



FAWN LAKE NEWS AND VIEWS

October 2022



Fawn Lake Maintenance Commission

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Shelton, WA 98584
Office Phone: (360) 426-1657

Office Hours:

M,W,F– 8:30-12 & 12:30-5:00
Tue & Th– 8-12 & 12:30-4:30

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www.FawnLakeCommunity.com

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flmc.corporatesecretary@gmail.com

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HALLOWEEN MASH UP!

FLAG will be hosting a Halloween event again this year! October 31st from 5-7 p.m. @ the Cabana. Kids up to 12 are invited to wear their costume's and join in on the fun.

Kids 12 and older are invited to join us at the Office from 7-9 p.m. for a scary movie night.

We are looking for donations of candy, cider, small toys, etc. for our event. Please drop your donations at the Office by October 25th.

Did you grow too many pumpkins this year? and don't know what to do with them? We are happy to take your extra ones!

Do you do facepainting or crafts? We would love to have you help us with some hands-on activities!

Let's all get together and make this a Halloween Mash Up to remember!

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: Office Admin./ Gate & Community Liaison

Watch the reader board for a Homeowner Security Workshop we will have with a member of our local Sherriff's office in early November.

Incidents within our Community

There have been 2 recent incidents reported to the office regarding propane tank theft. Please contact 911 in these situations. One resident caught the attempted theft on camera but the make, model and license plate of the silver car with 2 guys wasn't clear enough to identify.

Bill Knight: Water Department

Quarterly Water Meter Reading

Special thanks to Jerry and Renee Dehnert, Cyndi Knight and Greg Schaut for volunteering to read the water meters this month. To read the meters it takes about ten hours and eight miles of walking to cover our community.

Water Meter Heads

We ordered new water meter heads last June and because of supply chain issues, the manufacturer of the meter heads is having problems obtaining the chip for the end points of the meter. They expect it will be several more months before we receive the new meters.

Water Systems Assistant

With the help from Steve Jacobson and Dan Lovell, I am pleased to report that we have hired two Water System Assistants for training. Neal Adams and Troy Henderson will start training on October 8th and are scheduled for a Water Technician class the end of November.

AC Pipe Assessment

Work continues to locate a Contractor to remove sections of the asbestos concrete pipe and a Laboratory for testing and assessment. It is a specialized service, and few contractors perform this work.

Avoid Broken Water Pipes

With the Fall/Winter weather approaching it is time to think about winterizing your water lines. Especially if you are leaving your home for sunny weather or have an irrigation system for your yard.

Six (6) By-laws Changes Approved at the September 19, 2022, Board Meeting

The following By-laws changes were reviewed and approved by the FLMC Board of Trustees on September 19, 2022. These changes were done in accordance with the By-laws requirements as stipulated in Chapter 16, Sections 1 and 2 on page 43 of the November 16, 2020, revision of the FLMC By-laws.

The 'proposed' By-laws changes were submitted to the FLMC Trustees during the August 15, 2022, monthly FLMC Board of Trustees meeting by Bill Kysor, Vice President, to ensure the minimum of "three (3) weeks prior to the date anticipated for discussion and/or vote" by the Trustees. Additionally, the proposed By-laws were submitted for attorney review to Steve Whitehouse, FLMC Attorney, for proper language and compliance with legal standards for our By-laws changes.

FLMC Trustees voted unanimously on all six (6) By-laws changes at the September 19, 2022, monthly FLMC Board Meeting.

Change 1. Delete language in Chapter 4 MEMBERSHIP CARDS, Sections 1, 2 and 3 as the issuance of Membership Cards has not been done in years and is no longer a practice that has been followed. Chapter 4, page 3 of the By-laws, will remain as vacant as a placeholder for future By-laws that may be added and placed in this section.

Change 2. Delete requirements for annual RV permits, Chapter 14, Section M, subsections 1 and 2, page 36. The RV permit process has been randomly enforced, if at all, and many members haven't submitted permit requests whereas others have, making the process and administration of this By-law null and void by the selective practices followed. Requirements for proper waste disposal systems are still in effect as are requirements to maintain RVs parked at Fawn Lake to be in the same good condition as other buildings and houses on members properties.

Change 3. Delete requirements for annual Fish cards issued by the FLMC Office as listed in Chapter 14, Section H. The WA State Game Fish Regulations still apply in Fawn Lake however and this language remains in Chapter 14, Section H. The cost of printing, laminating, and administering the issuance of Fish Cards is over \$1,000 a year and by all recollections of members nobody ever enforced the monitoring of Fish Cards or their display by members after receiving them.

Change 4. Delete wording, where written throughout the By-laws, of the terms "Caretaker" and "Watch Person." These terms and assignments are no longer used at Fawn Lake.

Change 5. Establish the Committee role of "Treasurer" as an officer of the FLMC Board of Trustees as well as a committee function replacing the lesser role of Budget & Out Planning. A more in depth and specific job description of the Treasure duties will be included in the next update of the By-laws projected for early 2023, when all edits and updates are complete to bring the FLMC By-laws to more current and acceptable standards.

Change 6. Establish the Committee role of “Corporate Secretary” as an officer of the FLMC Board of Trustees as well as a committee function replacing the language in the By-laws in Chapter 7, Sections 1 and 2, where “the office of Secretary shall not be an elected Trustee.” Additionally, the office of Secretary was “awarded compensation annually commensurate with the workload.” This pay practice is discontinued and the new Corporate Secretary committee function as well as the Treasurer function are non-paid assignments on the board.

SUMMARY of Appointive Officers and Duties, Chapter 7: The Officers of the FLMC Commission shall be President, Vice President, Treasurer and Corporate Secretary. The officers of the commission shall be elected for a period of one (1) year, each November renewable.

By: Bill Kysor, FLMC Vice President

Summary of the FLMC General Membership Meeting Held on October 1, 2022

Fawn Lake Maintenance Commission (FLMC) conducts “semi-annual meetings of the Members of the Commission to be held the last Saturday in April and the first Saturday in October, and at such place in Mason County, Washington as determined by the Board of Trustees.” (Chapter 6, Section 1, **MEETINGS OF MEMBERS OF THE COMMISSION**, in the By-laws on page number 4). The semi-annual meeting held at the Mason County Transit Building on October 1, 2022, met this By-law requirement.

Section 3 of Chapter 6 stipulates that “**The presence in person, by proxy or absentee ballot of fifteen percent (15%) of all members in good standing shall constitute a quorum for the transaction of business at any meeting of the members.**” Each membership in good standing shall be entitled to one (1) vote on each item brought to a vote. Some members have more than one property so consequently each such membership property has a vote giving some members multiple votes.

Our October 1, 2022, General Meeting had 486 memberships in “good standing.” We had members present representing 45 votes (this included our eight Trustees present at the meeting). 45 eligible voting members at the meeting represented 9.3% of the memberships as no proxy votes or absentee ballots were submitted by members. This has been the approximate percentage attendance of members in last year’s October 2021 General Meeting and the April 2022 General Meeting earlier this year. Consequently, no new business or issues brought by members present in the meetings, could be conducted for a vote.

A reading of the minutes conducted at the September 19, 2022, Monthly Meeting specific to the six (6) By-laws changes was done by Bill Kysor, FLMC Vice President, to inform the members present on October 1, 2022, of those changes and adoption. The announcement of Linda Crabtree’s resignation from the Board and position as FLMC President was also done.

Each Committee Chairperson (Trustee) presented a status of their committee function and updates with two absent Trustees having submitted reports or documents for presentation by others.

CONSIDERATION for FUTURE GENERAL MEETINGS: Change the By-laws to have just one General Meeting a year at a date and time more practical for sufficient attendance by members to achieve a 15% attendance in person, proxy, or absentee ballot to meet the meeting minimum quorum requirement. This topic will be included on the October 17, Monthly Meeting agenda for Trustee discussion and consideration for future action.

By: Bill Kysor, Vice President

Steve Jacobson: Treasure

We are focusing on reducing expenditures. We have reduced communications for the gate by about \$300/year, copier by \$900/year, and now reviewing insurance coverage.

In addition, we are putting together the 2023 budget. We are aiming to tighten up the numbers so we can be as accurate as possible. This affects our Reserve Study.

We just received the updated Reserve Study which will help us with understanding how much money we will need in the future.

Terry Wright: Lake and Dam

Started lowering the lake Oct. 3rd. The lake goes down about 1 inch in a 24 hour period. Water level will be monitored and possibly close the valve Oct. 18th.

Algae test has been sent to King County Health for testing. It is recommended to keep all people and pets out of the lake. If the test results come back with danger warnings it will be posted on the Bulletin Board and on E-Service.

Fawn Lake Board Members Update

Discussed at the October 1, 2022, General Meeting

Several updates were announced at both the September 19, 2022, monthly board meeting held at the Fawn Lake Administration Office and again at the General Community Meeting held on October 1, 2022, at the Mason County Transit facility in downtown Shelton.

The following are those updates:

1. Linda Crabtree, FLMC President and Committee Chairperson for General Administration, resigned her trustee position on September 19, 2022, due to personal reasons. The role of FLMC President is vacant until the November 21, 2022, monthly board meeting when FLMC Trustees will select a new President and Vice President from among the active trustee members of the board. This November selection process is defined in Chapter 7, Section 1, of the FLMC By-laws on page number 7.

There were no volunteers among trustees to fill the President vacancy on an interim basis until November, so Bill Kysor, Vice President, assumed that role for the General Meeting and subsequent monthly meetings on October 17 and November 21.

2. The following Committee assignments were agreed upon during the September 19, 2022, monthly board meeting. Committee assignments are made by the President (or acting President) and do not require trustee or community member votes of approval. (Chapter 7, Section 2. Duties and responsibilities of the appointed Officers).

- a. TREASURER.....Steve Jacobson
- b. CORPORATE SECRETARY.....Justine Akehurst
- c. GENERAL ADMINISTRATION.....Heather Tremblay
- d. COMMUNITY LIAISON and GATE.....Heather Tremblay
- e. PARKS, GROUNDS and ROADS.....Bill Kysor
- f. BUILDING.....Bill Kysor
- g. WATER SYSTEMS.....Bill Knight
- h. NOMINATIONS & ELECTIONS.....Jessica Pense
- i. LAKE, FISH & DAM.....Terry Wright
- j. SEPTIC SYSTEMS.....Dale Radcliff
- k. BY-LAWS INFRACTIONS & COMPLIANCE....Larry ‘Mat’ Matincheck
- l. TRUSTEE at LARGE.....Mike Ricchio

3. A vacancy is open on the board with the resignation of Linda Crabtree. FLMC Trustees have the option of filling this vacancy as an appointment to the board of a qualified member of Fawn Lake until the end of Linda’s term next June. Interested members should contact the Fawn Lake Office to submit an interest letter to the board for consideration.

By: Bill Kysor, FLMC Vice President

Fawn Lake Community Liaison

COMMUNITY SPEED LIMIT

20 MPH

Lake & Roads

GATE UPDATE

The gate is functioning and working properly. Most parts, from the motors to the circuitry, have been replaced within the last few years. Current remotes will work but the new remotes have a much stronger signal. See the office or call 360-968-0475 to resolve any ongoing gate issues.

Fawn Lake Gate calls come via 360-310-6980 an Aberdeen, WA #. Add this phone # to avoid your gate calls being blocked as solicitation calls.

Fawn Lake Facebook Page

Get connected via Facebook with 100+ other Fawn Lake residents.

Ask for tips or recommendations, post pictures, share items to sell/give, report suspicious activity, etc.

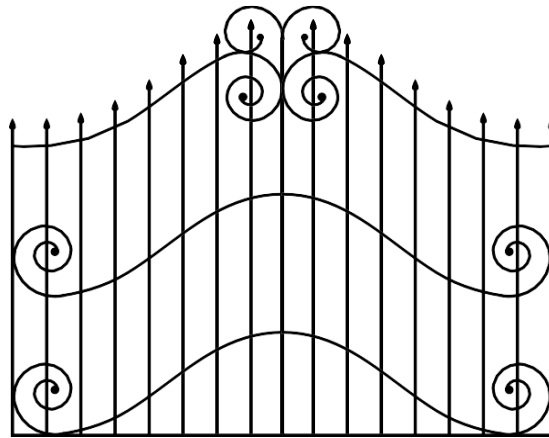
Residents Only group. Join at: www.facebook.com/groups/fawnlakewa

Safety and Security in our Community

Let's join together to prevent crime in our community!

Security cameras and dusk-to-dawn motion lights will discourage theft and capture inappropriate activity.

The fawnlakewa Facebook page, NextDoor app, attending monthly FLMC meetings and waving to passing walkers/drivers is a great way to stay connected in our community and keep our neighborhoods safe. Consider sharing contact info with your neighbors and report suspicious activity.



Fawn Lake Gate Update

October 1, 2022

Dear Residents,

Our gated entrance provides the convenience of knowing when guests arrive, is a proven inhibitor of burglary, and increases the value of our homes - even more as the world grows and melds. The information below may help if you are having ANY ongoing issues with the entry gate system.

You may also contact our volunteer community liaison voicemail at 360-968-0475 for a callback within 24-48hrs.

REMOTE ISSUES:

- ◆ Bring your remote into the Office to ensure it is properly programmed for the upgraded system. Your old remote will work, but we have moved to a wireless system with an upgraded remote option that will provide a further reach and more reliable service.
- ◆ Try replacing your batteries and point your remote toward the call box upon approach.

3-DIGIT CODE ISSUES:

- ◆ Come in or call to ensure you have the same code AND that we have your correct phone number in the system.
- ◆ **If you block solicitation calls on your phone, approve the gate calls from: 360-310-6980**
- ◆ Instruct visitors to type in your 3-digit code instead of asking them to use the directory.
- ◆ If a call goes to voicemail, ask visitors to press # or the next guest may hear a fast busy signal. Pressing # will reset the system and prepare it for a new 3- or 4-digit code.

DIAL 9 TO OPEN GATE ISSUES: Continue pressing 9 a few times - until your phone ends the call. ALSO - if you use an internet-based home phone through comcast, xfinity or century link, the tone for "9" doesn't always come through accurately, *consider using your cellphone number with your 3-digit code instead.*

Living in a gated community provides multiple benefits, including increased value for your home. The challenges related to waiting for visitors using the directory to look up a 3-digit code can be eliminated by ensuring you have provided your code to guests. Please do not use your remote to provide access to guests that you do not know.

A LOOK AHEAD

Board Meeting: Oct. 17th , 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 is 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

It is with great sadness that Janis has informed us of the death of Larry Little.

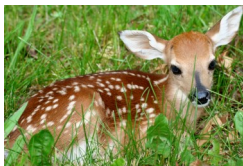
There will be a celebration of life held on October 22 starting at 12 p.m.

It will be held @ 4431 Martin Way E. Olympia

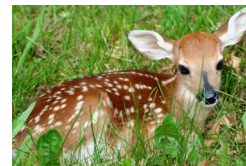
Keep those cans coming! The proceeds from recycling will be donated to FLAG to help fund our community events. There are large recycle bins placed on the back side of Well House #3 near the Office for all community members to place their clean cans in. Please remember:

- ◆ 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



PRESIDENT: OPEN

HEATHER TREMBLAY: GENERAL ADMIN., GATE/COMMUNITY LIAISON

BILL KYSOR: VICE PRESIDENT, PARKS, GROUND & ROADS AND BUILDINGS

MAT MATINCHECK: BY-LAWS

MIKE RICCHIO: TRUSTEE AT LARGE

TERRY WRIGHT: LAKE AND DAM

DALE RADCLIFF: SEPTIC SYSTEMS

BILL KNIGHT: WATER DEPARTMENT

STEVE JACOBSON: TREASURE

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: President and William (Bill) Kysor, Vice 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.