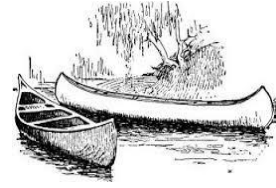


The Ken Laker



*The March 2025 Newsletter for the Lakemoor Community Club
Olympia, Washington www.kenlake.org*

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



There are 3 new raised beds at the Community Gardens. Please see the website under the "our community" dropdown for information on renting.

Email kenlakeseecretary@gmail.com to obtain the password for the newsletters on our website

Tis the season! Please remember that parties of 10 or more will need a party permit. Under 10, just use your guest bands. Our website has the calendar where you can check availability and make requests!



Please be considerate of street parking and not blocking neighbor's driveways or mailboxes This has been an on-going issue in some parts of the neighborhood.

There will be tree removal on the back split/boulevard of Lakemoor in April, likely the 10th and 11th.

Under the "our community" drop down on kenlake.org, there is a lake information page that has a video of the trout being delivered.



Two spots are open for boats at the West Side Park. Please email kenlakeparks@gmail.com to get on the list!



UPCOMING EVENTS

MARCH 19 – BOARD MEETING VIA ZOOM

MARCH 27TH - SPECIAL ELECTION/BOARD MEETING @ MARSHALL MS

APRIL 12TH -ANNUAL FISHING DERBY!

APRIL 19TH – EASTER EGG HUNT

FISH RELEASE DATE TBD SOON- STAY TUNED!





A note from the LCC President...

Dear Neighbors,

Thank you to all of you for taking the time to participate in the special election to fill the vacancy on the board. It's hardly a secret that there are strong contrasts of opinion about how to best serve the community. In fact, it is those very contrasts that resulted in the need for this election.

But even though the divide over the vacancy has delayed our ability to make critical improvements to our governance, common areas, and services, I always believe in finding the silver lining. In this case, that silver lining is the participation of each and every one of you. Our neighbors. Our friends. Our community.

When any group of neighbors is charged with the responsibility of care-taking a community, there is an inevitable weight to taking up that job. To ease the pressure, boards may retreat from the public eye to make decisions without a critical audience. But a retreat can also erode trust - and perhaps it has.

That's where you come in. I don't believe elections are - or should be - about "winning" a position. Elections tell a story about a community's trust that someone will rise to a given responsibility.

Of the six current members of the board, only four of us have had the privilege of earning your trust in an election. That's no fault of our two appointed members, both of whom should be applauded for their willingness to volunteer. But it would be nearly impossible for anyone to effectively govern a community, without having first gained the community's trust.

That's why this election is so important, and why your voice is so critical. No matter which candidate is ultimately elected, they will begin by having earned the privilege of your trust. And I think that's one heck of a silver lining. 😊

Respectfully in Your Service,

Evan Clifthorne, LCC President

Notes from the February 19th & 27th LCC Board Meeting

approved official minutes will be available on website after approval

In accordance with the meeting schedule that was approved in January, the Board held two meetings in February – one via Zoom on the 19th, and on in-person on the 27th.

At the meeting on the 19th, the January minutes were approved with an amendment from director Mike Gowrylow to include more information regarding the withdrawal letter from Sound Legal Partners (SLP). Board President Evan Clifthorne noted that director Tory Tjersland resigned from the board, and from his role as treasurer. In order to immediately resume financial reports, LCC homeowner and past board treasurer Rob Panowicz was delegated the duties of the treasurer on an interim basis, at least until the vacancy on the board is filled. Urban Forest Committee chair, Marian Bailey, announced she is doing research on the Urban Forest and recently planted 30 trees from the Mt. Rainer area. The goal is to try to “rot-proof” the forest, which has suffered a great deal of tree death from root rot. Security officer Ralph reported two security checks, one suspicious vehicle, and no other issues. There was a question raised about the use of voting by proxy, and the board’s discovery that this practice is not allowed for boards like ours under Washington law. Board member Wendy Harris asked about including a special agenda item for community comments, distinct from the current practice of allowing community comment on each agenda item. During a town hall style discussion, Board President Evan Clifthorne presented a comprehensive slide show including a current LCC organizational chart, and potential opportunities for changes. There was a lot of discussion and questions, and the board voted to continue the discussion at the next town hall style discussion, scheduled for March 19th. There was discussion about the lack of face time with the new board, and board member Fred Yancey proposed to seek proposals to find a new HOA attorney.

The board briefly entered into executive session, and upon its return a motion was made and approved to make available to homeowners a redacted version of the recent withdrawal letter from SLP.

On February 27th, only three board members attended the meeting, which therefore did not meet the requirements for a quorum, meaning that no official votes could take place. However, since nearly twenty homeowners had made the drive to the meeting, a robust discussion took place regarding the many items on the proposed agenda. These items included the lake, the compliance program,

and the plan for filling the vacancy on the board of directors, and several other items.

Thank you to the dozens of neighbors who participated in both meetings this month, and we look forward to seeing you at upcoming meetings! 😊



UPCOMING EVENTS!!

Easter Egg Hunt planning is underway. Andrea Jensen will reach out to the volunteers who have expressed interest in volunteering for the Egg Hunt. The Egg Hunt will be at 10:00 AM on April 19th.

The Events Committee is also surveying interest in Ken Lake representation at the Procession of the Species Parade taking place the afternoon of April 26th. The Ken Lake group will create a parade of lake species. This is an all ages event. Please reach out to Andrea Jensen for volunteer information and/or to express interest. andrealynnjensen@icloud.com

The Events Chair will be reaching out to coordinators and volunteers regarding the Summer and Fall events soon

KEN LAKE FISHING DERBY



(Open to Ken Lake residents and their families Ages 15 and younger)

Date: Saturday, April 12th 2025

Hosted By: Jay Johnson & Family

Time: Daylight to 11 A.M.

Weight In: 10:30 A.M.

Where: Main Rec. Area (formally Christopher Park)



**Hot dogs & refreshments will be served at
10:30 A.M.**

Be sure and wear your Ken Lake Wristband

COMMON AREAS RULES - included as your yearly reminder before the fun season starts in Ken Lake! You are encouraged to peruse the website where you can find other documents such as covenants, by-laws, garden and lake info, and much more.

I. Parks

1. Use of all common areas is restricted to LCC members in good standing and their guests. Members in good standing shall not be delinquent in assessments.
2. Guests must be accompanied by a resident. Exceptions to this rule may be granted by contacting the Ken Lake Corporate Clerk.
3. Park users must have LCC-provided identification, or they will be asked to leave the common areas.
4. Non-RFID LCC-approved IDs provided by residents to guests during LCC visits shall be returned to the resident at the end of each visit. LCC-approved IDs may not be provided to non-household guests.
5. LCC RFID bracelets may only be used by residents. Providing LCC RFID bracelets to non-residents is not allowed.
6. Any LCC member or guest who exhibits abusive or disrespectful behavior, disregards common area rules, or engages in the destruction of common area property may be subject to disciplinary actions to be determined by the Board.
7. No pushing, running, or rough housing on the floats, docks, or beach areas. No vulgar or inappropriate language will be tolerated in any common area.
8. Football, soccer, baseball or other sports are allowed in the Sports Park and Tot Lot only, unless as authorized by the LCC board for a community-sponsored event.
9. The enclosed swimming area at Main Rec Park is primarily intended for use by young swimmers and their guardians. No kayaks, canoes, boats, or stand-up paddleboards shall be allowed in the enclosed swimming area.
10. No dogs are allowed in any of the common areas except the designated dog park near the Sports Park, in the Urban Forest on a leash, or unless authorized by the LCC board for a community-sponsored event. This rule does not apply to service animals. Such service animals must be on leash and in the

immediate control of the owner.

11. No motorized vehicles or bicycles shall be ridden on the grassy areas of any of the common areas.
12. Each resident is responsible for cleaning up after use of the common areas.
13. No open fires.
14. No smoking or vaping is allowed in any of the common areas.
15. No glass objects shall be allowed on the beach areas, docks, or floats.
16. Climbing of fences in common areas is not permitted.
17. Electronic audio equipment shall be limited to a volume where no park users or residents object, unless authorized by the LCC board for a community-sponsored event.
18. Common areas shall be available for use from dawn until dusk.
19. Drones and other radio-controlled aircraft are not allowed over common areas or the lake.
20. The carrying of weapons within common areas is prohibited.
21. Groups of more than 10 at any park must be approved by and reserved in advance with the LCC

Corporate Clerk.

II. Urban Forest

1. Trail is open for LCC members and guests only.
2. Trail is open daylight hours only.
3. LCC identification must be visible.
4. No smoking.
5. No camping or fires.
6. No glass containers.
7. No motorized vehicles or horses.
8. Bicyclists yield to walkers.
9. Pets must be on leash at all times.
10. Pack out pet waste.
11. Trail must be kept clean and clear of debris.

III. Lake

1. Water shall not be drawn from Ken Lake for irrigation or any other private purpose unless authorized by the LCC Board.
2. No fishing is permitted while swimmers are utilizing the area.
3. No common area, including the lake, may be used for any commercial purpose whatsoever without the express written approval of the LCC Board.
4. Fishing is not permitted between the date the lake is restocked and the day of the fishing derby.
5. Residents with lakefront property are responsible for removal of dead trees, weeds, and debris in and around their waterfront.
6. No motorized watercraft, including radio-controlled devices, are allowed on the lake, unless authorized by the LCC board.

Ken Lake Classifieds & Lost/Found

If you have lost something, email 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. Understand that these are posted online and may be accessed by non-community members. Submitting an ad indicates acknowledgement of that.

Neighborhood Offerings

Eleanor Kinn (age 14) would love to babysit your children for \$10/hour. Also available for summer sitting! Text or call Julie Kinn (360-250-0309) for more info.

Nathan Rothman (14 yrs) Offering babysitting & yard work at your home. Ages 4 and up. Completed babysitting certification class. Loves kids and will play with them, experienced special needs peer mentor. \$8/hr. Lawn mowing, snow shoveling and basic yard work also, with great rates. Call/text 360-480-7742.

2025 Lakemoor Community Club Board of Directors

Evan Clifthorne, President

Vice President, Fred Yancey

Treasurer- vacant

Secretary, Quinn Haithcock

Members at Large: Mike Gowrylow, Wendy Harris, Ann Larson

Ken Lake Committees

Urban Forest: Marian Bailey @ mmbmwm@comcast.net

Events Committee: Andrea Jensen @ andrelaynnjensen@icloud.com

Architectural Committee: Jeff Schock @ jschock1506@gmail.com

Lake Quality Committee @ alhatten@comcast.net

Stormwater Committee @ alhatten@comcast.net

Community Gardens: Christina Morse @ fernfeeler2@gmail.com

Goose Committee: Sheila McCartan @ sheilamccartan@yahoo.com

Long-Range Parks Planning Committee:

Compliance Committee:

Technology Committee:

Security Committee:

Lakemoor Community Club

PO. Box 1601

Olympia, WA 98508-1601

www.kenlake.org

kenlakeboard@gmail.com

info@vismanagement.com 800.537.9619

Michele Rothman, Clerk kenlakesecretary@gmail.com

Ralph Oliver, Ken Lake Security

kenlakepatrol@usa.com, 360-791-0129

Mike Frank & Randy Lubert, Ken Lake Parks/Common Areas Managers

kenlakeparks@gmail.com