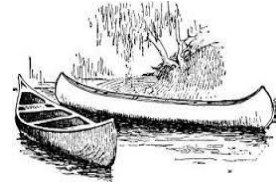


# The Ken Laker



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



The *Safety & Security Committee* is seeking volunteers! Please consider lending a hand and helping make meaningful contributions!  
[aliciakenlake@gmail.com](mailto:aliciakenlake@gmail.com)

Please consider volunteering for our upcoming events!! Sign up here!  
<https://tinyurl.com/LCC2025Events>  
**Link also on the website!**

Pat Andersen has a list if volunteers who are willing to help physically challenged folks with their recycle, organic and garbage bins. Pat's contact info is in the new directory.

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*

Park permits must be posted on the gates at the time of your event! They are easy to obtain on our website – just follow the link on the calendar page!



A friendly reminder to folks fishing from docks to not leave behind trash, bait, lures and especially fish hooks! Lake access can be restricted for those leaving these items behind.

Interested in being on our email list for delivery kids? We rotate, based on availability, and it's an easy opportunity for middle school and up kiddos to make a few bucks. Email [kenlakesecretary@gmail.com](mailto:kenlakesecretary@gmail.com) to get your kiddo on the list!

**School is back in session!**  
**Please drive carefully!**

## **UPCOMING EVENTS & IMPORTANT DATES**

SEPTEMBER 10<sup>TH</sup> – BUDGET  
EMAILED TO HOMEOWNERS

SEPTEMBER 10-16 COMMUNITY  
BUDGET FEEDBACK ACCEPTED

SEPTEMBER 16<sup>TH</sup> -BUDGET  
COMMENTS FROM COMMUNITY  
DUE VIA CLERK EMAIL

SEPTEMBER 17 – BUDGET  
FEEDBACK MEETING

SEPTEMBER 18<sup>TH</sup> – SAFETY AND  
SECURITY TOWN HALL AT MAIN REC

SEPTEMBER 20<sup>TH</sup>- DOG DAYS OF  
SUMMER @ WEST SIDE 9-11.  
PLEASE REGISTER

SEPTEMBER 20<sup>TH</sup> – BUDGET FINAL  
FEEDBACK MEETING

SEPTEMBER 25<sup>TH</sup>- BUDGET FINAL  
VOTE & SENT TO VIS FOR  
DISTRIBUTION, REGULAR BOARD  
MEETING

SEPTEMBER 26<sup>TH</sup>- LAST FRIDAY OF  
MONTH SUMMER SOCIAL @ MAIN  
REC, 6:00 PM

OCTOBER 11<sup>TH</sup> – FALL FESTIVAL

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

# Notes from the LCC Board Meeting August 28th, 2025

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

The July meeting minutes were approved. There were no community comments submitted this month.

Security guard Ralph Oliver reported on some aggressive dog attacks that have occurred in our neighborhood. He has recommended that walkers carry pepper spray, which can be purchased locally at ACE Hardware. He did two vacation security checks this month.

Mike Frank, Common Areas Manager, is still working on obtaining bids for dock replacement and repair. The original contractor, Watersmith, has agreed to inspect the dock to determine if he will address the problem. Mike has also been working on getting muck out of the west side beach, and a discussion on how to safely and properly dispose of it occurred.

The Events Committee report was given by Alicia Roberts Frank. She discussed the well-attended concert at the Main Rec, the always popular Dog Days of Summer, and the upcoming Fall Festival (October 11) and Movie at the Park on September 6<sup>th</sup>. The movie will be Goonies! In addition, there is one more dog day and two more (at time of meeting) Friday evening socials.

Alicia also presented the Safety and Security Committee report on behalf of Carol Gruen. The committee is making the following requests from the board: Wendy Harris as their liaison and permission to host a Town Hall on September 18<sup>th</sup> at the Main Rec.

The Treasurers Report, given by Treasurer Leslie Turner, discussed a tight timeline for getting the 2026 budget approved. See the events schedule for the timeline. The 2026 budget as it currently stands will increase to \$800 a year from \$720 to keep up with rising costs. This would be the first increase since 2022. This information will be part of the budgeting process at the meetings above.

The ACC had five approvals this month. A dock replacement at 1701 Camden Park Drive, a tree removal notification at 2049 Lakemoor Dr, and fence replacement approvals at 2049 Lakemoor, 1857 Lakemoor Place, and 2004 Cambridge Ln.

The Lake Committee Report was given by Al Hatten. He stated that the lake is 28 inches below max capacity, and 10 inches below normal. The lake is doing "incredibly well" prior to the application of the herbicide this week. The clarity is 5 feet down, no fecal coli is present, and the plant committee is working on brochures for lakefront owners regarding noxious weeds.

No Gardens, Geese or Urban Forest reports. The Governance Committee does not have an approved charter yet.

The Tech Committee was represented by Elle Burger who asked for information about our current website and payment plans and stated that they had a webmaster wanting to explore it. In addition, there was a lot of discussion about a poll that the committee created that was not yet approved by the board. Further discussion will happen in the future.

The Finance Committee along with Treasurer Leslie Turner were granted permission to go ahead and roll over time sensitive CDARs. They also recommended (passed) to put 35K in to a 60 day CDAR and 20K in to a 6 month CDAR.

Leslie also explained the Reserve Study, the reasons for it, and she has posted it on the website. Cedcore is the company we use, and they have conducted a sight visit along with interviews, all in an effort to keep up financially prepared for upcoming projects.

The Election for 2026 officers will be occurring this fall. Dates to come soon.

# *Presidents Corner....*

## Elections are coming

Somehow the summer came and went way too fast and we already are heading into fall and board elections. Four positions on the seven-member board are open to potential candidates, and your current board is establishing a timetable for these elections, including accepting candidate statements and voting procedures. It all leads up to our Nov. 18 annual meeting where VIS will announce the tallies and we will know who has won or lost. Please stay tuned.

## Budgeting underway

By the time you read this article, the board will have released a proposed 2026 budget to the community. It began with approval of a proposed budget on Sep. 8, a review of that budget by the community on Sept. 10, and additional comments accepted through Sept. 16. Then the board will make any necessary adjustments and adopt a final budget, will subsequently be ratified at the Nov. 18 annual meeting. More details to come on that.

## That Sinking Feeling

As many of you may be aware by now, the Westside dock has been sinking over the past several years, and the rate of descent appears to be accelerating. The reasons are unclear at this point, but it may be that an insufficient number of floats were installed under it when it was built by Watersmith nine years ago. We likely will need to hire an engineer to determine what went wrong, but theories include the possibility that rainfall made the dock heavier over time or some of the black tub floats deteriorated and became waterlogged.

After being unable to elicit a response from Watersmith, we had our attorney send owner Bradley Smith a letter demanding that he honor the 30-year warranty he provided when the dock was built. Smith responded that he would meet with us to inspect the dock, and we are scheduling such a meeting. In the meantime, we've had three dock companies look at the sinking dock and have received two bids so far to repair it by raising it and installing new and more numerous floats underneath it.

We're hopeful that Smith will agree to address the problems. Otherwise, it could cost at least \$32,000 if the community has to pay to install new floats. We do not think our residents should have to foot that bill.

Mike Gowrylow

President

# Prowler Alert



Anyone who keeps their cars in their driveways should make sure they are locked, as one of our residents reported that a neighbor spotted a prowler around his truck around midnight Sunday. The prowler was spooked by a floodlight that came on and left. Nothing was disturbed, as the truck was locked, but it seems likely that the intruder was looking to pillage unlocked vehicles. If anyone captured a video of a prowler on their security cameras, please contact law enforcement.



From the Events Committee



We love our community and providing fun activities for everyone. However, it becomes difficult for all involved- especially those who volunteer their time for others- when attendees don't follow the rules and disrespect those who enforce them. We thank Laura and Patricia for their time and efforts hosting the Dog Day of August. To our dog-owning community members, please register for the event *and agree to abide by the rules* so that we know how many dogs to expect and remove your dog(s) when asked.

Thank you.



## Safety & Security Corner

- Please drive slowly in our active neighborhood without sidewalks! (And please make sure every driver in your household does too!)
- Remember the rules of the road: walk against traffic (on the left); bike with traffic (on the right)
- Please make sure our lake park gates are closed.
- Everyone in parks should have their ID bands.
- Reminder – dogs are only allowed in the dog park and in the Urban Forest, not the lake parks (except for Summer Dog Days).

## Care Committee

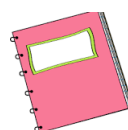
The LCC Board has authorized the establishment of a CARE Committee. Interested volunteers would offer their services to property owners that may need occasional assistance. For example, due to health, an owner may need help putting the garbage can to the street, or even to cutting one's lawn. This assistance is not ongoing but meant to be temporary and there is no guarantee that it could be provided. If you are interested in being on this committee, please contact the kenlake secretary. Once established, the group will write a charter and advertise its availability.



### **Kaiser Woods Access Trail**

Do you enjoy using the private trail into Kaiser Woods and Manke timber? Do you wonder what happened to the ownership and your rights to access the trails?

The property sold and the new owners have pledged to keep the trail access for Ken Lake residents available through December of 2038. A covenant has been filed and recorded with the deed to the property, ensuring your rights to use the current or an alternative trail. This deed can be accessed via the County Assessor office or on the Ken Lake website. Thanks to the current owners of this lot for allowing residents access to a wonderful trail system! Lot#2151 Owners



## **Missing from 2025 Ken Lake Directory?**

We've heard from several residents that their names, addresses and other information were not included in the 2025 directory that was recently sent out. If you wish to have your information added, please send an email to Michele Rothman at [kenlakesecretary@gmail.com](mailto:kenlakesecretary@gmail.com). We will add those names to an extra sheet we plan to send to homeowners this fall. With all the recent sales and purchases of Ken Lake homes, it is hard to keep up! We are exploring putting this information on our web page or on the VIS portal (password protected of course) so paper directories may go the way of the telephone book.



*One last Dog Days of Summer for the season*

*Sign up on the website to Attend!*

*September 20<sup>th</sup>*



Join us for the Last Friday Socials at the Main Rec. 6pm, bring a dish to share with neighbors and some good cheer! Last one - September 26<sup>th</sup>.

## Kudos Corner!!



Alicia Dixon for volunteering to maintain the little library, and Ellen Wendt for her years of service.

Pat Anderson for initiating a Care Committee

# **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)

## **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 & yard work. Ages 4 and up. Completed babysitting certification class. Loves kids and will play with them, experienced special needs peer mentor. \$9/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](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"

## 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](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)

### **Lakemoor Community Club**

PO. Box 1601

Olympia, WA 98508-1601

[www.kenlake.org](http://www.kenlake.org)

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

[info@vismanagement.com](mailto:info@vismanagement.com) 800.537.9619

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)