRUSTEE AT LARGE

MAT MATINCHECK: LAKE AND DAM

DALE RADCLIFF: SEPTIC SYSTEMS

BILL KNIGHT: WATER DEPARTMENT

STEVE JACOBSON: TREASURER

JESSICA PENSE: NOMINATIONS & ELECTIONS

JUSTINE AKEHURST: CORPORATE SECRETARY



THE new email for Secretary is flmc.corporatesecretary@gmail.com

Officers elected on Nov. 15, 2021 for one year terms: Next vote will be held 11-15-23

William (Bill) Kysor, Vice President

OPEN, President

Communicate with the Board

If you have a question, comment, compliment or a complaint you would like to voice to the Board or directly to one of the Trustees or Officers, pick up a form at the information center in Bryant Hall. 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 Board meeting. Be sure to provide the topic you'd like to discuss or the question you want to ask the Board **at least two weeks before the meeting date.**

Drop off your request at the Office. To speak to a Board member, call the Office and request a call back. Contact information is listed on the front page of this newsletter.