

Welcome to Lake Minterwood.

Welcome to the **September 2020** edition of our newsletter. So much has happened this past year and we would like to keep everyone informed as best we can. We lost so much this year, what with the pandemic curtailing activities. The Annual Meeting in April was cancelled along with the Fishing Derby in June; this event has been a favorite tradition for many years. We also lost the annual Family Barbeque and Picnic held in August in years past. We are hoping to resume these activities next year, and still hope to have a few socially distant events this fall.

All Lake Minterwood property owners are members of the Lake Minterwood Beach Club! Your membership comes with responsibilities for abiding by the Restrictions, Covenants and Conditions; Bylaws; Rules and Regulations; and Fishing Rules which run with the land and are legally binding, upon all property owners. The LMBC Board of Trustees encourages you to familiarize or re-familiarize yourself with these documents. It is also your responsibility to insure tenants or guests are aware of and comply with the provisions of these documents.

We live in a wonderful neighborhood! Let's keep it beautiful and fun for all!

REMINDERS

LMBC Architectural Control Committee (ACC)

The ACC welcomes Gail Howe-Jennings for initial contact and questions by calling 509-670-2107 and leaving a message. Voicemails are returned promptly. Gail has a vast amount of experience in community management. Applications can be downloaded at www.lakeminterwoodbeachclub.org.

“prior to erection or placing of any structure upon a lot, or the making of additions or external modifications to existing structures, the plans and specification therefore shall be submitted to and approved by the Committee.” (Article II Section I.f) This includes fences over 4 feet tall, tree removal, new roofs, outside painting. “

“Each lot shall be maintained in a clean, slightly condition at all times and be kept free of litter, junk, containers, equipment and building materials.” (Article III Section 4) Fines can apply.

Penalties for non-compliance/violations in Building Restrictions, Land use Restrictions, tree cutting, unauthorized temporary structures, etc. can start at \$100 to \$300 per incident or per month. (Bylaws Article V)

“Dogs are allowed to swim in the far north end of the lake only. (Rules and Regulations)

ITEMS TO NOTE

Annual dues were due August 1st. After sixty days of non-payment (October 1st) LMBC *“may record a written notice with the Auditor of Pierce County, Washington, that it claims a lien against the lot to which the membership is appurtenant”* (Article V Section 3) Non-payment of dues may also result in suspension of Park and Lake privileges (Bylaws Article I Section 3). Lien fees will nearly double the cost of your dues so it is to your advantage to pay timely or be active in a payment plan.

Lake Minterwood residents were able to hold a socially distant **Annual Yard Sale** in July, with many masks and much hand sanitizer. Sales were brisk and many items found new homes!

Maintenance was performed on the well that feeds the lake resulting in more consistent water flow into the lake.

Our lake weeds were treated at just the right time to inhibit growth, making swimming and boating more fun. The cooler spring probably helped to reduce algae growth so we were able to avoid a toxic algae bloom.

We discovered, and repaired a water supply issue to the bath house and the sprinkler system. Winterizing the beach house will now be much easier.

Thanks to an observant picnicker in **the pavilion** we were informed of a potential problem with the building. We've had the structure inspected, the problem identified and we are receiving bids for the repairs. Hopefully these will be completed soon. So thank you to the unnamed Dad who brought it to our attention.

We still get complaints of **speeders!** Please, as you're driving, glance down at your speedometer and check yourself! If you see the same vehicles repeatedly speeding, please report the information and license number to the non-emergency line of **PCSD (253)798-4721 #1**.

We are in the process of creating a list of neighbors who would be willing to help with projects this fall. There are painting projects, cleaning up the swimming area float line, repairing the floating dock, etc. If you would like to be on this list email Alanna at alannahartzell@gmail.com.

In the Articles of Incorporation, 1974, Article III, section 3, of LMBC CCRs states: “No **SIGN**, billboard or advertising structure shall be located, placed or maintained on the real property.” Please do not post ANY sign in your yard or drive. We want our neighborhood to be as peaceful and welcoming for all during this election season. This can be an exciting and educational experience for all.

If you have questions or issues you would like addressed please call any board member. We are happy to help.

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