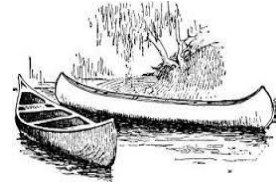


The Ken Laker



*The May 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



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.



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.

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.

Volunteers for many committees are being recruited! Please see inside for more information and a list of all committees on the last page.

It's not too late to get your name, address and optionally phone number and email into the 2025 Ken Lake directory!

Contact kenlakesecretary@gmail.com to let your neighbors know who you are!



A friendly reminder to folks fishing from docks to not leave behind trash, bait, lures and especially fish hooks!

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!

UPCOMING EVENTS

JUNE 7TH - GARAGE SALE

JUNE 18TH – PLANNING MEETING

JUNE 26TH- LCC BOARD MEETING

**JULY 4TH @ KEN LAKE
10:00-1:30- SEE INSIDE**

JULY 12TH- GARDEN SWAP

**AUGUST 16TH –
CONCERTS IN THE PARK-
TENTATIVE**



Notes from the LCC Board Meeting May 29th, 2025

(these are just highlights, official minutes to be posted when approved and shared by board)

Discussion about impending Washington law changing soon, to mandate specifics on HOA community comment periods was shared.

Some community comments were made about the directory and suggestion of possible life preservers at the docks and making an exception for a guest number for a park reservation.

There was no safety report.

The Common Areas Manager/CAMs reported on many items they have been working on. Chains and anchors on some floating docks are being replaced, and the docks are being monitored for possible repairs. They have also been busy with ivy and moss removal, cleaning of tennis courts, and maintenance of the sprinkler system. There was a discussion about the agreements between the city and the LCC HOA and some of our common area responsibilities.

The Lake Committee reported on the current lake health, including the good clarity and current temperature (73.5). The lake weeds will be treated by Aquatechnex in June and will pay special attention to the local variety of lilies. Consider joining the lake committee - exciting, interesting and fascinating information about our own lake ecosystem is shared among the membership. Noxious weed information is shared further in this newsletter. The entire lake report can be found on the website under the neighborhood links dropdown.

The Goose Committee reported that the Geese had babies. Be aware!

The ACC reported on a few approvals: fence installation at 3374 Ken Lake Drive, and tree removal notifications at 1518 Lakemoor Loop and 2248 Lakemoor Drive.

There is a tentative date for summer concerts, August 16, from the events committee.

The finance committee reported on research of historical conversations with L&I, and the determination that the three folks who work for the board are contractors, not employees. There was discussion about making sure that we are accurate in our classification to avoid potential future legal issues.

The board voted to move forth with initiating a contract with Burleigh Law Firm to assist our HOA with legal matters.



A note from the LCC President...

Dear Ken Lakers:

Summer is upon us, and I so enjoy watching increasingly larger numbers of residents frolicking in, on and around our lake. We have the usual fluctuation of weather from warm to not so warm, but we're getting there.

Elsewhere in our newsletter is a list of established and new committees formed to help guide your board over the coming years. I applaud the volunteers who have donated their time to serve on these committees, and I note that we still need volunteers for many of the new committees. Please consider serving on one by contacting our corporate clerk at kenlakesecretary@gmail.com.

On another issue, our hard-working board is producing a new resident directory and much has changed since the last one came out in 2021 given home sales. While board member Leslie Turner and others have endeavored to add and remove names, less than half of our 285 homeowners are listed so far. We understand that some homeowners may wish to remain anonymous, but it's not too late to get into the 2025 directory. As before, send your information, including name, address, lot number and optionally phone and email to our corporate clerk. We think getting as many people as possible signed up will help build on our sense of community.

Finally, I wish to point out that our esteemed common areas manager Mike Frank has been a whirlwind of activity and is currently replacing corroded and/or missing chains, keeping two of our floats in place, the one with the diving board near the westside park, and the one closest to Main Rec. Out of curiosity, I volunteered to dust off my old scuba gear to look for the concrete and possibly steel anchors for the rusty and missing chains. Unfortunately, the anchors are buried under several feet of silt, making it hard to determine where the chains hook to the anchor. In the end, Mike decided to prepare some new anchors using concrete and galvanized bolts in five-gallon buckets. We did that for a new float we built several years ago, and it seems to be holding that float in place.

We hope to see more of you at our upcoming board meetings, being held on Zoom to facilitate greater participation. Thanks in advance for your contributions to our community.

Mike Gowrylow

KEN LAKE



(Open to all Ken Lake residents and their families. Wear your ID bands.)

10:00am Bike Ride & Fun Run at Sports Park

Check in at 9:45am

11:15am Parade to Main Rec Park

Check-in at 11:00am at Lakemoor Place

11:45am Potluck Picnic at Main Rec Park

The LCC will supply hamburgers, garden burgers, and hot dogs. Please bring a potluck dish of your choice to share!

11:30-1:30pm Activities & Music at Main Rec Park

Volleyball/badminton, bubbles, face painting, water balloons, tug of war

11:30-1:30pm Horseback Riding at Sports Park

*****Volunteers are needed to:*****

put out flags on the street at each house, assist with bike race, set up canopies, set up the park, manage games/activities, and more!

Sign up to help by going to this link:

<https://www.signupgenius.com/go/60B0C4AAEAA29A4FB6-57184929-kenlake>

Beaver on Ken Lake

by Dixie Havlak

Pictures courtesy of Doug Osborne



For the last month or so, a beaver has been busy on our lake! Although not common, we have had beaver visitors to the lake in the past. Since they are nocturnal, you are not very likely to see it, although it has been seen swimming around in the evening before dark. It seems to be primarily active on the north side of the lake. It has been captured busily cutting willow branches, girdling trees, and even chasing off an opossum using motion activated cameras that work at night.

Beavers are plant eaters, so unlike the otters that visit our lake annually, they are not after the fish. They like cattails, going for the fleshy bulb in the ground and cutting off the green stocks above. You may see cut cattail greens floating around the lake.

Beavers come into conflict with humans for two reasons:

1. Damming flowing water and obstructing its outflow and causing water to back up. If they begin damming our culverts, the debris would have to be removed regularly. That is not an issue now since the water is not flowing out now
2. Cutting down trees or woody shrubs that people don't want cut down.

If you live on or near the lake, especially if you see any evidence of beaver chew on your plants, you should protect your valuable woody plants as discussed in the linked articles.

<https://beaversnw.org/tree-protection>

<https://wdfw.wa.gov/species-habitats/species/castor-canadensis#conflict>

We are so lucky to have the amazing wildlife that we have in our neighborhood. If you encounter the beaver, please give it space to be comfortable and instruct kids not to get closer than about 25 feet and not to harass it. If you have a boat, consider paddling the shoreline and looking for telltale evidence of the sharp beaver teeth in action!



A few items from our Park Managers...

We are looking to hire help to clear out muck/silt along the Westside shore. Can you help?
Please contact kenlakeparks@gmail.com to discuss further.

The most frequently ignored boat storage rules are as follows:
Your boats need to be securely locked to post, stored upside down so they don't collect water, cleaned once a year and in good repair, and the managers require notification if there is an ownership change.

Please pull locking gates shut behind you and keep our parks secure, clean, and safe!



Garden Swap
Saturday July 12th
10 – noon at the Community Gardens
Contact Christina @ Fernfeeler2@gmail.com
for more info!



The LCC Board is asking for volunteers for committee work:

Code Enforcement Committee: Mission: This group is tasked with reviewing the LCC compliance program and the architectural control committee. The processes will be examined, and the group will possibly make recommendations for updates/clarifications and/or changes for community review and approval. Chris Meserve, Jeff Wagnitz current members.

Governance Committee: Mission: This group is tasked with reviewing the LCC present covenants and By-laws. It will possibly make recommendations for updates and/or changes for community review and approval. Elle Burger, Tory Jersland, Chris Meserve, current members

The Lake Committee: 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.

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

The Tech Committee is Recruiting!

Many hands make light work. Recruiting all those hands; that's communication. Join the tech committee and support better communication throughout Ken Lake. As a community with an HOA, we have a unique opportunity to connect and strengthen Ken Lake hyperlocally: using tools to inform, automate, connect like interests, and protect each other. The tech committee will evaluate and develop systems of communication to better connect neighbors - this includes evaluating tools for board meetings, developing a modern website with convenient features, and recommending solutions to better aid in building a community infrastructure we can be proud of.

To get into the action, email Elle at fitellieburger@gmail.com.





A Reminder from the ACC

As we head into the summer months, many of us turn our attention to outdoor projects. Your Architectural Control Committee (ACC) wants to remind you that some outdoor projects require ACC approval before getting started. If you are contemplating one of the below projects, please fill out an application, available on the Kenlake.org website, and submit it for approval. A sketch and good explanation of the project on the application ensures a quick turnaround so that we don't hold up your project. Projects that require ACC approval include, but may not be limited to:

- Fence installation – both new and replacement fencing
- Dock, Deck, or Float installation – new installations only. Repairs to an existing dock, deck, float do not require approval unless the footprint (size) is changing.
- New permanent structures such as a shed, carport, playhouse, home addition, etc.
- Tree removal – removal of 35% of trees on a property requires ACC notification whereas requires a tree removal plan and ACC approval. A “tree” is defined as having a trunk diameter of at least 6” measured 4’ above the ground so removal of shrubs and small trees is not included.

If you've recently started or completed a project without ACC approval, please submit an application as soon as possible so that it can be formally approved.

A reminder from the Lake Committee for lakeside owners and shoreline maintenance:

- 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.

Kudos Corner!!

Thank you so much to the wonderful folks who make our neighborhood run...the volunteers who change the reader board, the volunteers working on securing our floats underwater, replacing chains, etc and our awesome common area manager for keeping our parks in such good shape



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

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 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. 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 @ andrealynnjensen@icloud.com

Architectural Committee: Jeff Schock @ jschock1506@gmail.com

Lake Committee (quality and stormwater) Al Hatten @ afhatten@comcast.net

Community Gardens: Christina Morse @ fernfeeler2@gmail.com

Goose Committee: Sheila McCartan @ sheilamccartan@yahoo.com

Finance Committee: John Ulmer @ Adalis2014@comcast.net

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

Code enforcement (covenants): Fred Yancey @ fyancey@comcast.net

Compliance: kenlakesecretary@gmail.com

Technology Committee: Quinn Haithcock @ jhessail.haithcock@gmail.com

[Lakemoor Community Club](#)

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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