



FAWN LAKE NEWS AND VIEWS



March 2023

May your troubles be less
And your blessings be more.
And nothing but happiness
Come through your door.

Irish Blessing



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

Member Hours
Mon, Wed & Fri 8am—1pm
Tue & Thu 3:30pm—6:30pm

Office Administrator
FawnLakeOffice@gmail.com



Website
www.FawnLakeCommunity.com

Corporate Secretary
Flmc.corporatesecretary@gmail.com

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Member Ads

Fawn Lake Board Members

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.

Additional Member Service Hours Added

To best serve our members, we have **added Fridays** to our schedule.

FLMC Office Member Hours will be:

- ◆ Mondays, Wednesdays **and Fridays** from 8am to 1pm
- ◆ Tuesdays and Thursdays from 3:30 to 6:30pm

Special feature for this month's newsletter!



Win 2 free tickets to the Remodeling Expo
at the Greater Tacoma Convention Center!



FLMC has received a limited supply of tickets for the Expo and we are passing them on to you! The Expo is happening March 3rd through 5th and the tickets are good for any day.

Just count the total number of **all** 4-leaf clovers included in this edition and come by the office during Member Hours today through Friday with the correct answer and claim your 2 free tickets!



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

And the "Luck of the Irish" to the rest of us!

MESSAGES FROM OUR BOARD OF TRUSTEES

REMINDER: Recreational Vehicles (RVs) Are Prohibited as a Full-Time Live-In Residence

Fawn Lake By-laws (November 16th, 2020) CHAPTER 14, Section 3, Sub-section M, describes guidelines and restrictions of the storage, use, maintenance, and restrictions of use of RVs on members properties.

Such restrictions include the use of an RV as a full-time residence by members, renters, and/or guests within the Fawn Lake Community.

Members utilizing an RV as a full-time residence “constitutes a Class I violation as covered in Chapter 13” of the By-laws and the member is subject to a 2nd Offense fine of 20% of the annual assessment, which is currently \$215.

IF there is a failure to correct a notice of violation on this offense within 30 days, it shall result in the fine doubling each thirty days. This would be \$430 for the second continuing offense, \$860 for the third, \$1,720 for the fourth, and so on for each following month of violation.

This reminder is provided to ensure Fawn Lake does not have RVs used as secondary residences within the community. Concerns have been forwarded to the Fawn Lake Trustees that we may have some properties utilizing RVs for such full-time live-in purposes.

Member’s cooperation is requested to avoid such violation circumstances and to maintain Fawn Lake as a community of single family residences and not a trailer park.

Fawn Lake Board of Trustees



Matt Matincheck: Lake and Dam

Fawn Lake Maintenance Commission is no longer requiring or distributing “fishing permits” for residents. This was a cost-saving measure and a by-law change that no longer requires members to have the permit on their person while fishing in the lake. Please note that Washington State fishing rules apply to our lake and a fishing license is still required for anyone over the age of 14 and the catch limit is 5 trout per day.

Steve Jacobson: Treasurer

Reminder that assessment payments are due according to the following schedule:

Either full payment, or half payment (\$537.50) is due prior to April 2. If you pay half by April, the other half (\$537.50) is due by October 1.

Approved expenditures from our Reserve fund for 2023 are \$104,000 for meter heads and \$30,000 for road repairs. We may also be looking at an additional expenditure for a partial replacement of AC pipe this year.

Our approved budget for 2023 is \$341,000. It will be a top priority for us to stay within our budget, although we received an increase in our insurance bill of \$12,000. We will be looking to save money in other parts of the budget to make up for that increase.

Bill Knight: Water

Our new water meter heads have finally arrived! This new technology uses a radio frequency to automatically communicate each resident’s water usage to a handheld computer. For many years, our staff and volunteers have manually read each and every meter which took several days to accomplish. The new meter heads will be installed in the coming weeks, so don’t be alarmed if you see someone working around your water meter box. The new meters can be installed without turning off the water so you will not have any disruption of water service.

Parks and Grounds:

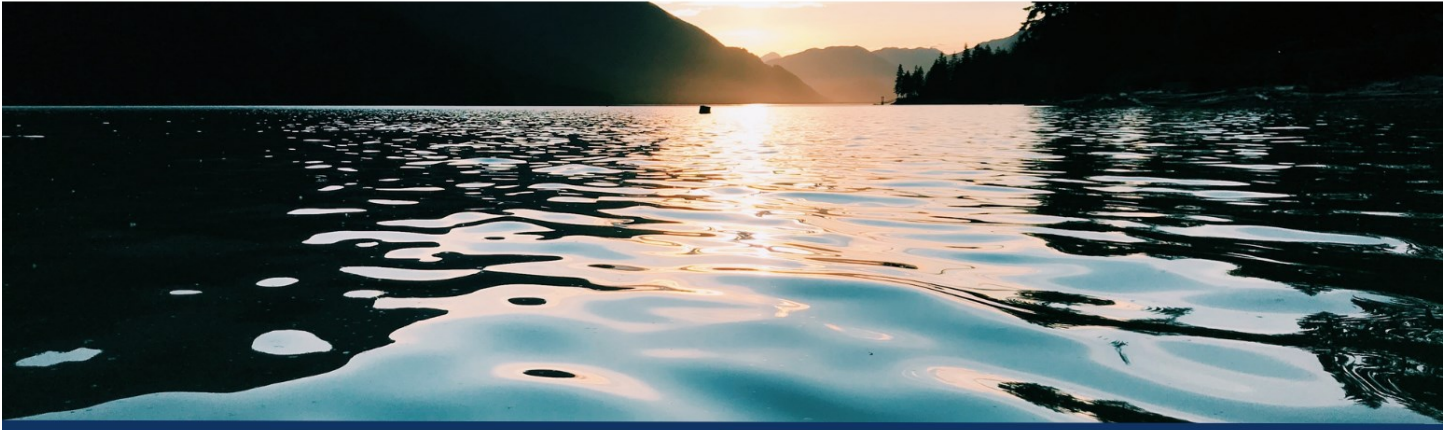
Cabana Restrooms will be opened later in March as the weather gets consistently warmer.

FAWN LAKE SECURITY GATE & COMMUNITY

SAFE HOMES



SAFE COMMUNITY



GATE UPDATES

instruction sign & gate protocol

We have a new callbox instructional sign at the gate, describing the various ways vehicles can gain access to Fawn Lake. Please do not "click" someone in that you don't know. Many live here for added protection and personal safety.

new speedbump at exit gate

Roads have positioned a new speedbump to slow traffic exiting Fawn Lake. This will improve both the safety and function of our exit gate.

gate violation fee increase

Our bylaws impose fines based on our annual total dues assessment. Vehicles entering through our gate without valid member approval are now subject to an increased fine. Please note, providing access to a vehicle unrelated to you, obligates you regarding the gate fine.

SAFE COMMUNITY SAFE HOMES

Emergency Vehicles

Emergency vehicles enter Fawn Lake via a unique call box code. This may soon change as we are looking into a method allowing access via a transmitter. Share your thoughts with us! Email the Security Gate committee: securitygate@fawnlakecommunity.com

Neighborhood Watch

Help us re-start Neighborhood Watch here in Fawn Lake. We need sector leads to do this. For more information, email the Security Gate committee: securitygate@fawnlakecommunity.com Also check out the Safe Home Tipsheet from our recent MCS meeting.

Connect on Facebook @ FAWN LAKE WA

Our Fawn Lake Facebook page is a great way to stay connected in our community and share pictures, recommendations, garden starts and suspicious activity... Join today at www.facebook.com/groups/fawnlakewa

Mason County Sheriff (MCS) department estimates crime in Fawn Lake at more than 50% lower...than the rest of Shelton.

SAFE HOME

SAFE HOME
SAFE HOME



SAFE COMMUNITY

MASON COUNTY LAW ENFORCEMENT



FAWN LAKE COMMUNITY



Interested in a
FAWN LAKE
Neighborhood Watch?
fawnlakeoffice@gmail.com

HOME AND COMMUNITY SAFETY TIPS

- When reporting criminal activity, ask for an update or call-back if you expect one.
- 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 •••••**



Expanded Member Service Office Hours

Mondays, Wednesdays and Fridays

8AM to 1PM

Tuesdays and Thursdays

3:30-6:30PM



Do you know a resident who
doesn't get the Fawn Lake Office emails?
Invite them to come by during Member Service Hours
or email us their request to fawnlakeoffice@gmail.com



Bryant Hall Reno

The Reserve Study has Bryant Hall scheduled for renovation in 2024. We need updates to the electrical, hvac and other practical aspects. But this gives us an opportunity to make other changes as well. Share your ideas with us! Email: office@fawnlakecommunity.com



Have you been to our Fawn Lake website lately?



NEW FEATURE TO THE WEBSITE!

Share your favorite “Life at Fawn Lake” photos!

Show us what you love about the community! Fill out the form on the Gallery page, attach the file of your photo and send! All pictures will be reviewed for appropriateness of content before being posted.

Did you know you can find past editions of the News And Views, minutes from recent Board and General meetings and our most requested forms? All are available for download.

Check us out at fawnlakecommunity.com!

TIP OF THE MONTH

We have installed an MLS lockbox at the front entrance area for realtors to use when they are bringing potential residents in to view a property. If you are going to sell your property, please have your Realtor contact the office so we can let them know the new procedure for gaining access. They will need to add the information to the “agents notes” when they list the property. They should NOT put an individual lockbox in the gate area.

PLEASE REMIND YOUR REALTOR THAT ALL POTENTIAL BUYERS MUST BE ACCOMPANIED BY A LICENSED REALTOR TO ENTER. THE OFFICE WILL NOT GRANT ACCESS.



May peace and plenty bless your
world

With a joy that long endures
And may all life's passing seasons
Bring the best to you and yours.

Fawn Lake Rental Property Owners

The owner / landlord shall notify Fawn Lake office within fifteen business day when new tenants move into their property (or vacate the property) and identify the primary renter, the members of the household and number of household pets. An Administrative Membership Fee of 20% of the annual dues shall be charged to cover costs for recordkeeping. Failure to comply will constitute a Class 3 violation with an accompanying fine of 30% of annual dues. Owners will obtain a copy of the Fawn Lake bylaws for their tenants and let them know of their responsibilities with regard to being good neighbors and members of the community, no matter how brief. Please encourage your tenants to stay up to date with community news by enrolling in E-Service or picking up a monthly newsletter at the office. The conduct of renters is the responsibility of the landlord and notice of violation and/or fines shall be issued to the landlord member.



FROM FAWN LAKE ACTIVITY GROUP



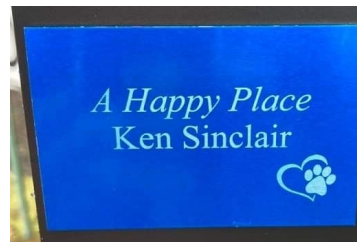
FLAG member, Kathy Jacobson, who oversees the doggie stations with the help of many community members, informed us that all of the new metal boxes have been sponsored! See pictures of the dedication plaques and a list of the sponsors below. Thank you to all who are participating in this project! Thank you to those dog owners who use the bags and help keep our streets, parks, tennis court and yards free of animal waste! You can still be part of the solution by donating toward the cost of replacement bags. The red donation box is in front of the office underneath the outdoor library box. Dog owners., please be as generous with your donations as your dogs are!

Speaking of the outdoor library.....The outdoor library box has been getting wet on the bottom shelf. Plans have been approved on how to fix it and should be completed by end of March. Happy Reading!

FISH ON! FAMILY FUN FISHING EVENT

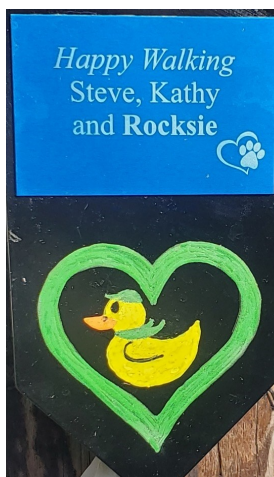
We are excited to announce that we will be assisting our Lake & Dam Trustee with putting on a community-only fishing event on Sunday, April 30th. Participation is free and open to all ages. All community residents and their families are welcome to participate. We will be offering a hearty breakfast for \$5 per person and free hot dogs for lunch at the Cabana. Watch the April newsletter for times. Prizes will be awarded during lunch. Since we are not selling tickets to participate this year, there will be no cash prizes. Prizes will consist of generous merchandise donations from local retailers. Thank you to our volunteers in the community who are stepping up to provide this fun, family experience again. We are always looking for more hands to lighten the work. If you are willing to help us out with the event, contact Renee Olson at 425-387-6604.

HOPE TO SEE YOU AT OUR 2023 EVENTS!



Thanks to the sponsors of our doggie stations!

Terry and Susie Pratt, Dan Sharp,
Lorna and Anthony Havey
Post Fawn Lake Ladies Club, Ken Sinclair,
Gary and Linda William
Dani Yongue and Jack Cloutier, Elaine Ducken,
Jan and Steve Charles



A LOOK AHEAD

Monday, March 20th: Board Meeting 7pm, Bryant Hall

Monday, April 17th: Board Meeting 7pm, Bryant Hall

Saturday, April 29th: General Meeting, Time and Venue to be determined

Sunday, April 30th: Fish On! Family Fun Community Event. See FLAG article for details.

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.

FOR SALE: GOLDEN RETRIEVER PUPPIES

Born 12/21/2022. Parents on site. Have 1st shots. Call 360-239-3012.



May the leprechauns dance
over your bed and bring you
sweet dreams.



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
AND KNIFE SHARPENING
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!**



Fawn Lake Board of Trustees



BILL KNIGHT: WATER DEPARTMENT

BILL KYSOR: PARKS & GROUNDS, ROADS & BUILDINGS

DALE RADCLIFF: SEPTIC SYSTEMS

HEATHER TREMBLAY: SECURITY GATE & COMMUNITY LIAISON

JESSICA PENSE: NOMINATIONS & ELECTIONS

JUSTINE AKEHURST: CORPORATE SECRETARY

MAT MATINCHECK: LAKE & DAM

MIKE RICCHIO: TRUSTEE AT LARGE

STEVE JACOBSON: TREASURER

Officers elected on Nov. 15, 2022 for one year terms: Next vote will be held 11-15-23

OPEN: PRESIDENT

OPEN: VICE PRESIDENT

OPEN: GENERAL ADMINISTRATION

OPEN: BY-LAWS

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**, as written in the bylaws.

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.