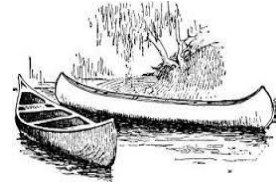


# The Ken Laker



*The October Newsletter for the Lakemoor Community Club  
Olympia, Washington [www.kenlake.org](http://www.kenlake.org)*



The Governance Committee  
needs volunteers for this very  
important undertaking.

Consider  
Helping to shape the future of  
Ken Lake!

[kenlakesecretary@gmail.com](mailto:kenlakesecretary@gmail.com)



If you are new to our amazing  
neighborhood, please reach out to the  
lovely Erin Murray at  
[kenlakewelcome@yahoo.com](mailto:kenlakewelcome@yahoo.com) to  
obtain your Ken Lake Welcome Packet

Help keep storm drains  
clear! If you live near  
one, please rake it up so  
the stormwater can keep  
flowing!

Recognize your neighbors'  
Halloween Efforts!

[https://forms.gle/bSm9AN  
RmQU62utbZA](https://forms.gle/bSm9ANRmQU62utbZA)



## **UPCOMING EVENTS & IMPORTANT DATES**

NOVEMBER 8<sup>TH</sup> -DOG  
DAYS OF FALL

NOVEMBER 18<sup>TH</sup> –  
ANNUAL MEETING,  
BUDGET RATIFICATION  
AND ELECTION RESULTS

DECEMBER 7<sup>TH</sup> – DOG  
DAYS OF WINTER



## ***Notes from the LCC Board Planning and Board Meeting for October 2025***

This month the board had committee reports shared at the planning meeting to help reduce the length of the monthly board meetings. Information provided by the committees is included in the newsletter following the notes.

There was much discussion about getting the proper information and timeline out to the residents regarding board elections and the Annual Meeting. See the president's message for clarification.

The treasurer discussed the accidental non-payment of our Urban Forest taxes, along with a plan to make sure it does not happen again. The board approved a motion to hold VIS responsible for paying any late fees connected to the missing tax payments. Since the meeting, VIS has paid all the fees and our taxes are now up to date.

The replacement of the red, white and blue guest bands was discussed, as people are starting to lose/misplace them. The board decided that replacements can be purchased for \$5 each, but that after they reach a replacement for each band, they will not be allowed to replace any more. As a reminder, each home was given 2 keyed RFID bands and 8 guest bands.

### *Presidents Corner...*

Dear Ken Lakers,

On the topic of the election, VIS mailed a packet this week that includes ballots and the budget adopted by the board at its September meeting. I have heard of some confusion about the instructions as they relate to approving or rejecting the 2026 budget, so I will attempt to clarify the process.

Voting for this year's Board election is straightforward. You may vote for up to four candidates, as there are four open positions, each serving a two-year term.

VIS requests that ballots be mailed in by November 7 to allow sufficient time for verification and counting. Homeowners may also email their completed ballots if they prefer.

Ballots received after November 7 (by mail) will still be accepted; however, if they arrive too close to the Annual Meeting on November 18, VIS may not have adequate time to verify them before the final count. If you're unable to mail your ballot by November 7, please email it directly to VIS.

Homeowners may also submit or revise their votes at the start of the Annual Meeting, which begins at 6:00 p.m. In addition, nominations from the floor will be accepted during the meeting.

The packet you received notes that the annual meeting will be conducted on Zoom this year. It includes a meeting ID and passcode, but not the usual link to the meeting, which begins at 6 p.m. I asked VIS to provide us with a link for those who aren't familiar with IDs and codes, and it is

<https://us06web.zoom.us/j/85629916248?pwd=qpWFuq2jYJlZpsjpTGkkJ2beYnuLDM.1>

Meeting ID: 856 2991 6248

Passcode: 432467

A reminder email with the link will be sent to homeowners a few days before Nov. 18.

The other decision homeowners will need to make is voting to accept or reject the budget approved by the board.

The budget includes a \$10 a quarter increase in assessments, bringing them to \$190 a quarter or \$760 a year, up from the \$720 a year. Despite rising costs, this is the first increase in four years.

The instructions ask voters to either approve or disapprove the budget. If more than 51 percent of all lot owners do not approve the budget, it reverts to the same one that is in effect this year. The board could later revise the budget but it will take time.

If a homeowner chooses not to either approve or disapprove the budget, he or she could just check the "Quorum purposes" box. That applies toward reaching the minimum number of households needed to establish a quorum of lot owners for purposes of the election.



## Governance Committee Volunteers Needed!

There is a need to update the governing documents for Ken Lake. A governance committee with subcommittees will be established. Volunteers are needed. There is a need to review the present covenants, rules and regulations, and compliance processes and make recommendations that meet both the needs of the community and the latest legal requirements. If interested in serving on a subcommittee focused on by-laws, covenants, or compliance, please contact [kenlakesecretary@gmail.com](mailto:kenlakesecretary@gmail.com)



## Sinking Westside dock to be repaired!

We have good news about the sinking Westside floating dock. The owner of the company who built the dock has agreed to replace the floatation tubs beneath the dock with taller ones, at no cost to the community.

Our common areas manager Mike Frank and others initially had difficulty getting a response from Watersmith, the company that built the dock nine years ago, about the problem. The dock began gradually sinking several years ago and the rate of decline has accelerated.

Having received no response despite repeated calls, the board directed Mike to seek bids to have the black tubs beneath the dock replaced. Contractors who examined the dock determined that an inadequate number of floats had been installed. Bids to replace the tubs varied widely, but they ranged from \$33,000 to \$50,000.

While Mike sought bids, the board directed our HOA attorney to send Watersmith owner Bradley Smith a letter demanding that he honor the 30-year warranty he provided when the dock was built.

That did the trick. Smith immediately called Board President Mike Gowrylow to arrange to inspect the dock, and the two Mikes met with Smith at the dock the next day.

It turns out that somehow, Smith, who is a nice elderly man, didn't recall the voicemails left on his phone and emails sent to him. He claimed he knew nothing about the issue until he got the attorney's letter. Having said that, Smith said his reputation mattered greatly to him, and warranty or not, he would fix the problem.

While it still is a mystery why the docks gradually failed, one theory was that rain and lake water may have gradually made the lumber of the dock heavier. Smith explained that when he built the dock, the then common areas manager asked him to use eight-inch-tall floats so the dock would sit lower in the water and be more accessible to kayakers. That turned out to be too close to the water over time.

Mike (Frank) worked with Smith to calculate the number of taller floats needed to support the weight of the dock itself and the maximum number of people who could be on it. Kudos to Mike for doing these calculations, which Smith agreed were correct.

Smith recently advised Frank that the new floats have arrived and the two are arranging a time for them to be installed. This will entail moving the dock onto the park shoreline. The installation date is still uncertain, but possibly before the end of the year.



## *Ken Lake Events Committee*



*Help! Does anyone have a trailer or truck and would be willing to volunteer to drive kids around for a holiday hayride? Please let us know!*



Recognize your neighbors' Halloween Efforts! <https://forms.gle/bSm9ANRmQU62utbZA>  
and for those who want to encourage votes here is a QR code



~~One last Dog Days of Summer for the season~~

**Extended!**

Sign up on the website to Attend! November 8<sup>th</sup> & December 7<sup>th</sup>



## From the Urban Forest Committee:



Its going to be '**Gnomes in the Forest' Season** soon!  
The KL seasonal needle-felting crafting effort will start up in early Nov. and residents are encouraged to join in the creative camaraderie.  
Group crafting sessions will be announced soon. Please contact me via email to be included in coordination communications.  
Thanks, Marian Bailey, UF Comm Chair. [mmbmwm@comcast.net](mailto:mmbmwm@comcast.net)



## From your Park Manager Mike Frank

1) Another plea to get boats (stored in the parks) winter/rain ready: stored upside down and locked up, all peripherals (paddles, oars, life jackets, etc.) should be taken home as well. The parks dept has a pump we can bring to help empty your boat if it is too heavy to flip. Contact us at [kenlakeparks@gmail.com](mailto:kenlakeparks@gmail.com). Unlocked boats will be locked up by me on Nov. 15. Any loose boating equipment will be removed at that time as well and placed in storage.

2) Watersmith has received the replacement flotation for the Westside dock and will be removing it to replace the failing flotation. The work will likely take place on the shore of WS park. The slide will come down for repairs around that time as well. We are still working on scheduling, but I expect it to happen in the next month.

3) The City of Olympia is getting ready to issue our tree permits to take down 2 dead trees. One each on the Cedarbury Ln, and Canterbury Pl cul-de-sacs. This will be bundled with other tree work for the neighborhood, such as pruning branches in the West canal, in the Urban Forest entry, near Ballfield park, and and cleaning up overgrowth in other cul-de-sacs. I expect work to happen within the next month. An email blast, and physical letters for the most affected (residents on Cedarbury/Canterbury), will go out with the exact dates once they are known.

Probably forgetting a few other things, but that's the big news from the parks.



## Safety & Security Corner

The tree roots at the entrance to the Westside park have been fixed. The speed signs seem to be working, and we appreciate them being put out. We are on the list for the city speed check, got an okay to do life preservers for the lake rec areas. First "neighbor walk" has been scheduled by Elle.

## **Ken Lake Classifieds & Lost/Found**

If you have lost something, email [kenlakesecretary@gmail.com](mailto:kenlakesecretary@gmail.com) to see if someone has sent a message about it. All messages will be deleted for the next newsletter. If you'd like to renew, please send a new one to [kenlakesecretary@gmail.com](mailto:kenlakesecretary@gmail.com). Understand that these are posted online and may be accessed by non-community members. Submitting an ad indicates acknowledgement of that.

### Lost & Found

We found a like-new snorkel on our beach last week. We'd like to see it returned to the owner if possible! David Brine at [d.brine@comcast.net](mailto:d.brine@comcast.net)

### Help Wanted

Looking for someone to haul a pickup truck load of trash and cardboard recycle items to the dump for a fee.  
Leslie Turner 360-951-2291

### Neighborhood Offerings

Brooke Harris (15yr CHS honor student) Very responsible, animal-obsessed student who adores DOGS, CATS, and PETS of all shapes and sizes. She will give your dog an active walk and the best play session they can handle, or snuggle and brush your cat while you travel. Experienced with other animal care and meds, also. Reference. Call/text 360-951-5488.

YARDWORK, MOWING (your mower or mine), PRESSURE WASHING (my washer), PLANT watering, experienced and responsible PET sitter (feeding, walking, etc.) Excellent references and experience. Call/text 360-951-5488 Nathan Harris (college freshman earning tuition money).



Eleanor Kinn (age 15) would love to babysit your children for \$10/hour. Text or call Julie Kinn (360-250-0309) for more info.

Nathan Rothman (15 yrs) Offering babysitting. Ages 4 and up. Completed babysitting certification class. Loves kids and will play with them, experienced special needs peer mentor. \$10/hr

BAYER PET CARE- Experienced pet care you can trust! Wendy Bayer (mom), or Ella Bayer (college) depending on availability. Experienced with all age/needs pets. Drop-ins or overnight house sitting. Very responsible with lots of positive neighborhood references available. We will care for your pets like our own! Organizational services while you are away are also available. Text Wendy @205-617-2785 or [wendybayer1@gmail.com](mailto:wendybayer1@gmail.com).

Hi! I'm Adela - Your new Ken Lake babysitter! My key goals are to keep your kids safe, happy, and healthy. I am almost always free on weekends. I'm a cadet in Girl Scouts and an older sister of rambunctious twins. I love kids and have lots of ideas to entertain energetic little ones. I'm Red Cross CPR and Heimlich certified. Can't wait to hang with your children and allow you to have some time for yourself! Rate is: \$12/hr. Please reach out to Ben Widawsky for scheduling or details 503 941 0513

Photojournalist with many years of experience is looking for an excuse to use his cameras. Need someone to shoot a wedding? event? senior portraits? headshots? photos of your dog? - Mark Avery - mobile: 949.616.0471 - email: [averyphotog@gmail.com](mailto:averyphotog@gmail.com) - portfolio: [averyphotog.com](http://averyphotog.com)

Hello, my name is Steven Miller. I am 14 years old, and enthusiastic for work. I can babysit (4yrs+ and \$10/hr), Pet sit, wash windows, pressure wash (driveways or sidewalks), do basic yard maintenance (mowing, edging, weed eating, weeding), or other odd jobs. I am homeschooled, therefore having a flexible schedule year-round, to meet your needs. I charge reasonable prices that are much less than any company. If you have any questions or want to get scheduled, please call or text (445) 265-7918, thank you!

Sapling Grove Childcare is now open in Ken Lake! We offer an art and exploration-based curriculum and include meals and snacks. Call Jackie for details (206) 552-9116 or visit [saplinggrovechildcare.com](http://saplinggrovechildcare.com)

Math tutoring for grades K-12 and beyond. Inquire about additional subjects, including computer coding. Applied Math graduate from Western Washington University. Experience tutoring elementary, high school, and adult learners. \$25/hour. Online tutoring available. For questions, please reach out via email to Helen at [henle445@gmail.com](mailto:henle445@gmail.com).

On July 9, 2025 my wife of 52 years, Joan LeTourneau died. A Ken Lake woman, whom I don't know, helped me give CPR to my wife. I did not have a chance to get her name or thank her. Could you please put a short note in the Ken Lake newsletter thanking her for her assistance? There was also a man who helped out in the street. My thanks to him too.



*Brian, our hearts are with you. Sorry for the loss of your wife.*

"Pottery Barn custom Sleeper Sofa (queen size, never used) & Chaise for sale. In Navy brushed Crossweave material. Machine washable zippered cushion covers. In perfect condition (no pets, smoking or kids)! Used less than 8 months. Paid \$3,600. Asking \$1,100 OBO.  
Tara. (360)701-2560"

Tom Blankenship is a 19 year Ken Lake resident whose passion is photography. He is a 2-time "best-of-show" winner and numerous other awards. His portfolio includes Mt. Rainier, the Capitol campus, Olympia and Seattle, many Ken Lake homes, a unique Ken Lake panorama, plus many noteworthy automobiles. All are available as prints or framed, ready to hang. Tom is also available for portraits, etc. Prints from 8"x 10" to a 16"x 8-foot wide panorama. For details call or text 301-793-8500

## 2025 Lakemoor Community Club Board of Directors

Mike Gowrylow, President

Vice President, Fred Yancey

Treasurer- Leslie Turner

Secretary, Quinn Haithcock

Members at Large: Evan Clifthorne, Wendy Harris & Ann Larson

### *Ken Lake Committees*

Care Committee: Pat Anderson @ [patandersenrn@gmail.com](mailto:patandersenrn@gmail.com)

Urban Forest: Marian Bailey @ [mmbmwm@comcast.net](mailto:mmbmwm@comcast.net)

Events Committee: Alicia Roberts Frank @ [aliciakenlake@gmail.com](mailto:aliciakenlake@gmail.com)

Architectural Committee: Jeff Schock @ [jschock1506@gmail.com](mailto:jschock1506@gmail.com)

Lake Committee (quality and stormwater) Al Hatten @ [afhatten@comcast.net](mailto:afhatten@comcast.net)

Community Gardens: Christina Morse @ [fernfeeler2@gmail.com](mailto:fernfeeler2@gmail.com)

Goose Committee: Sheila McCartan @ [sheilamccartan@yahoo.com](mailto:sheilamccartan@yahoo.com)

Finance Committee: John Ulmer @ [Adalis2014@comcast.net](mailto:Adalis2014@comcast.net)

Governance Committee (bylaws): Fred Yancey @ [fyancey@comcast.net](mailto:fyancey@comcast.net)

Code review (covenants): Mike Gowrylow @ [gowrylowm@comcast.net](mailto:gowrylowm@comcast.net)

Compliance: [kenlakesecretary@gmail.com](mailto:kenlakesecretary@gmail.com)

Technology Committee: Elle Burger at [fitellieburger@gmail.com](mailto:fitellieburger@gmail.com)

Safety & Security Committee: Carol Gruen @ [gruenc1941@gmail.com](mailto:gruenc1941@gmail.com)

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Michele Rothman, Clerk [kenlakesecretary@gmail.com](mailto:kenlakesecretary@gmail.com)

Ralph Oliver, Ken Lake Security

[kenlakepatrol@usa.com](mailto:kenlakepatrol@usa.com), 360-791-0129

Mike Frank, Ken Lake Parks/Common Areas Manager [kenlakeparks@gmail.com](mailto:kenlakeparks@gmail.com)