

# LAKE MINTERWOOD BEACH CLUB NEWSLETTER – NOVEMBER 2019

PO Box 311, Vaughn, WA 98394 [www.lakeminterwoodbeachclub.org](http://www.lakeminterwoodbeachclub.org)

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**Dear LMBC Members;**

**This newsletter will be our first emailed version!** Many of you have submitted your email addresses and will receive your newsletters online. This is a savings for us and will enable us to have more frequent communication with you. Some of you have not sent in your email address and we encourage you to do so now. And some of you don't use email. No worries! All owners and households will get a copy. If you're reading the paper version and you have an email address please send it to [lmbcsecretary311@gmail.com](mailto:lmbcsecretary311@gmail.com) or to any board member.

## ARCHITECTURAL CONTROL COMMITTEE

An impressive amount of home improvement went on this summer in the neighborhood. A couple of new homes were built and several homes got a new coat of paint. One area of concern is the storage of old cars and equipment which distracts from the appearance of lots. Also, parking cars on the street long term or on a regular basis is creating problems for walkers, cars trying to pass when they are going in opposite directions, school buses and emergency vehicles. Remember, Architectural Control permits are required for the construction, addition to or remodeling of homes, garages, sheds, docks, decks, fences (over 4 feet high), and septic systems. Interior layouts or remodels are not an LMBC issue but some of these actions will require a permit from Pierce County as well. We know that some trees are short lived but the ACC also must approve the removal of any tree larger than 3 inches in diameter and in some cases will ask you to replace the tree(s) with a new one. ACC Permit Application forms are available on our web site – [www.Lakeminterwoodbeachclub.org](http://www.Lakeminterwoodbeachclub.org). Gary Krancus can help you with filling out the application and getting it approved. His number is 253-313-5216.

## TOXIC ALGAE

A major topic of concern this past summer was our toxic algae bloom. The "CAUTION" advisory level determined by Pierce County Health Department was lifted September 5<sup>th</sup> and the lake was no longer



considered a public health concern for people and pets. Blue-green algae (cyanobacteria) occur naturally and can produce toxins. However, growth can be discouraged by: reducing fertilizer use; maintaining your septic system; picking up after your pets; planting native plants between your yard and the water to reduce runoff and prevent erosion.

This is the signage your HOA board was required to post for different advisory stages. A big thank you goes to the community for their patience and cooperation by not drinking the lake water, not playing in the water with visible algae and keeping our animals away until safe.

This year the lake exceeded state recreation guidelines with levels 40 times over the safe limit. This was not the first time toxic algae bloom has been detected but it was the longest length of time for advisories. The weekly visits checked by the health department and the every two weeks testing of toxin levels expenses for labor and lab samples were covered by a Pierce County Grant program. Your HOA board did an excellent job of keeping current updates on the lake status at the Lake Minterwood Beach Club website Lake Status tab as soon as information became available. <https://www.tpchd.org/healthy-places/surface-water-quality> is the Pierce County Surface Water Quality link.

## VOLUNTEERS and EVENTS

Events so far this year have included Spring Clean-up at the Park, Fish Stocking, Kids Fishing Derby, Community Garage Sales and the Annual Picnic. The board is always looking for volunteer help with projects. If you would like to participate in our community, either as an active board member or occasional volunteer, please call or email any current board member and let them know your availability. Past board members are always welcome!

## THE ROAD TO SAFETY



Gail Howe-Jennings, John Hammerbacher and neighbor Mark assist with installation a new sign; a reminder to drive safely.



We were able to work with Pierce County and have additional speed signs installed!

## SPEEDERS

A favorite topic on Facebook! The board took action and worked with Pierce County Road Department to install two additional speed limit signs on 113<sup>th</sup> Street at the north end of the lake. We also purchased - and with volunteer help - installed the Neighborhood Entry sign on Minterwood Drive. **But we still see cars speeding.** Ninety percent of all our traffic is due to residents of our little community. So as you're trying to get to work on time or anxious to get home to watch the game, driving down any straight stretch, glance at your speedometer....monitor yourself...**THE SPEEDERS ARE US!**

**SPRING CLEANUP VOLUNTEERS:** Volunteers Whitney and Alanna joined 15+ clean-up day participants.





Mike Gofman and John Baxter replaced the basketball backboard. Thanks guys!



Mike installing Wildlife and Wetland buffer signs on our greenbelt areas.

## KIDS FISHING DERBY

Our annual derby, held on Saturday, June 8 was a great success with plenty of fun, food and fish! Fifteen kids took home prizes and goodie bags full of candy and toys. Entrants caught twenty fish: the biggest was 1 lb 2 oz and 15 inches.



Our youngest fisherman with his 9 ounce fish.



The largest Derby fish was 1 pound 2 ounces.

## NEIGHBORHOOD YARD SALE

During the weekend of July 13-14-15 the streets of Lake Minterwood were lined with tables filled with the good, the bad, and the hopeful discards of residents trying to “tidy up”. Social media brought in shoppers from the surrounding area so lots of stuff actually left the neighborhood! Mark your 2020 calendar for the weekend after July Fourth, probably the 10-11-12 and start filling up your garage to get ready for \$\$\$.

**LAKE MINTERWOOD ANNUAL PICNIC:** The Lake Minterwood Beach Club Annual Picnic was held on Saturday August 17<sup>th</sup>, and a good number of you joined in. **HAMBURGERS, HOT DOGS, CAKE AND ICE CREAM** was provided and attendees brought delicious side dishes to share. Be sure to watch for information on next years' event and join us!



Volunteers were grilling in the pavilion and attendees brought their favorite sides to share - can't get any better than that. (Who made that pink fluffy salad? Please PM Alanna.) Thank you Judy Scott and Gary Krancus, chefs for the event, and all who helped to decorate, shop and set up.

## Where Does the Money Go?

While we enjoy one of the lowest annual HOA fees in the area, many people want to know where the money goes. We have a budget of about \$75,000 and this chart shows how those funds are spent.

By far our biggest expense is \$32,000 for Maintenance which includes: park, beach house, and shelter upkeep; lake treatments; and trout plants. Utilities include \$12,000 for the street lights and electricity for the pump which feeds the lake. Our tax bill is about \$4,000 and insurance is another \$7,500.

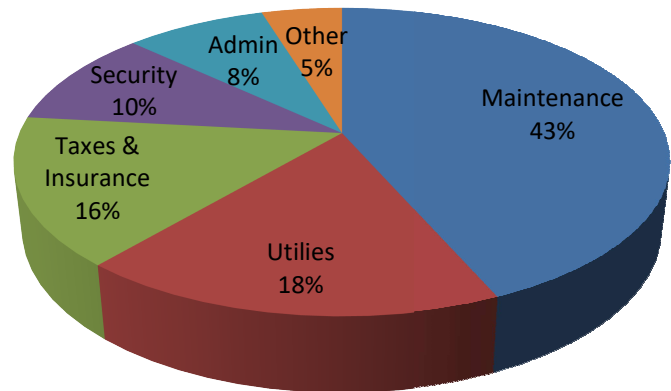
Security is \$7,500 and Administrative expenses are another \$6,200.

In an effort to control our administrative expenses we are making better use of electronic media which is why many of you are receiving this via email. One area where you can help is by getting more involved with the maintenance. Every year we have our spring cleanup and the more of you that show up to help, the less we have to spend. Thanks to all of you who pay your dues on time to keep us on top of our financial obligations.

## Lake Management: Testing and Lake Levels

We are fortunate to have ongoing Lake Management maintaining Lake Minterwood. Once a month the HOA spends \$55.00 to Water Management Laboratories for fecal coliform sample testing as required by the Pierce County Health Department. We have been well within the acceptable results.

**LMBC Annual Expenses**



The south end of the lake has the LMBC well that was installed back in the 1980's to supplement water loss from both evaporation and seepage. Without the well pumping water, the lake level would drop substantially. One cause for water lost is seepage from the surrounding permeable soils; but the majority is lost through the poorly constructed south dam at the LMBC park site.

In 1968 when the dam was constructed, it was as early as May 1970 that the Board was discussing adding a well to make up for water level losses. In an August 1974 report by the USDA, a study regarding the "rapid drawdown" recommended a trench backfilled with impervious materials.

It was further reported in 1998/99 that losses increased. It has been suggested that the 2001 Nisqually earthquake in addition effected the lower than normal level by a couple of feet. It can be observed that several older docks on the lake shore stand well above the lake level.

Over the years, several studies and at least one major attempt to stop the losses have occurred. In 2001, bentonite (an impervious material often used for controlling seepage) was pressure injected into 20 boreholes along the west and southern end of the lake. No results appeared to be observed. Then in 2002 a study by GeoEngineers recommended, like the USDA study, a trench backfilled with impervious material. In 2002 the estimated dollars to stop seepage was \$90,000 with no guarantees.

The LMBC Board continues to search for less expensive alternatives and the actual source of the seepage. No matter what, methods for stopping the seepage or at least controlling it will be costly and questionable for its effectiveness. A trench backfilled and/or a new well may need to have expenditures in the future. However, both alternatives are costly with no guarantees, but the Board is continuing to build reserves to offset some of the costs if and when needed.

## Septic System Tips

Healthy septic systems are good for your family, your wallet, and the environment. With just a few simple steps, you can protect your septic—and avoid costly repairs. Your groundwater and Puget Sound lakes, rivers, and beaches benefit, too!

- Don't empty hot tubs or pools into your septic system or onto the drainfield.
- Direct water from downspouts away from the drainfield.
- Watch where runoff from driveways and patios goes. Direct runoff away from the drainfield.
- Be careful landscaping and building around the drainfield. See our brochure—How to Plant and Build Around Your Drainfield—for more information. Find the brochure at [www.tpchd.org/septic](http://www.tpchd.org/septic).

**Laundry room** • Space your laundry throughout the week. Laundry adds a lot of water to your septic system. Several loads of laundry back-to-back can overload your septic system. • Select the appropriate load-size on your washer if it has this feature. If not, only do full loads of laundry. • Use a high-efficiency washing machine if possible.

**Bathroom** • Fix any leaks immediately. A leaky fixture can add hundreds of gallons of water to your septic system every day. • Only flush toilet paper and human waste down the toilet. Anything else should go in the trash. • Use water-saving devices like low-flow toilets and shower heads.

**Kitchen** • Don't use a garbage disposal. They add solids to your septic system. These can plug the drainfield or cause your tank to need frequent pumping. • Use a drain trap to stop food going down the drain. • Don't put grease or oils down the drain.

**General advice** • Don't put household chemicals into your septic system. This includes oil-based paints, solvents, toxic cleaners, and latex paint waste. These can kill the bacteria in your septic system. • Don't use chemicals to unclog drains. Use boiling water or a drain snake. • Don't use septic tank additives. They aren't necessary and don't reduce the need for regular maintenance.

## Lake Minterwood Security

Lake Minterwood Beach Club prides itself in being a quiet, peaceful neighborhood community. We are statistically a very safe neighborhood, but this can be easy to forget when we experience the occasional crime. Unfortunately, crime can find its way into any neighborhood. The most common type of crime found in neighborhoods, including ours, is burglary.

A few preventative measures can help deter burglary, many you all already implement. Automated lights, fortified doors, and a quick check of the windows of your property are great deterrents to burglary. Put away 'helpful' objects that can be used to break-and-enter (like those snow shovels we are all pulling out of storage in anticipation of snow!). While you're at it, check that valuable items are out of sight. An open garage, tools leaning against a fence, a car with a computer bag in the backseat are all, unfortunately, susceptible to opportunistic burglary.

With the holidays coming, package theft is likely even more of a concern. Many of us love the convenience of shopping online and having our products delivered right to our door, but that luxury also gives criminals a new, easy way to steal. Post office boxes and the Amazon locker are a great alternative to having your package left at your door. Locking mailboxes can be bought in a variety of sizes to hold small to medium sized packages. Cameras pointed at your front door step will also help catch package thieves, but only after they've taken your package.

All the locking mailboxes and security systems in the world won't guarantee that thieves won't come poking around in our neighborhood. We are in a community in our neighborhood, and our best defense against crime is a united defense. Criminals tend to be opportunistic, and they rely on neighbors not communicating with each other effectively. If you notice your neighbor's automated light pop on, take the time to do a quick check. It might be that missing cat a neighbor posted about online, but it could also be someone casing houses. If you see something questionable, report it to the police.

Something we can all do to keep our neighborhood safer is to SLOW DOWN. This should be a neighborhood that we can walk in, but some residents (young and old) like to speed around our winding neighborhood roads. Help your neighbors by ensuring your guests are familiar with the expectations of the neighborhood and let them know you are responsible for their actions.

If you have ideas about improving security and safety within our neighborhood, we strongly encourage you to come to one of the monthly board meetings.

To give your input or leave feedback regarding this newsletter please contact any LMBC board member. Their names and phone numbers are listed on the LakeMinterwoodBeachClub.org website and on our Facebook page. Comments can also be sent to Rita Cornella – [LMBCSecretary311@gmail.com](mailto:LMBCSecretary311@gmail.com)