



FAWN LAKE NEWS AND VIEWS

October 2023

Annual General Meeting

Saturday, October 28, 2023 9 am

PUD 3 Headquarters in John's Prairie Meeting Room
2621 E Johns Prairie Rd. Shelton, WA 98584

All Members are invited to attend the Fawn Lake Maintenance Commission (FLMC) October Semi-Annual General Meeting (S-AGM) to be held on Saturday, October 28, 2023 at 9 am. Sign in and social time will be from 8:30 to 9:00 am.

During the meeting there will be presentations from the FLMC Board of Trustees as well as a call from the floor for nominations for those interested in joining the Board. Board sign-up sheets will be made available at the S-AGM. Currently we have 2 mid-term vacancies. Executive positions for President and Vice-President will be decided by the seated board in November 2023.

Following each presentation there will be a 5 minute moderated question period for the presenting Board Member.

The Board of Trustees, during the Board Meeting September 21, 2023, approved the FLMC 2024 Annual Budget for General Assessments (Operational and Reserve) and that the Annual Assessment be \$1200 for each member property in FLMC. During the meeting all the FLMC Members, in good standing, will be issued a ballot to vote to ratify the budget. Votes will be distributed during sign-in at the meeting.

Proxy forms for the meeting will be made available on our website under News & Forms or in the FLMC office starting October 2, 2023. Proxies may only be assigned to a FLMC Member or a Trustee of the FLMC Board. Please note, both members assigning their proxy and the receiving members must be in good standing to vote.

On or before October 6, 2023, a mailer will be sent out, via First Class USPS, to the address of record at FLMC notifying you of the S-AGM meeting date, time and location along with applicable budget handouts as outline in RCW 64.90.525. Should you not receive your packet in a timely manner, please notify the office at fawnlakeoffice@gmail.com.

Should a member in good standing wish to be recognized to speak under New Business at the meeting, for a maximum of 5 minutes per member, please complete a Request to Address the S-AGM form, available online or in the office starting October 2, 2023.

During the meeting, we will also be looking to sign up FLMC Members to our Community E-Service email. The email service is designed to keep you notified of important happenings, good or bad, as well as Community Events in Fawn Lake. 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 also available on our website or in the office during Member Hours.

Look forward to seeing you all at the Semi-Annual General Meeting on the 28th.

The Board of Trustees

www.fawnlake.community.com

**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

Office Administrator
FawnLakeOffice@gmail.com

Website
www.FawnLakeCommunity.com

Corporate Secretary
secretary@fawnlakecommunity.com

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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.

MESSAGES FROM OUR BOARD OF TRUSTEES

Steve Jacobson: Treasurer

The Board at the September meeting passed the 2024 budget and assessment:

2024 Operating Expense Budget	\$350,000
2024 Reserve Funding	\$300,000
Less 2024 Budgeted Misc. Income	\$67,000
Net amount needed to fund both	\$583,000
Assessment per property for 2024	\$1,200

Also approved expenditures from Reserve Study recommendations: water system booster station, well #2 pump, new computer for reading meters, update of Water System Plan, repaint buildings exterior, pot hole repair. Approximate cost \$195,000.

Reserve Study estimates that we are 16.9% funded for assets that have been used, which is up from 14.8% a year ago.

This year the ratification process will take place at the October General Meeting. All owners who are in good standing will be able to vote for/against at that time. If you are not able to attend the meeting, you will be able to access a proxy form from our web site, or by stopping by the office to pick one up. You are eligible for one vote (proxy) per property in good standing.

Bill Knight: Water

AC Water Line Replacement—A request for proposal (RFP) has been sent to six contractors for the replacement of the asbestos concrete water main located on the East end of the lake along the dam. There was a mandatory pre-bid meeting on-site for the contractors on 9/29. Written proposals will be due on October 12th to be reviewed by the Board. Once the award has been made and the work scheduled, the residents affected by the construction will be given plenty of advanced notice.

Tree Removal along Alpine—27 large trees were removed along Alpine because their roots were a threat to damaging the asbestos concrete water line. The trees have been moved next to the water towers and will be made available to all residents interested in cutting them up for firewood. However, the Board is concerned about the Community's liability if someone was hurt while cutting the trees on Fawn Lake property. We are seeking legal advice in this regard and will let everyone know when residents can access the wood.

Water Conservation during a power outage—As Winter approaches and the risk of a power outage increases, it is important to know that water conservation during a power outage is critical. Our water system pumps are operated by electricity from PUD. We do not have a backup generator. So, when we lose power our water pumps stop working but our water towers are still full of water. During a power outage you will still receive water due to the gravity feed from the water towers. It will most likely last for only a few days until the water tanks empty. This is the time to conserve water so that our water supply will last longer until the power is restored.

Heather Tremblay: Gate & Community Liaison

CodeRED is a new tool that will ensure you hear the latest updates from police, fire and other first responders that may affect our area. When you sign up for CodeRED, you may enter landline and/or cellular phones, email(s) and your address to be used in notification of emergencies, alerts and updates regarding our county and specific areas. Fawn Lake has been added as a notification group. Tell your neighbors about CodeRED and contact Mason County Emergency Services with questions about this new tool at 360-425-9670. See instructions for signing up for CodeRED at the end of the newsletter.

Maintenance Crew:

Unmarked boats have been moved to the water towers. Owners can claim until October 31st. Contact the office at 360-426-1657 or by email to fawnlakeoffice@gmail.com to make arrangements to meet Maintenance Staff to identify and claim your vessel. Unclaimed vessels will be offered for auction after November 1st.

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.

Temporary Contract Project—Immediate need for an experienced carpenter to remake our Entry Gate Callbox. We have a template for the project and FLMC maintenance staff may be available as support. This is a paid position. Contact gate@fawnlakecommunity.com with your interest, experience summary and proposed compensation.

CALLING ALL VETERANS AND ACTIVE SERVICE MEMBERS!

FLAG is hosting a Veteran's Day Event. We would like all Fawn Lake Veterans and active service members to come by or email the office to give us your name, branch and dates of service for a poster being made for Bryant Hall. Please sign up by October 27th to ensure you are included! See FLAG article for more information on the event scheduled for November 11th.

FREE 2024 CALENDARS AVAILABLE IN THE OFFICE

Diesel, gas, hybrid or go-cart?

**No matter how you roll, it's still
5 MPH through the gate area when
entering AND exiting!**



Did you know....?

By-Laws section 14.4.N.4 states "When an RV is not being actively used, all personal property shall be kept within the RV or in a storage unit. If an RV is to be covered, the Member shall use a cover specifically designed for this purpose"

This means that any property that is a vacant lot and/or has an RV on it, needs to have everything be put away inside the RV or shed when you are not actively enjoying Fawn Lake. This would include, but not limited to lawnmowers, bar-b-ques-, chairs, tables, bicycles, toys, etc.

Keeping personal items stored and out of sight while you are away will help to deter would-be thieves, not to mention increasing the useful life of the item by not having it constantly exposed to the weather.

FIREWORKS

As the community continues the discussion of fireworks within Fawn Lake, a member has provided some links for more information.

[Consumer Product Safety Commission](#)

[Washington State Patrol Fireworks Incident Data](#)

[Department of Natural Resources](#)

[All fire incidents reported to Washington State Patrol](#)

A LOOK AHEAD

Monday, October 16th: General Board Meeting, 7pm at Bryant Hall

Saturday, October 28th: Semi-Annual Fall General Membership Meeting, 9am at Mason PUD#3, John's Prairie Road

2024 Budget Ratification, Trustee Presentations, Call for nominations for Board vacancies.

Halloween Mash Up, October 28: 6pm—8pm at the Cabana. See FLAG article for more info.

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 October Birthdays!!!

Firewood Harvesting

More information coming soon on opportunities to harvest the wood from the recent tree cutting on Alpine Ave. Information will be sent via our E-Service. If you are not receiving our newsletter and other important community-wide announcements by email, stop by the office to sign up.

Don't miss out on the latest information being shared!

"Warm and Dry" Forecast

The long-range forecast from NOAA suggests September through November and January through March will be warm and dry relative to seasonal norms. Water supply issues across the state are likely to become more frequent.

Water Conservation practices are necessary for all!

Updates to our Website

Volunteer, Ray Nicoli, has been busy helping us to update and automate some of the forms used here for FLMC business. One such form is the Resident Complaint Report for alleged by-law violations. You are now able to fill out the form online by going to our website at www.fawnlakecommunity.com. Go to More at the top of the page, scroll down to By-Laws and Board Minutes. The form is located just below the updated Bylaws.

While your visiting the website, consider uploading fun, family-friendly photos of your summer fun here at Fawn Lake to share with others. As the summer winds down and pumpkin spice fills the air, it's good to take some time and remember the good times here at the lake.

USED EYEGLOSS DONATION BOX IN OFFICE

Shelton's Lions Club has placed a donation box for used eyeglasses here at the office. You may drop off your old, unused glasses during Member Hours. They accept sunglasses and reading glasses, as well. This is a cost-free contribution with enormous emotional and economic benefits. In cases where eye-sight is very poor, a pair of glasses can mean recipients are suddenly employable or family members are able to see what their loved ones and their surroundings truly look like for the first time in their lives.

FAWN LAKE ACTIVITY GROUP

FLAG will once again be hosting our **Halloween Mash Up** at the Cabana. It will be held on Saturday, October 28th from 6pm to 8pm. This is an all-ages event so wear your costumes and come enjoy a spooktacular time with your friends and neighbors!

Calling all Veterans and Active Service Members! We will be hosting a **Veteran's Day Open House** on Saturday, November 11th at Bryant Hall (aka, the Office) from 1pm to 3pm. We have an artist who is creating a large poster, listing all of our veterans, to display in Bryant Hall. Please come by or email the office by 10/27 with your name, branch of service, and service dates if you would like to be included on the poster.

Community Artists and Craftsmen! Get ready for our annual **Christmas Craftsmen's Fair!** Contact Mike Salvetti at 360-358-8780 to get on the vendor list. Date has yet to be confirmed, but stay tuned!

Christmas Cheer at the Cabana! Come and join us for hot cocoa, s'mores and holiday cheer. Watch the November newsletter for date and time.

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

Fawn Lake Teen raising money for school field trip to Washington DC. Accepting donations of good used clothing, shoes, purses, 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. Call me!

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

TENT TRAILER FOR SALE

Good condition 2000 Coleman Utah CP Tent Trailer. 2 king-size bed pullouts, lithium battery, new canopy with attachable screen room, port-a-potty equipped, 3-burner propane stove, dual power small fridge, popout convertible dinette/bed with portable table, pull out sofa/bed, exterior shower hookup, sleeps 8. \$4,500. Contact Joshua at 425-308-0187.

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

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

MAKE REASONABLE OFFER
4' by 8' pontoon boat, needs
some floor work.
Kathy Jacobson 503-539-2274



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 Office: (253) 267-1093
 bryant.naccarato@1800gotjunk.com
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A SPECIAL OFFER TO RESIDENTS OF FAWN LAKE

Now through February 2024, Fawn Lake residents can receive 10% off of a removal. Just mention "GotJunk OlyBrem" and let them know you live at Fawn Lake when you book at 1-800-GOT JUNK.



CUSTOM FORGED KNIVES AND KNIFE SHARPENING

MICHAEL SALVETTI,
 Fawn Lake Resident
 360-358-8780
 msalvetti@msn.com

Fawn Lake Resident Ads

Paul Collie, Owner

832.310.9734
 INFO@COLLIEPESTCONTROL.COM



Licensed, Bonded & Insured | COLLIPC774KU



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
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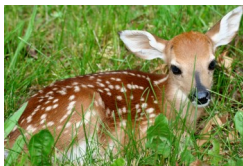
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Free estimates text to (360) 349-7095 **Josue Romero**



Fawn Lake Board of Trustees



BILL KNIGHT: WATER SYSTEMS

water@fawnlakecommunity.com

HEATHER TREMBLAY: COMMUNITY LIAISON & ENTRY GATE

gate@fawnlakecommunity.com

JESSICA PENSE: NOMINATIONS & ELECTIONS

elections@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

MARNI BENEFIELD BROWN: CORPORATE SECRETARY

secretary@fawnlakecommunity.com

STEVE JACOBSON: TREASURER

treasurer@fawnlakecommunity.com

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

OPEN: PRESIDENT

OPEN: VICE PRESIDENT

OPEN: BUILDINGS & BUILDING PERMITS

OPEN: BYLAWS INFRACTIONS & COMPLIANCE

OPEN: PARKS, GROUNDS & ROADS

Communicate with the Board

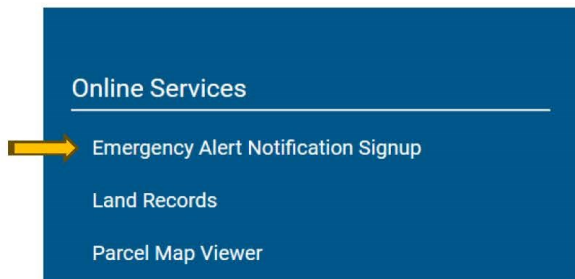
If you have a question, comment, compliment or a complaint you would like to voice directly to one of the Trustees or Officers, email the board member at the address listed under their name and title above. The Board cannot address your concerns if we don't know what they are. *We want to hear from you!*

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.

CodeRED Sign Up Instructions

To sign up follow the instructions below:

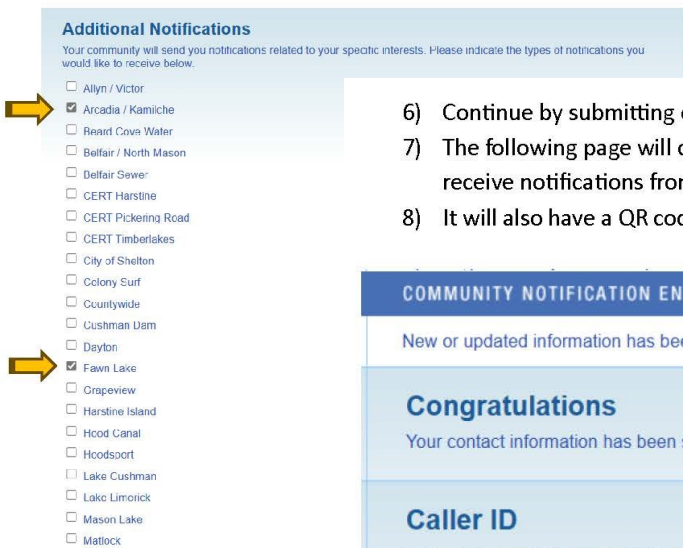
- 1) Open your web browser and go to <https://masoncountywa.gov/index.php>
- 2) Scroll down on the Home Page, viewing the lefthand side blue bar to "ONLINE SERVICES" and select Emergency Alert Notification Signup (pictured below)



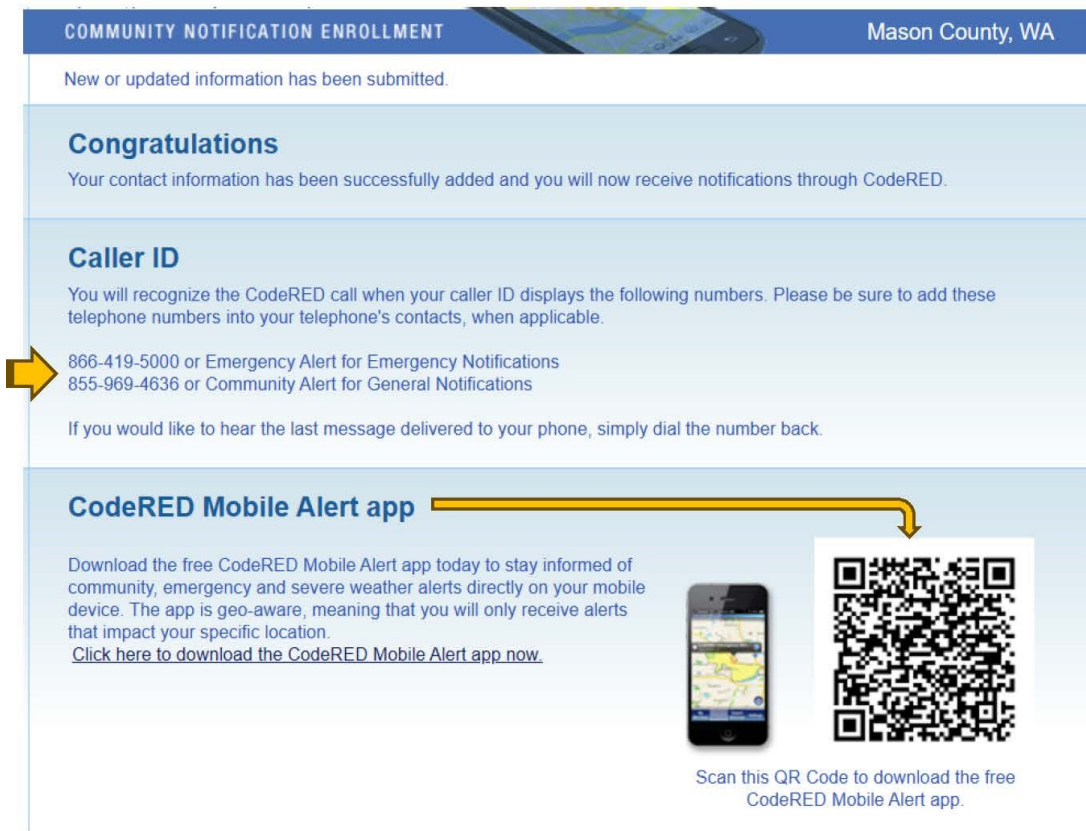
- Meeting Minutes
- View the Mason County Commission meetings

What's New

- 3) Create a new account, entering a username and password.
- 4) Continue to enter your address and notification phone and/or email for both general and emergency alerts.
- 5) Select your notification areas: Arcadia/Kamilche and Fawn Lake would cover your home area.



- 6) Continue by submitting confirmation of your username and password.
- 7) The following page will confirm your enrollment and list the phone numbers you can expect to receive notifications from.
- 8) It will also have a QR code to download the CodeRED app for your phone.



Use the QR code above to download the app and receive notifications from government community groups, emergency service providers and sever weather alerts.