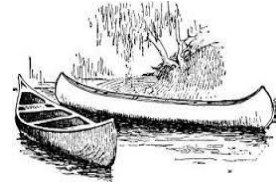


The Ken Laker



The September Newsletter for the Lakemoor Community Club
Olympia, Washington www.kenlake.org

Welcome
to the
neighborhood

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*

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 to get your kiddo on the list.



<https://forms.gle/RtYBEXLtSnuN6rer6>
Please copy this link to participate in the Technology Committee's survey. Link also on website and in email.

2026 Board Elections are coming up, with 4 spots. Consider serving your community and send a 150 word statement to kenlakesecretary@gmail.com to get on the ballot!



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

The Care Committee is also looking for volunteers! Get involved in your community – so many opportunities!

School is back in session!
Please drive carefully!



UPCOMING EVENTS & IMPORTANT DATES

OCTOBER 7TH- BOARD NOMINATIONS DUE TO CLERK

OCTOBER 11TH – FALL FESTIVAL

OCTOBER 15TH – LCC PLANNING MEETING 6:00

OCTOBER 19TH – DOG DAYS OF FALL

OCTOBER 23RD – LCC BOARD MEETING 6:00

NOVEMBER 8TH -DOG DAYS OF FALL

NOVEMBER 18TH – ANNUAL MEETING, BUDGET RATIFICATION AND ELECTION RESULTS

Notes from the LCC Board Meeting September 25th, 2025

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

President Mike opened up the meeting by addressing rumors about board members allegedly being threatened with legal action by another board member. August minutes were approved. Community comments about being neighborly and maintaining control of your dogs were submitted.

Mike Frank, Common Areas Manager, is currently working with Watersmith to determine repair needs on the West Side dock. He is also in discussions with the city about some of our dangerous trees. Mike is working on getting playground bark, and busy taking care of all the parks. A reminder to all residents storing boats at a park to please lock them. Also, lakeside residents please secure items on beach before the rain starts. Last year, items floated off beaches and into the canal, including a kids water table! Keep an eye out for fall park and cul-de-sac work parties scheduled soon.

The Events report was given by Alicia Roberts-Frank. The movie night was well-attended, and Carol Gruen's cookies were a big hit. Thank you volunteers! The Fall Festival is scheduled for October 11th, and volunteers are needed. See announcement. In addition, the committee is adding two more Dog Days this fall... Sunday October 19th and Saturday November 8th.

Carol Gruen reported for the newly formed Safety and Security Committee. They have put up speed limit reminder signs in the neighborhood. The City of Olympia is also going to lend their radar speed sign to our community in the near future. A reminder to all residents to ask owners before you approach their dog. Not all dogs are friendly.

Marian Bailey spoke about the Urban Forest. She has secured new small trees to plant, and will do so once the UF isn't so dry. Marian is concerned about our trees in the UF and the entire community as well. Our extended summers are not conducive to our tree environment.

Shelia McCarten reported for the Goose Committee. A reminder that we will be hearing screamers from pistols over the lake, as several pairs of Geese are trying to make our lake home. Shelia is also asking for new members of the committee to help deter geese, and also wants to talk to new lakeside homeowners about ensuring that geese don't make their yards home. Please reach out to Shelia if you have questions or are a new lakeside homeowner @ sheilamccartan@yahoo.com

Fred Yancey reported that he went to a training and that the new state laws for HOA covenants is not going to be a cheap fix.

Elle Burger reported that the Tech Committee worked on a neighborhood survey and sought board approval. Please complete the survey.

Leslie Turner, Treasurer, reported that she was able to trim the 2026 budget, removing money from the wristband fund and changing the service intervals of the port-a-potties, and trimming some from the arborist line, etc. The 2026 budget was approved by the board, and will now represent only a \$10 increase per quarter, rather than the \$20 initially expected.

Board members Evan Clifthorne and Quinn Haithcock created an alternative budget that was acknowledged by the board, but the Finance Committee budget supported by the Treasurer was eventually passed.

The timeline for the 2026 board election was discussed heavily. It was decided that to meet VIS's deadlines for mailing, etc that nominations of 150 words or less will be due to the clerk no later than 11pm on October 7th. They may be emailed or dropped off at the house. VIS will produce ballots, and winners will be announced at the Annual Meeting.

In addition, the board is now going to review committee reports during the planning meeting on the third Wednesday of the month rather than the fourth Thursday board meeting.

Presidents Corner....

You should have received an email by now announcing that Lakemoor Board elections are coming up next month. If you missed it, information is enclosed in this newsletter.

This year's election is especially important given changes in state law affecting HOAs, and the need for communities to revise their covenants and bylaws to comply with new regulations, some of which take effect in January, and others not until 2028.

I won't get into the details here, but if we have to revise our protective covenants to comply with these new laws, it means for the first time since 2008, all the provisions of our covenants could be changed.

The most important provision, and one that may come under challenge, is the prohibition against multiple dwellings on a lot. As with many HOAs, only one home can be built on a lot, and that's the way it's been since the community was created in the 1960s.

Despite these protective covenants, the City of Olympia has adopted new building codes that allow multiple homes on a single lot, and is contemplating allowing even higher densities. That would violate our covenants, but the city says it's up to the community to defend the single-family requirement, and the city won't deny multiple family building applications, even for Ken Lake.

A majority of the current board has made it clear that it will oppose any multiple dwelling attempts, including homeowners who want to build another home on their lots, which in planning parlance is called an Accessory Dwelling Unit (ADU).

However, at least one member of the current board has stated publicly that we should allow ADUs, and believes that single-family HOAs should encourage higher density development in their communities. That could lead to duplexes, triplexes and even more units on a single lot, and hence larger populations despite having only a single exit from the community in case of emergencies.

The point here is that when we open up our covenants for revision, do we want a majority of the board to propose higher density development, or do we want to retain our single-family character? Who wins in the upcoming elections will in large part decide which way we go, so your vote counts more than ever.

Mike Gowrylow. President



It's election time!

Dear homeowners,

Another election is ahead of us, and we want to provide you with a timetable.

Four positions are up for election for two-year terms on the seven-member board.

If you as a homeowner wish to run for election, please draft a candidate statement of no more than 150 words, and email it to kenlakesecretary@gmail.com by Oct. 7. This deadline is predicated on the need for VIS, our management company, to include the names and statements of all candidates in a packet of budget and other materials to be mailed to homeowners in advance of our annual meeting Nov. 18. If you don't use email, you may drop off your statement at the home of our corporate secretary, Michele Rothman, at 2159 Lakemoor Drive SW.

Homeowners should receive their budget and voting packets by the third week of October and will have up until Nov. 7 to return their ballots to VIS, although they also can present or change their votes at the Nov. 18 annual meeting.

Please note: This year's Annual Meeting will be conducted via Zoom, as several Board members are unable to attend in person. Homeowners will still have the opportunity to submit or update their votes up until the election portion of the meeting begins. After that point, VIS will tabulate the ballots and announce the four candidates receiving the most votes.

In lieu of the in-person annual meeting, a social gathering of homeowners will be announced at a later date.

If you have any questions, please send them to kenlakesecretary@gmail.com and they will be forwarded to the board.

Mike Gowrylow
President

**The Tech Committee has Questions....
YOU have Answers!**

The first step in website design is understanding our users. That's YOU! What works at www.kenlake.org, and what can be better?



Use your camera to follow the QR code. You'll see & be able to answer our spiffy, board-approved user poll to tell us how you use our neighborhood website, and what might help you the most as the Tech Committee proposes updates.



**Ken Lake's Fall Festival
is almost here!**

Come and join your neighbors for some fall cheer!

Saturday, October 11th 1-4:00

@ the Main Rec (Christopher Park)

Cider and donuts, a bon fire and s'mores, festive donkey rides, good company and more!

Many volunteers are still needed!

**If you can volunteer, please
contact aliciakenlake@gmail.com or sign up on the
website!**



Safety & Security Corner

The board approved an estimate of \$1,000 to put up a light on the tall post at the main rec area. Please check with the security committee before moving the speed limit signs. Please be careful at the Westside Park entrance with the exposed tree roots until the arborist can suggest the best option for safety.

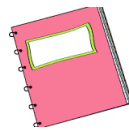


Dear Community,

We, as a Board have recently been asked to act on complaints regarding problems with aggressive dogs and problems with neighbors. These issues are concerning. It is troubling that they can not be easily resolved. However, the Board has no authority to act in support of those wronged in these cases.

The only option in dealing with aggressive animals is to report them to animal control and the local police department. As to conflicts with neighbors, there is nothing that can be done if the parties are not willing to solve the problem. It's sad when we as a community can or will not cooperate in solving the concerns of our residents.

We should be better than this.
The LCC Board



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. 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~~

Extended!

Sign up on the website to Attend!

Sunday October 19th & Saturday November 8th

Kudos Corner!!

Thank you to Becky Lee for volunteering to manage our signs! Thanks for keeping us informed. Thanks to Sean Clowers for all of his help in the parks. Pickle ball players, we appreciate you keeping the courts clean! And Kat Frank, we really appreciate your help in the parks too!



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.

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

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.

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

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

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.

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

Urban Forest: Marian Bailey @ mmbmwm@comcast.net

Events Committee: Alicia Roberts Frank @ aliciakenlake@gmail.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 review (covenants): Mike Gowrylow @ gowrylowm@comcast.net

Compliance: kenlakesecretary@gmail.com

Technology Committee: Elle Burger at fitellieburger@gmail.com

Safety & Security Committee: Carol Gruen @ gruenc1941@gmail.com

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, Ken Lake Parks/Common Areas Manager kenlakeparks@gmail.com