

FAWN LAKE MAINTENANCE COMMISSION



NEWS AND VIEWS SEPTEMBER 2026



Message from the President

Fawn Lake Maintenance Commission

471 SE Crescent Dr
Shelton, WA 98584

Office Phone: 360-426-1657
After Hours **Emergency** Phone: 360-868-8281

Member Services:
info@fawnlakecommunity.com

Bookkeeper:
accounting@fawnlakecommunity.com

Website:
www.FawnLakeCommunity.com

Member Service Hours
Mon, Wed, Fri 9AM - 1PM
Tue & Thu 1PM - 5PM



DON'T BE THE LAST TO KNOW!

Sign Up for E-Service

Get community notices & New and Views by email! Contact the office for more information!

Sign up for online bill pay

Get your HOA invoices by email with link for online payment options!

2026 FLMC Board Meeting Dates!

January 19th
February 16th
March 16th
April 20th
May 18th
June 15th
July 20th
August 17th
September 21st
October 19th
November 16th
December 21st

Fellow Fawn Lakiens,

The 2027 budget will be voted on by the Board at the September Board meeting. One of the issues to be decided will be whether Fawn Lake should hire a General Manager to run the day to day operations. The funding proposed is \$150,000, which equates to \$300 per property per year. The Board has been operating with only 8 members and the stress on these members has been building.

The lake has responded well to the treatment this year. It appears that a number of lakes that had algae last year have also bounced back. Tansy ragwort we sprayed for in the lake, but not onshore. Tansy Ragwort is a Class B weed and it is recommended to pull and bag plants before they go to seed (please wear gloves when pulling as the plant is toxic).

We are almost ready to set dates of construction on Crescent Drive for water pipe replacement. We will be diverting traffic through Foxglove for everyone but people who live on Crescent between the dam and Foxglove.

July 4th we had some of our neighbors clean up after themselves by putting almost spent fireworks in a dumpster. The dumpster caught fire and destroyed the tops and paint, costing \$368 to repair. We were fortunate that a resident saw it and called the fire department at 2am. If the fire had jumped the dumpster, homes would have been in danger.

We have had two bylaw change requests made concerning handling of fireworks. We will discuss what the ramifications of passage of either change would be.

Steve Jacobson

Fawn Lake 2nd Half of Assessments Due October 1, 2026

If you still owe the 2nd half of your 2026 assessments please have your payments in by October 1, 2026. If you have your invoice number you may pay using your Credit Card or Checking Account through the payment portal here:

<https://freedommerchants.com/fawnlakemulti.php>

You may also pay by credit card or check at the office during Member hours or by dropping off your check in the office drop box. Make checks payable to FLMC or Fawn Lake Maintenance Commission. **Debit cards and Cash cannot be accepted.**

Fall Annual General Meeting Coming Soon!

The next Annual General Meeting (AGM) is scheduled for October 31st, 2026. Please attend as the residents who volunteer their time to keep our community going want you to know what current and future Fawn Lake projects are planned and how they will be worked on or completed this next year.



No soliciting in the community! Soliciting within Fawn Lake is not allowed. If you encounter someone in the community who is soliciting please ask them to leave as they are trespassing and the sheriff can be contacted to have them removed.



Messages from FLMC Board Members



Office Operations - Steve Jacobson

There have been a large number of bylaw complaints over the last 3 months. Please understand that these complaints are filed by community members, and then reviewed by an independent group of owners. The office personnel only handle the paperwork and have no role in the decision making process.

Gate & Community Relations - Heather Tremblay

Ensure your guests and vendors have easy access through our gate:

- Provide vendors and guests your 3-digit code or their own clicker.
- Add the **gate phone #** to your contact list, **(360) 310-6980**, (& maybe give it a special ringtone) so that you recognize gate calls.
- Answer & verbally confirm your gate calls, then press 9 until the call disconnects.
- If your guest is following you through the gate, use your clicker a 2nd time for their access - **the gate only allows 1 VEHICLE PER AUTHORIZATION.**
- To report all gate issues that you see or experience, or if you have any questions and need clarification on these suggestions please email: gate@fawnlakecommunity.com so that we can help you resolve them. These simple steps will help us all enjoy the benefits a gated community provides, and overcome any challenges that come up along the way.

Community Safety Briefing: The latest on preventing cybercrime and the new D.A.R.E for kids. For information on or to sign up for this upcoming Fall event, email gate@fawnlakecommunity.com.

Lake & Dam Operations -

The search for a solution to repairing the valve continues, as the information that the dive has given us is making us reconsider our efforts. The lake has also responded well to the treatment this year. It appears that a number of lakes that had algae last year have also bounced back. Tansy ragwort we sprayed for in the lake, but not onshore. Tansy Ragwort is a Class B weed and it is recommended to pull and bag plants before they go to seed (please wear gloves when pulling as the plant is toxic).

Parks, Grounds & Roads - Teresa Becker (temporary trustee)

The roads have recently been painted and the focus will now be on cleaning out the ditches and FLMC culverts. A thank you to our Maintenance Team.

Building & Landscaping - Jeff Roberts

It is hard to believe that another summer has come and is now on its way out. Thank you to all of you who have been out making your places look great. We have seen lots of new fences, roofs, decks, and homes being worked on. Just a reminder, it's not too late to get those permit requests in. September and October are normally pretty nice months, and there is still time to get those last-minute house projects started and finished before we all go into hibernation mode.

Remember that even though the grass is not really growing right now, please make sure you are cutting or pulling the weeds from your yards and gardens. Please also make sure you are getting your firewood logs cut, split, and stacked nicely.

And if you didn't finish that car project, please remember to get a car cover for the vehicle so it stays protected. Make sure to get your building application into the office well in advance of starting your project.

Water Operations - Bill Knight

We have had two water main leaks this year. Both were discovered and reported by residents that noticed running water or unusually soft and wet ground. You are the best source for discovering potential leaks so please contact the office if you suspect there might be a leak.

We have received quotes from three contractors for the replacement of the water main from the dam up Crescent to the intersection at Foxglove. We are working with PUD3 to share in the cost of excavation and restoration of the trenching needed for placement of the water lines and electrical lines. We should have a decision in the next few weeks. We don't have a specific date for the work to be done at this time but it will be completed no later than the end of October.

Septic Systems - Chris Clifford

2026 Septic Inspection and Pumping

Maples Excavating and Septic has extended their discounted pricing for any Fawn Lake Community Member until the end of the year. If you miss this window (September 8th-18th), please call them directly to schedule your services.

Cost Breakdown:

- Standard Pumping: A flat rate of \$499 (+ tax) for up to 1,200 gallon
- Secondary Tanks (e.g., Pump Tanks): Charged at \$0.35 per gallon rather than an additional flat fee. For example, pumping a typical 400-gallon volume from a secondary tank would cost an additional \$140 (+ tax).
- Hand-Digging: \$150 per hour if the provider needs to manually dig to locate and clear the lid(s).

Important Note on Tank Access:

Most septic and pump tanks have two compartments, meaning there are two lids. If only one lid is uncovered, the provider can only pump that specific compartment unless you request that they uncover the second lid.

Brittany Maples

Maples Excavating & Septic LLC
911 SE Arcadia Rd.
Shelton, WA 98584
(360) 463-8474





!!! ATTENTION FAWN LAKE RESIDENTS WE NEED YOUR HELP !!!



We currently have the following openings on the Fawn Lake Board of Trustees:

- 1.) **(OPEN) MAINTENANCE TRUSTEE:** This Trustee is responsible for the Parks, Grounds and Roads Committee.

Responsibilities: Preventative maintenance with reference to roadways, ditches, culverts, brush/weed control and Community grounds. Has the support of 3 Maintenance Technicians to perform preventative maintenance. Attends 1 monthly Board meeting.

- 2.) **(OPEN) LAKE AND DAM TRUSTEE:** This Trustee is responsible for the Lake and Dam Committee.

Responsibilities: Makes recommendations to the FLMC Board of Trustees with reference to the needs of the lake or dam including, the raising and lowering of the water level of the lake, ensuring that there is a quality and population of fish in the lake to compliment the Washington Fish Biologist's recommendations, fishing policies and enhancement, and that the proper inspections and reporting is done to maintain compliance with the State of Washington, Department of Ecology. Attends 1 monthly Board meeting.

- 3.) **(OPEN) BY-LAWS TRUSTEE:** This Trustee is responsible for the By-Law Infractions and Compliance Committee.

Responsibilities: Shall review and update as necessary the By-Laws and compliance processes of the FLMC to assure that our community's living conditions and environment are safe and sound. Provides information to the FLMC Office so they can prepare Infraction Letters to the appropriate Member. Works with the Trustee responsible for Office Operations to monitor with the FLMC Office to re-issue further notices as needed and ensure infractions and their outcome are effectively recorded in a database to ensure the spirit and intentions of the FLMC Bylaws are upheld. Attends 1 monthly Board meeting.

- 4.) **(OPEN) OFFICE TRUSTEE:** The Office Trustee is responsible for the Office Operations Committee.

Responsibilities: Assures that sound business and office procedures are followed. They shall be the custodian of all deeds, contracts, maps, documents, letters and records pertaining to the FLMC and ensure continuity of recordkeeping. Attends 1 monthly Board meeting.

Fawn Lake has a rich history of our residents volunteering their time and expertise in helping to keep our community a beautiful place to live. If you have the time and believe that your prior work experience would be helpful in moving our community forward, please consider applying for any open position. You can do so by using the link below or by picking up an FLMC Nominations Submittal form in the office:

<https://img1.wsimg.com/blobby/go/c3e9aef9-9689-4e16-9efb-56bc2a3971fc/downloads/2e7041d3-4fe4-4f75-9f8c-e9458de1c68a/FLMC%20NOMINATIONS%20SUBMITTAL%20FOR%20TRUSTEE%20OPEN%20PO.pdf?ver=1786120778456>



BY-LAW of the MONTH: TREE REMOVAL



Chapter 14 Section 2A "Any Member intending to excavate, clear trees, or construct either permanent or temporary buildings, outbuildings, sewage disposal systems, docks or placing of manufacture homes on any lot shall submit a FLMC Building, Construction, Tree Removal Application ("Application"). It is the Member(s) responsibility to obtain the appropriate permits as required by Mason County and/or Washington State and submit them with the Application to the Trustee responsible for Buildings & Permits for approval prior to the commencement of any activity. The Application is available either in the FLMC Office or on the website."

Chapter 14 Section 3C "Lot debris from removal of trees or other vegetation shall be disposed of within ninety (90) calendar days of commencement of such activity. Burning of lot debris shall be within the "Guidelines for Outdoor Burning in Mason County".



Getting Ready for our Halloween Bash!



Happy September all my Fawn Lake friends! Now is the time to step up to the plate and help your Fawn Lake Head Witch plan her festivities and mischief for our Halloween Bash on Saturday, October 31st. I would love to get together with anyone that is willing to help me put this on and we can pow-wow together with all the decorating and cleaning-up details. It is pretty easy. Please let me or the front office know if you would like to help. cynthialouknight@yahoo.com or info@fawnlakecommunity.com. I'm thinking about having a meeting on September 28th at Bryant Hall at 3:00pm. If you work and can't make that time please contact me and maybe I can juggle the time a bit. I'm really hoping to get more help this year. Last year was tough because the help didn't step up until the last minute and it was really hard to put it all together. I want to thank Lori Alden for talking me into it for one more year! So if you would like to help, step up please and step up soon!



Your Personal Head Witch,
Cyndi Knight

LADIES CRAFTING GROUP: EVERY TUESDAY 10AM TO NOON.

Meet at 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.

BOAT STORAGE AT PARKS - The FLMC Board is attempting to improve the look of the lake areas, and it was proposed and passed that boats will be stored at the northwest park area, meaning at the end of Crescent on the opposite end of the lake from the dam. The areas include the well 4 (Willow Park) area and at the Cedar Park that is near the railroad tracks. You may place your boats in these two area beginning April 1

Fawn Lake Board of Trustees

OFFICERS

(elected/appointed in November of each year for one year terms)

PRESIDENT: STEVE JACOBSON
president@fawnlakecommunity.com
VICE PRESIDENT: OPEN POSITION
TREASURER: TERESA BECKER
treasurer@fawnlakecommunity.com
CORPORATE SECRETARY: JANE MCCOY
secretary@fawnlakecommunity.com

TRUSTEES

WATER SYSTEMS: BILL KNIGHT
water@fawnlakecommunity.com
OFFICE ADMINISTRATION: **OPEN** POSITION - STEVE JACOBSON (ACTING TRUSTEE)
officetrustee@fawnlakecommunity.com
LAKE & DAM: **OPEN**
lake.dam@fawnlakecommunity.com
TRUSTEE AT LARGE: JOE LOMBINO
trusteeatlarge@fawnlakecommunity.com
PARKS, GROUNDS & ROADS: **OPEN** POSITION - TERESA BECKER (ACTING TRUSTEE)
maintenance@fawnlakecommunity.com
SECURITY & GATE: HEATHER TREMBLAY
gate@fawnlakecommunity.com
SEPTIC SYSTEMS: CHRIS CLIFFORD
septic@fawnlakecommunity.com
NOMINATIONS AND ELECTIONS: JOE LOMBINO
Nominationsandelections@fawnlakecommunity.com
BUILDINGS & LANDSCAPING: JEFF ROBERTS
building@fawnlakecommunity.com
BYLAWS: **OPEN** POSITION
bylaws@fawnlakecommunity.com

Communicate with the Board

If you have a question, comment, compliment or a complaint that you would like to address directly with a trustee or officer, email the board member at the address listed under their name and title. 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.

After Hours Emergency Number

After Hours Emergency Number is 360-868-8281. It should be called only after Business Hours and only for emergencies related to Fawn Lake Services. If you are having a personal emergency, please call 911 immediately!

~ Open Board Positions ~

We are continuing to look for community members willing to volunteer as Trustees. We currently have several Trustees covering multiple areas at once. Please contact the office if interested.

WE NEED YOU!



CALL FOR VOLUNTEERS!

FLMC needs you! A community the size of Fawn Lake requires many volunteers. From serving on the board, committees or miscellaneous projects we need you! Help keep our operating costs down by the giving of your time.