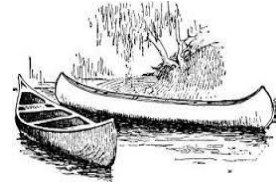


The Ken Laker



*The April 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! The clerk can help with your park id bands at kenlakesecretary@gmail.com

There is one new raised bed at the Community Gardens. Please see the website under the "our community" dropdown for information on renting or contact Christina @ 360-584-8620/fernfeeler2@gmail.com

If you know folks not receiving community emails, please have them email the clerk to get on the list. This is for renters and owners alike, to keep up on community events. VIS has emails that were provided by homeowners at closing time and for billing only.

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!



Note regarding assessments: Please review your statement. If you have owed a fine in the past, VIS applies the quarterly payment toward paying the fine which may leave an unpaid balance on your account.

A few rule reminders for our common areas:
Yes, you can have alcohol.
No, you cannot have glass.
No smoking of any kind in common areas.
Flying balls are for the Tot lot and Sports Park only.
Yes, you may fish from docks when there are no swimmers in area.
No dogs allowed in common areas except the dog park.

The overall winners of this year's fishing derby are Daniel Gravett for largest trout, and Ada Hopper for Panfish!



There is a waitlist for boats at both beaches. All boats must be registered with LCC – contact the park managers at kenlakeparks@gmail.com with questions.

Volunteers needed for the Children's Forest at the Urban Forest – see inside!

Committees seeking volunteers for the code enforcement/compliance committee and the technology committee, as well as the lake committee. please email kenlakesecretary@gmail.com if you are interested! These are all very valuable and will help contribute to the wonderfulness of Ken Lake!

UPCOMING EVENTS

**APRIL 28TH-MULCHING
VOLUNTEERS NEEDED!
6:00 PM. SEE INSIDE**

**APRIL 30TH 4-6 CLEAN UP
CHILDREN'S FOREST**

JUNE 7TH - GARAGE SALE





A note from the LCC President...

Dear Ken Lakers,

I was recently appointed president of the Lakemoor Board of Directors, replacing former president Evan Clifthorne. This appointment by a majority of board members followed the election of former board member Leslie Turner to the board.

My spouse Esther and I have lived in Ken Lake for 31 years, and I have served the community for many years both through volunteer work and as a member of the board in the past in both elected and appointed capacities.

I pledge to you to maintain transparent communication and endeavor to resolve all the conflicts that have taken place among board members and certain members of the community over the past two years.

I could get into the endless blame game here, but I choose to look forward with the current board to resolve issues and work to improve relationships and toward the common good. I am available at gowrylowm@comcast.net or 360 915 2524 for anyone who has questions or comments.

The board has formed governance and covenants committees and seeks volunteers to serve on them. New state laws governing HOAs take effect in 2028, and we need to revise our covenants, bylaws and rules to conform to them. Contact our corporate clerk Michele at kenlakesecretary@gmail.com if you are interested in serving on one of these committees.

I look forward toward resolving outstanding issues and healing rifts that have arisen since 2023. Please help me in bringing such conflict to an end.

Mike Gowrylow

Notes from the LCC Board Meeting April 24th, 2025

approved official minutes will be available on website after approval

April 16th minutes approved after an edit.

Community comments included a comment about emails from VIS/clerk not reaching everyone, new committees, and more.

Security discussions involved a troublesome vacant home in the neighborhood with a history of break-ins, calling the police, and more. Discussion of the current homeless camp near our UF (it is not on LCC property), and having folks keep an eye on it. Please alert Ralph to any suspicious activity. 360-791-0129

The clerk reminded folks about the community calendar located on the website and requests for broken bracelets.

The Common Areas Manager report included the success of dead tree removal on the Lakemoor split, a successful community park clean up, repaired boat racks, and more. Mike is working on repairing the water fountain at Sports Park, and Dirk Havlak volunteered to help with some dock repairs. There is concrete replacement at the Main Rec scheduled for 2026. Mike and Randy have been very busy!

No report from the compliance committee, events committee, lake committee, or lake committee.

The ACC reported the following: 1703 Camelot Park fence and shed replacement, 1805 Cedarbury Ln patio cover construction, 1608 Camelot Park carport construction, and 1608 Camelot Park tree removal notification.

The Urban Forest Committee hosted two clean-ups that were well attended, with another event on Monday. Thanks to neighbor Larry Determan for the mulch, and Roland Watson for hosting the water tank for the Urban Forest use. There is a Children's Forest clean up scheduled as well, and children are encouraged to help.

The Goose Committee reported some "messy" docks, and trying out some spinners to deter the geese.

The new Finance committee is composed of Leslie Turner, Rob Panowicz, Rick Stence and John Ulmer. They have met and formulated a calendar. The meeting in May will focus on employee vs independent contractor.

Liaisons for contractors were determined as follows: Mike Gowrylow for legal and VIS, Wendy Harris for the Common Area Manager and Clerk, Quinn Haithcock for technology, Fred Yancey for Governance and Leslie Turner for Finance.

Treasurer reports will again be put up on the website monthly, with Leslie assuming the role as Treasurer. Keep an eye out for those soon.

A discussion of the minutes occurred, asking for more detailed minutes regarding motions and such. In addition, missing minutes from the website will be provided to the clerk and added asap.

Vice President Fred Yancey proposed a new committee to look at code enforcement and compliance, and how it can be done better. He asked for 3 months to report back to the board. Volunteers are needed.

Graffiti on a fence facing 101 was discussed, with options for removing it ourselves, but the worry of setting a precedent since it is not HOA property.

Response to community input was discussed by Wendy. She suggested going back to the board using basecamp to discuss non-time sensitive items during their planning meetings.

Wendy also made a motion to set up mediation for the board, so that they can work more effectively together.

Fred has received some RFP's from legal firms and will present to the board and the next meeting options for potential legal counsel for our board.

The meeting schedules will remain similar, with the 3rd Wednesday being a board planning meeting (which will be open to the community if interested), and the 4th Thursday being the regular LCC business meeting. Comments will be allowed by community members and will also be accepted via email for those who can not attend. Exceptions will be May, November and December due to holidays or back-to-back meeting dates.



The Fishing Derby was a huge success with wonderful weather, as well as the annual Ken Lake Egg Hunt!

Lakeside residents please take note!

- Reed canarygrass, *Phalaris arundinacea*, is a major threat to natural wetlands. It out competes most native species as it forms large, single-species stands. Dense stands have little wildlife habitat value. It's invasion can cause siltation (more soil than water). Resource: <https://www.nwcb.wa.gov/weeds/reed-canarygrass>



- Yellow Flag Iris, *Iris pseudacoris*, crowds out native vegetation, traps sediment and jeopardizes habitat for fish and wildlife. Resource: <https://www.nwcb.wa.gov/weeds/yellow-flag-iris>



Recommended management steps:

1. Remove all seed heads and immediately place seeds in a plastic bag for garbage disposal.
2. Mow, weed whack if the stand is thick and accessible.
3. Physically remove the roots, dehydrate, then take to garbage.
4. Repeat the process every spring, summer and fall. Eventually you will succeed in removing these noxious weeds.



Fun Volunteer Opportunities at the Forest!

Urban Forest Children's Forest

Wednesday, April 30th, 4-6:00pm. Bring your gloves and hand tools and help us to clean up this play area from the winter storms and refurbish it for a summer of fun forest play. Suitable for kids who love the forest! RSVP to Dixie (360-943-0956) or Marian (360-259-8022) or just show up! Rain or shine! Special treats provided!

UF Mulching Volunteers needed!! April 28th, Monday @ 6-7:30p. Develop camaraderie & help spread a pile of mulch (delivered soon) in the entry area & newly planted area. Bring carts, shovel, pitch forks, & gloves. Contact Marian Bailey for info if needed.



There are glass recycling bins available in the parking lot at Yauger Park, so there is at least an option for interested parties, since the city does not collect our glass anymore. The county transfer station in Lacey also accepts glass.

The Garden Committee would like to acknowledge March volunteers that helped in the Community Garden to create new raised beds and clean up tree debris.

Thank you so much: Sean Clowers, Jeff Wagnitz, Chris Meserve, Chuck Szurszewski, Scott Larson, Karen Rogers, Amber Lee, Michael Clifthorne.



Lake Committee Volunteers Needed!!!!



On March 27, 2025, the LCC Board approved the creation of a Lake Committee to address the concerns identified in the Comprehensive Lake Management Plan (CLMP) approved by the LCC Board on January 30, 2025.

Specifics of the CLMP can be found on the Kenlake.org website.

The Lake Committee will be a central clearinghouse for several potential subcommittees such as:

1. Water Quality (including: Algae, Recreational and Community access)
2. Flora and Fauna in/around the lake (Including: Invasive Aquatic and Shoreline Plants)
3. Storm Water (includes: Lake muck and detritus materials)
4. Flood Mitigation
5. Shoreline Management Responsibilities
6. Canal Sediment Buildup

These 6 potential subcommittees are a way for individual HOA members to engage themselves in the direction of preserving our lake now and into the future for all to enjoy.

If you have interest and/or expertise in any one or more of these subcommittees, would you please contact me by email afhatten@comcast.net or call if you have any questions (360) 742-7455.

We will initiate the recruitment of volunteers now until sometime in mid-April then began scheduling meeting dates and times that will hopefully accommodate the majority.

Please help in this effort if you can and keep our lake the asset we all can enjoy.

Respectfully submitted,
Al Hatten



Join Ken Lake's Famous Annual Garage Sale!

When: Saturday June 7th 9 am - 3 pm

Why: make money for yourself plus clean your house!

Registration: \$20

With your registration you'll receive a Garage Sale sign for your yard. These will be dropped off the day prior to the event and picked up afterwards (please leave these by your curb). Please contact Paula at 360-943-7056 or Terra Hegge with any questions.

(Cut Here)

To sign up for the Ken Lake Garage Sale, complete the following and turn into **Paula at 1439 Compton Court** with your payment of **\$20** by **June 1, 2025** . Make checks payable to "LCC". **NO CASH, PLEASE!**

NAME: _____

ADDRESS: _____

PHONE: _____

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.

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.

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 - portfolio: averyphotog.com

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

Urban Forest: Marian Bailey @ mmbmwm@comcast.net

Events Committee: Andrea Jensen @ andrelaynnjensen@icloud.com

Architectural Committee: Jeff Schock @ jschock1506@gmail.com

Lake Quality Committee @ afhatten@comcast.net

Stormwater Committee @ afhatten@comcast.net

Community Gardens: Christina Morse @ fernfeeler2@gmail.com

Goose Committee: Sheila McCartan @ sheilamccartan@yahoo.com

Finance Committee:

Compliance/Enforcement Committee:

Long-Range Parks Planning Committee:

Compliance Committee:

Technology Committee:

Security Committee:

[Lakemoor Community Club](#)

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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