



# FAWN LAKE NEWS AND VIEWS

## November 2023

### Semi-Annual General Meeting

#### 2024 Assessment Ratification and More

All Members were invited to attend the FLMC Semi-Annual General Meeting held on Saturday, October 28, 2023. There was lots of information made available at the meeting, as well as, free stuff, volunteer opportunities and department presentations outlining the work accomplished this year and plans for 2024 improvements and repairs.

The Board of Trustees, during the September board meeting, approved the FLMC 2024 Annual Budget for General Assessments (Operating and Reserve). Voting by members in good standing to ratify the budget took place during the Semi-Annual General Meeting. The budget has been ratified and the 2024 assessment will be \$1200 per lot. Invoices will be sent out on or around January 1st. Per our bylaws, "Annual General Assessment amounts come due on January 1st and may be paid in increments of 50% due by April 1st of the new budget year and 50% due by October 1st. Lots will become subject to lien on April 2nd of the budget year if the first installment is unpaid and on October 2nd if the second installment remains unpaid".

There was also a call from the floor for nominations of those interested in joining the Board. No nominations were put forth. Currently we have 2 mid-term vacancies we are looking to fill until those terms expire. Executive positions for President and Vice-President will be decided by the seated board at the November 2023 regular board meeting.

Some of our board members are overseeing more than one department due to the lack of sitting board members. This can be a heavy load for just one person. We are seeking assistance from community members to participate in committees specific to each department. These committee members will help research, gather input from the community and help to prioritize projects for the future. Sign up lists were made available at the meeting. More information about these committees follow in a separate article.

Pictures of the current abandoned boats were put on display to help find the owners. Remaining boats will now be available through a Silent Auction. See more information later in this edition.

We are having a Fall Clean Up on Saturday, November 18th for all interested residents to assist with raking up and removing leaves from the culverts and ditches in preparation for the winter rains. See more information about this event in separate article.

We encourage more people to sign up for E-Service. This email service is designed to keep you notified of important happenings, good or bad, as well as Community Events in Fawn Lake.

*E-Service is for all residents of Fawn Lake, not just owners. We encourage every household to sign up!* Participation in E-Service requires you to complete a signed Authorization Form. Your information will not be used for any marketing purposes and is used only by Fawn Lake. Be a part of our FLMC Community in the know! Form is available on our website or in the office during Member Hours.

**WE ARE FAWN LAKE PROUD!**

**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 3:30pm—6:30pm**

**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)

### Inside this issue:

Semi Annual General Meeting	1
Trustee Reports	2
Employment with FLMC	3
Did you know?	3
A Look Ahead	4
Abandoned Boat Auction	5
FLAG Activities	6
Member Ads	7
Fawn Lake Board Members	8

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

# **MESSAGES FROM OUR BOARD OF TRUSTEES**

## **Steve Jacobson: Treasurer**

We have now completed the budgeting process, including setting the assessment for 2024. The Operating Budget is \$347,000, a \$5,000 increase over 2023 (equates to 1.7% increase). We are targeting \$300,000 of reserve savings, with Capital Expense spending of approximately \$215,000.

We are also moving funds to Morgan Stanley to increase our interest income on funds we have on hand.

## **Bill Knight: Water**

### **AC Water Line Replacement**

Construction for replacing the asbestos concrete water line at the dam and spillway along Crescent will begin shortly. We do not yet have a confirmed start date but anticipate the end of November. We will notify everyone as soon as a date is confirmed. The construction will take about a week to complete with the water being shut off periodically. The Contractor is very experienced in this type of work and knows how to complete the project with minimal disruption to our residents

### **Fawn Lake Water System Staff**

Congratulations to Neal Adams and Troy Henderson for completing their one-year apprenticeship and attaining their certification as a Water Distribution Manager 1. Also, a special thanks to Dan Lovell for training and working with these gentlemen over the last year towards their certification. I would like to recognize our team that works hard to assure our water is safe and available. They include Dan Lovell, Tom Moore (Water Master), Neal Adams, Troy Henderson, and Renee Olson for the administrative support for all of us.

## **Debra Deir: Office Operations**

Firstly, I would like to send a huge thank you to Renee and Tracy in the Office for organizing a terrific Semi-Annual General Meeting. While attendance could have been better, an amazing job was done none the less.

Secondly, I also want to thank all of the Volunteers who lent a hand, both before and after the meeting. A special shout out goes to Kathy Jacobson for leading this group and being a great resource to the office team and to our Corporate Secretary, Marnie Brown, for creating an amazing PowerPoint presentation.

I have heard many comments on social media about Members not wanting to attend the meeting due to poor experiences at these events. In response, we have had emails sent into the office letting us know that this was an extremely well run and professional meeting—the best we've had in possibly the last 5 years. I ask all on Facebook, etc. to please post their experience from the 28th, and encourage members to attend in the future. You do make a difference and have a say in how our community is run. BTW, apologies to all who had to stand...the turnout exceeded our chair count. We will definitely fix that for the April Meeting.

## **Steve Jacobson: Roads**

Be prepared! It is planned that for one day prior to December 15th road repair work will be taking place in multiple places along Crescent. We are waiting final date from the vendor. It will be disruptive. We will send prior notice to give you more information shortly before the work will begin. Watch the reader board and if you're not signed up for E-Service, do it now and stay informed.

## **Matt Matincheck: Lake & Dam**

We had a second fish plant the last week of October. We have doubled the budgeted amount for fish for 2024. We are hoping to plant twice as many fish in 2024 as we did this year, but that will be dependent on the current cost per pound at the time of planting.

It is a shame to see the amount of aluminum cans and other trash in the lake. This only adds to the challenges of keeping a healthy, vibrant lake. Those aluminum cans should be going to the FLAG recycling program to fund community events such as our annual Fish On! event in April.

## **Steve Jacobson: Bylaws**

We now have a functioning Bylaw Violation Review Committee. They review possible bylaw violations and make recommendations on action to the Board. Residents have the ability to submit alleged bylaw violations through our website. At the top of the page click on "More", then "By-Laws and Board Minutes" to access and complete the online form. You may also submit an alleged violation in writing to the office. Forms are available in the office during Member Hours.

## Renee Olson: Member Services

I want to take the opportunity to thank each and every one who helped to make our Semi-Annual General Meeting such a success. The office has received several compliments on the meeting and it is because of YOU! Your willingness to roll up your sleeves to make things happen is admirable and so appreciated! Thank you to Lorna and Anthony Havey, Warren and Judy Rich, Jennifer Gavette, Kathy Jacobson, Cheryl Pense, Jerry and Renee Dehnert, Don Williams, Marissa Anderson, Cindy Knight and Tracy Winston for helping to set up and oversee the various tables at the meeting. Thank you to all of the Board Members for arriving early to help with set up and sign in and any last minute items needed to host this important annual event.

## FLMC Employment Opportunities

We are hiring for the following part-time positions:

**Maintenance Technician**—Responsible for maintenance and upkeep of FLMC building and common areas. Assists other departments, as needed. Wage is up to \$22/hour DOE.

**Maintenance Assistant**—Assist in Maintenance and upkeep of FLMC buildings and common areas. \$15/hour.

Complete job descriptions for these two positions are available in the office during Member Hours.

### TURNING A CORNER ON OUR FUTURE

#### Will you come along for the journey?

With 2 open positions on the board, and no President or Vice President, several of our Trustees are covering more than one area of Fawn Lake business. And, like many of us, they have jobs and family and other challenges that require a lot of time and energy. They are tired and not afraid to admit it. But, even more so, they are dedicated to this community and to its future. With that in mind, they have had some tough discussions about options for the future of the community. Those options include: community members stepping up to assist in taking care of the business of managing our community OR hiring an outside management company OR dissolving the Commission. The latter two options have the hardest and, possibly, the most devastating economical and emotional effects on our community and its' members.

These choices clearly show that the first option is the best and should be taken as the next step in our future....having community members step up to assist in taking care of the business of managing our community. At the Fall General Meeting committee descriptions and sign ups sheets were made available for the different departments as outlined in the bylaws and a few other areas that demand community input. All members were encouraged to sign up for an area in which they either have experience or passion. The only requirement?—understanding of the critical place we are at in our journey and being willing to lend a hand as we go forward.

The committees are as follows: Budget & Capital Expense, Buildings & Permits, Bylaw Update, Community Response, Insurance, Lake & Dam , Nominations & Elections, Septic Systems, Water, Corporate Secretary, Neighborhood Watch.

Descriptions of these committees, including estimated time commitments, are available in the office. We invite anyone and everyone to come and review the department descriptions and decide which committee is right for you. The time is NOW to have a say in our FUTURE! We are all aware of the challenges ahead of us and constant complaining will only make those challenges more difficult for the community to overcome. Make your voice heard in a positive way. Invest some time, some energy, and bring your possible solutions to the table as we map out the future of Fawn Lake!

## FREE 2024 CALENDARS AVAILABLE IN THE OFFICE

### Did you know....?

That to check on the original easements recorded on your Fawn Lake property, you can go to our website, [fawnlakecommunity.com](http://fawnlakecommunity.com) and click on "More" at the top of the page, choose "By-Laws and Board Minutes", then scroll to the bottom where you will find the file. Keep in mind these maps are dated 1966 and additional easements may have been recorded since then.

## A LOOK AHEAD

**Saturday, November 11th:** Veteran's Day Open House, 1pm—3pm, Bryant Hall

**Saturday, November 18th:** Fall Community Clean Up, 9am, see article below.

**Monday, November 20th:** General Board Meeting, 7pm at Bryant Hall

**Thu & Fri, November 23rd & 24th:** *Office Closed for Thanksgiving Holiday*

**Saturday, December 2nd:** Craftsmen's Fair, 9am—3pm, Bryant Hall

**Sunday, December 17th:** Christmas Cheer at the Cabana, 3pm—5pm, Cabana

**Monday, December 18th:** General Board Meeting, 7pm, Bryant Hall

**Mon & Tue, December 25th & 26th:** *Office Closed for Christmas Holiday*

**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 November Birthdays!!!**

### FALL COMMUNITY CLEAN UP

**It's time to get the culverts and ditches cleaned for the coming winter weather!**

Join us Saturday, November 18th at 9am to help clean the roadsides and pick up leaf piles left next to the road as neighbors clean up their yards. Volunteers must sign a volunteer waiver form, available in the office prior to the event. Deadline to sign up and complete the waiver form is Friday, November 17th at 1pm. FLMC will buy lunch for the volunteers so be sure to sign up so we have plenty to go around.

Unless we are in the midst of a monsoon, we will be having this annual cleanup so be sure and dress for the weather! Meet at Bryant Hall; bring your rakes, gloves, water bottles (ya' gotta stay hydrated!), and your great attitude!

### Firewood Harvesting

A sign up sheet and release forms are available in the office for residents desiring to harvest wood from the recent removal of trees along Alpine. This wood is for personal use only, it is not for resale or personal gain. Deadline to sign up is November 20th. We will contact those who have completed the release form with date and times for harvesting. Depending on amount of wood left after this first round of harvesting, we will look at more opportunities for residents to get wood in the near future.

### Veteran's Day Open House

Saturday, November 11th at Bryant Hall (aka, the Office) from 1pm to 3pm. We invite all Veterans, Active Service and their respective families to join us for a time to honor the service of our military men and women. Light refreshments will be served.



Longtime resident, Rick Lanning, passed away on October 16th. He and his family have resided in Fawn Lake since 1981. Rick and his wife, Nora, raised 2 children here (Chris and Dani) and his daughter, Dani Cook, still lives here. Rick is survived by his wife and his two children.

Rick was in the Air Force and owned a local appliance repair shop, Lanning's Appliance. He enjoyed traveling, especially to Stanley, ID where he lived as a child on the family's homestead and gold mine, near Estes Mountain. He was always saying "Family takes care of family"; he was kind and generous. He raised his children with a passion for helping others and the Fawn Lake community has benefitted from that, as Dani served a number of years as a Trustee for Fawn Lake.

BOAT # 1



BOAT # 2



BOAT # 3



BOAT # 4



BOAT # 5



BOAT # 6



BOAT # 7



BOAT # 8



BOAT # 9



BOAT # 10



## Silent Auction for Abandoned Boats

### Open to Fawn Lake Residents Only

FLMC is holding a Silent Auction for abandoned boats recovered from the parks and boat ramps. The office will accept bids for the boats starting Wednesday, November 8th. Deadline for bids is 1pm, Friday, November 17th. Winners will be notified that day and boats must be paid for and removed from water tower area by Wednesday, November 22nd. Acceptable forms of payment are check, money order or credit card (incurs 3.5% fee)

Available boats can also be viewed on our website at [fawnlakecommunity.com](http://fawnlakecommunity.com) on the Community Events page. Bid sheet is also available for download. Bids will also be accepted by email to the office but must include resident name, address, phone number, boat # and bid amount. Any bids not containing the required information will not be considered.

Boats not sold at auction may be disposed of or offered for sale at a later date at the discretion of FLMC.

## FAWN LAKE MAINTENANCE COMMISSION

### ABANDONED BOAT SILENT AUCTION BID FORM

Resident Name \_\_\_\_\_ Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Boat # \_\_\_\_\_ Bid Amount (whole dollar amount) \_\_\_\_\_

## FAWN LAKE ACTIVITY GROUP

Thank you to all of the volunteers and residents who helped make our annual Halloween Mash Up a screaming success! From the “Thrill of Fortune” to facepainting, there was something for everyone—especially laughter and a great sense of community! The costumes were fabulous and the smiles on the kids—priceless!

We are hosting a **Veteran’s Day Open House** on Saturday, November 11th at Bryant Hall (aka, the Office) from 1pm to 3pm. We invite all Veterans, Active Service and their respective families to join us for a time to honor the service of our military men and women. Light refreshments will be served.

Our annual **Christmas Craftsmen’s Fair** will be held Saturday, December 2nd from 9am to 3pm at Bryant Hall. Lots of great gifts available! Tables are \$10, call early to reserve. Mike or Sheril Salvetti, 360-358-8780.

**Christmas Cheer at the Cabana!** Please join us for hot cocoa, s’mores and holiday cheer on Sunday, December 17th from 3 to 5pm. Even Santa may show up! Stay tuned!

**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.
- ◆ 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!

## Fawn Lake Resident Ads

### CHANGES COMING TO FREE RESIDENT ADS IN 2024

#### FREE BUSINESS OR SERVICE ADS

This does not apply to paid ads. This edition will be the last one for 2023 that we will publish your current free ad for your business. We will begin running free ads again in January 2024. To have a free ad placed in the News & Views starting in 2024, please come by the office and fill out a new submission request. Free ads will only run for 3 months per request, first come first served. To continue your ad, you will need to submit a new request. Re-requesting an ad with a picture or business card? You must supply the digital picture for the ad or your ad request will be considered a “Shout Out” ad and will be handled as noted below.

#### FREE “SHOUT OUT” ADS

(those text-only ads selling or looking for something specific) will only run for a single month per request. If you did not sell or find what you were looking for, you will need to submit a new written request (email with the exact information/wording to be published is fine) to have it run the following month.

Please note that the Resident Ads page will be no more than 1 page going forward. First come, first served on ad space regardless if free, paid or a “shout out”. Questions? Please call the office at 360-426-1657.

Need to rehome Frank and Jesse, my 10-year old labs. Both are very friendly but can be escape artists. Contact Dave at 360-426-8188. 170 SE Foxglove.

#### FL Teen raising money for school field trip to Washington DC.

Accepting donations of good used clothing, accessories, blankets, towels, etc. Contact Hayden Henderson at 360-559-9953 to arrange pick up of your donation. Also looking for odd jobs on weekends to help raise spending money for the trip.

We are in the market for a used pontoon boat in good condition. So, if you have one you would like to sell, call or text 360-229-3535.

Looking for a House Cleaner with references  
Please contact Rick Harber at howdysmiln@gmail.com

FL resident looking for a used washer in good condition.  
Contact Shelia at 360-427-0490



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# Fawn Lake Resident Ads

Paul Collie, Owner

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Contact me at (253)886-4535  
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**Officers** elected on Nov. 15, 2022 for one year terms: Next vote will be held 11-20-23

**OPEN: PRESIDENT**

**OPEN: VICE PRESIDENT**

**OPEN: BUILDINGS & BUILDING PERMITS**

**OPEN: BYLAWS INFRACTIONS & COMPLIANCE**

**OPEN: PARKS, GROUNDS & ROADS**

### **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.