

Lakemoor Community Club

Olympia, WA 98512
www.kenlake.org

Dear Neighbor,

Welcome to your new home and the Ken Lake neighborhood! Ken Lake is a unique urban forest community. At its heart is one of the very few private lakes in the entire state of Washington.

The following items are included in this packet to provide you with a better understanding of our neighborhood and all the wonderful things it has to offer:

- Ken Lake Essential Information
- Updated Rules and Regulations, including Common Area Rules
- Fines & Delinquency Information
- Neighborhood Map
- Yard and Garden Care Tips
- Home Safety Suggestions
- Urban Forest Brochure
- Events Information

Covenants and Bylaws can be found on our website, www.kenlake.org, under the LCC Documents tab. You can also find an Architectural Committee Application and other information under the LCC Documents tab.

For information on community events, meetings, or to reserve the parks for an upcoming private event, go to the kenlake.org website and click on the "Neighborhood" tab, where you'll find the Calendar and Reservations page and information about upcoming events, HOA Board and Committee meetings, Zoom links, and agendas. Monthly Board Meetings and other community events are also advertised on a sign at the entrance to the neighborhood. All Ken Lake residents are welcome to attend and share their ideas and concerns and meet their fellow neighbors.

Our Corporate Clerk is a wealth of information and can be reached at kenlakewaclerk@gmail.com. She is also the one to contact to obtain your I.D. wristbands for using our neighborhood parks and to set up access to the "Residents Only" section of our website where you can access our newsletters, minutes, financial reports, and other "Resident Only" information.

In addition, new owners will get a packet from VIS in the mail after the property is recorded with specific HOA quarterly assessment billing information. HOA assessments are billed quarterly by VIS Management.

I hope that you enjoy your new home and the active community in which we live!

Sincerely,

Erin Murray
Ken Lake Welcome Committee

Lakemoor Community Club and Ken Lake Essential Information

Ken Lake Website
For all information about Lakemoor Community Club & Ken Lake, please go to kenlake.org

Facilities
Ken Lake is a motor-free boating lake that is excellent for fishing and swimming.

There are four parks and an urban forest trail located within our community that offers a variety of outdoor activities.

Westside: This park offers a swimming area with slide, a beach with a dock, a small picnic area, swings, and a boat storage area with kayak/canoe racks.

Main Recreation Park: The larger of the lake parks, Main Recreation Park has an enclosed swim area, a boat dock, a beach, a large picnic area, a boat storage area with kayak/canoe racks, swings, and a large playing field.

Sports Park: An acre of grass contains football goal posts and a baseball backstop. There is a tennis/pickleball court, basketball court and play structure for young children. A dog park has been set up next to the tennis court. Users are expected to monitor their dogs and follow the posted rules.

Tot Lot: The park is designed with the younger set in mind and contains a play set, slides, a climbing tower, a grassy area with picnic table and community garden plots. To inquire about renting a garden plot, contact our Corporate Clerk at kenlakewaclerk@gmail.com.

The Urban Forest: Unique to Ken Lake is a 22-acre urban forest for access by residents and guests. The urban trail allows hiking, bicycling, and on-leash dog walking in a beautiful unspoiled natural setting.

Identification Bands
ID bands are required when using any of the Ken Lake facilities. Each household will be provided with ID bands when moving into the community. Please contact our Corporate Clerk at kenlakewaclerk@gmail.com to obtain your bands. All individuals using a Ken Lake facility must have an ID band. Security will ask anyone in a Ken Lake facility without a band to leave.

Activities
Yearly neighborhood events include:

- Easter Egg Hunt (the day before Easter)
- Fishing Derby (one Saturday morning in April or May)

- Community Park Cleanup Days
- Ken Lake Community Garage Sale (one Saturday in June)
- July 4th Parade, Picnic, Ride & Run
- Fall Festival at the Main Rec

Community volunteers organize all activities. If you are interested in volunteering for events or committees, please email kenlakewaclerk@gmail.com. Activities are announced in the monthly newsletter and on the sign at our entry islandprior to the event.

CC&Rs
The Ken Lake community maintains and enforces a set of Covenants and Rules and Regulations. It is the responsibility of homes to recognize these CC&Rs and make certain that their families, guests and renters observe these rules and regulations. You can find our Covenants and Rules and Regulations under the LCC Documents tab on our website at kenlake.org.

Lakemoor Community Club Board Meetings
Monthly meetings are primarily online via Zoom, but are sometimes held in person at a local school or at the Main Rec area (check our online calendar for details). All community members are encouraged to attend. The date and location of the meeting is announced in the monthly newsletter and on the sign at our entrance island.

Every November, the community holds an annual member meeting. All community members are encouraged to attend. All Board and Committee meetings are available on Zoom.

Community Assessments
The cost of maintaining and operating our community are covered by dues. The assessments remain low because of our many volunteers. Assessments are due quarterly on the first day of January, April, July and October. If you have questions regarding your account, please call VIS (the company that manages our HOA dues) at 360-537-9619 and leave a detailed message. You may also contact our Ken Lake clerk at kenlakewaclerk@gmail.com.

Community News
A monthly newsletter is available in the Residents section on the Ken Lake website a week or two after each board meeting. The newsletter relates the latest events in the community and alerts neighbors to activities that may be of interest. The website can be found at: www.kenlake.org. Make sure you email kenlakewaclerk@gmail.com for “Residents” access on our website, which includes the newsletters.

Security
Ralph Oliver provides security for our neighborhood. All incidents or security issues should be reported to Ralph at 360-791-0129 or at kenlakepatrol@usa.com. Call 911 for emergencies.

Welcome Committee
Erin Murray is our welcome committee contact. If you are new in our community, email Erin at kenlakewelcome@yahoo.com and she will make arrangements to provide you with a welcome package of materials for you**.**

Parking
There are no sidewalks in the Ken Lake community. For safety reasons, off-street parking is encouraged. Please note that the City of Olympia prohibits parking on the side of the street opposite ofthe flow of traffic.

Speeding
The speed limit in our community is 25 mph, but slower speeds are recommended around blind corners or when there are pedestrians. If you see vehicles speeding, take the license number and vehicle description and provide the information to our Ken Lake security officer.

Bicycles
Obey the same traffic rules as motor vehicles.

Pedestrians

Please walk on the same side of the street as approaching traffic, i.e. facing the traffic in your lane. At night, wear light colored or reflective clothing and carry a flashlight. Walk single file if traffic conditions warrant.

Dogs
The City of Olympia has an animal control ordinance. We are in the city and the leash laws apply to our community. Dogs running loose should be reported to Animal Services 360-943-3640. Dogs are not allowed in any of the community recreation areas under any circumstances, with the exception of the community dog park and the Urban Forest trail, or on board designated Dog Days.

Boat Storage
A limited number of boats are kept in the designated areas of the Main Rec and Westside Parks. Residents must apply annually for storage permission and all boats permitted must display a Lakemoor Community Club boat permit number. Permits cost $54 and are valid for one year beginning each March. Permits are issued on a first come, first serve basis. Once all permits are issued for the year, requestors will be placed on a waiting list. Contact our Common Areas Manager at kenlakeparks@gmail.com. All boats in the parks must be locked and secured, otherwise they will be removed.

Bang Sounds
For residents new to our community, one way we control the geese population problem is by using a special gun that shoots blanks at geese in order to prevent them from landing on private and community property. This sometimes occurs early morning or late evening.

Ken Lake Fun Facts

There are 289 residential lots and 274 homes in Ken Lake. Of those homes, 42 are lakefront, 14 are on the canal.

The lake itself is approximately 26 acres.

The average depth range is 12 to 15 feet seasonally.

The average year round temperature of the lake is 56 degrees. It is usually much warmer in the summer months.

The native fish are large Mouth Bass, Bluegill, Peach and Bullheads. The HOA stocks the lake with farm-raised Rainbow Trout, especially popular with the Fishing Derby.

The lake is 17,000 years old, created when the Vachon ice sheet retreated. It is primarily filled by storm water and by hydrostatic springs during the wet period typically. The lake is technically a “perched” aquifer while the main aquifer is approximately 60 feet below.