

in this issue >>>

Annual Meeting
Architectural Committee ACC
Moss Control
Fishing Rules
Security
Board Members



February
2022

Well maintained
landscaping and
decorative painting
will help spruce up
a home's exterior

Insight into the Happenings in LMBC

your neighborhood



current topics >>>

April 9, 2022 Annual Spring Cleanup in the Park
April 23, 2022 Annual Membership Meeting
at the Park Pavilion,
June 11, 2022 LMBC Fishing Derby
July 15-17, 2022 Community Yard Sale
August 20, 2022 Annual Community Picnic

For reading the 2021 unofficial minutes go to
www.lakeminterwoodbeachclub.org

Yard and Property Appearance

Yes it is still winter, but it's actually a good time to do needed cleanup. Our covenants state: "Each lot shall be maintained in a clean, sightly condition at all times and be kept free of litter, junk, containers, equipment and building materials." "Garbage containers shall be kept concealed from view." They should be removed from the street after pickup within 24 hours.

Please park cars in driveways not on lawns. Keep street fronts clean and weed wacked. A neat neighborhood helps increase home values. If you were selling your property, you'd want that.

You Make the 911 Call

In threatening or emergency situations, YOU MAKE THE 911 CALL. Don't expect a board member to do it for you.

Goodwill and Welcome Committee

New owners or renter in Lake Minterwood or know someone who is? We want to welcome you? To keep our records updated, please contact Katie Wilkinson 253-653-4865 or email lmbssecretary311@gmail.com

Knowing your Community

Making a good neighborhood counts!

It takes work to keep a neighborhood healthy and strong. Your LMBC HOA encourages you to know your neighbors and help each other out in time of need.

We are a healthy neighborhood that looks out for each other!

Architectural Control Committee

All Lake minterwood property owners must get approval from the ACC before cutting trees and before making any modifications to buildings or property including, but not limited to: fences over 4 feet high; painting or repainting houses and sheds; replacing roofs; clearing land to install septic systems; or building docks, houses, house extensions, sheds, garages; and other structures. You need an ACC permit even if you already have a permit from Pierce County. Same for renters! Call any board member for an ACC Permit Form or download the form at the LMBC website.
www.lakeminterwoodbeachclub.org.
Mail it to LMBC or email to lmbssecretary311@gmail.com. The ACC acts promptly. Questions-- contact Alanna Hartzell 253-677-5507.

Temporary Structures

LMBC's Covenants and Conditions, Article II, Section 2 states: "Temporary structures such as tents, travel trailers, garages, or other out buildings may be maintained upon a lot only during the period of construction of a permanent dwelling thereon, and in any event no longer than nine months. Any other structures or quarters, not permanent in nature, must be removed upon demand of the [Architectural Control] Committee. No house trailer or mobile home shall be permitted within the Lake Minterwood Plat." In particular, this prohibition applies to the tent-like canvas covered or canvas enclosed structures used as carports or boat sheds.

set the stage >>>

Would you like to be a volunteer on the Board?

Check the website

calendar for monthly

meeting dates as it

changes – time and

location. And for contact

information.

Current Officers

President: Alanna Hartzell

Vice-President: Don Thomson

Secretary: Gail Howe-Jennings

Treasurer: Adam Lamecker

Current Committee Chairs

Lake Management: Don

Thomson

Property Management: Adam

Lamecker

Welcoming: Katie Wilkinson

Security: Alanna Hartzell

Social Media: Alanna Hartzell

Bookkeeper

Felice Capone

Other Members

Les Hall

Judy Scott

John Baxter (Fish)

Contact Information

Available on our website:

www.lakeminterwoodbeachclub.org

Other Information available on our website: Bylaws and Amendments ACC Permits

For Animal (Dog) Complaints please contact Pierce County Animal Complaints. A complaint can be filed online. See more information on our Website under Contacts.

ROOF MOSS CONTROL - Nobody wants moss on their roof. It can hold moisture, causing leaks and serious damage. Yet many moss removal treatments can harm our environment and waterways.

Low-chemical removal:

Newly established patches can sometimes be removed with gentle wet sweeping or a leaf blower.

In the summer, try sprinkling powdered dish or laundry detergent on moss-covered areas. Wait three or four days and remove moss with a broom or brush.

Chemical removal:

If you use moss control products, choose from the safer options that are available. Look for products containing soaps, fatty acids or ferrous sulfate which are less toxic and designed to protect the environment. Avoid products containing copper, zinc and iron sulfate. These substances can pollute our lake and are toxic to aquatic animals.

Prevent runoff:

Don't allow moss control products or contaminated rinse water to run into a storm drain or into the street, where it will drain to the lake.

-- SECURITY IN LAKE MINTERWOOD --

Feeling safe and secure is something we all wish for and as with all things it starts at home. Practice safety at home by keeping doors and windows secure, cars in garage or locked with nothing visible to discourage car prowlers. Use cameras and motion lights to notify you of approaching visitors (like bears and coyotes!) And most importantly, if you **SEE** something, **SAY** something! Call the non-emergency # 253-798-4455. Put this # in your phone. Notify your nearby neighbors (develop a phone tree for your street or cul-de-sac), then post on FB.

The HOA has hired two Pierce County deputies to patrol the neighborhood during their off-duty hours. Their times and days are random and include actively patrolling, patrolling the park, and radar monitoring for speeders. During the last 9 consecutive months the deputies have issued 16 tickets for speeding, no license or proof of insurance, evading, and one arrest for outstanding warrants. During the last fiscal year, the board spent \$6,090 for this service (budgeted \$8,000). We feel this service is well spent and we wish we could afford more. Please see the below document for a complete explanation of the changes the legislature created last year that impact our law enforcement from doing their job. This document is also available on the Lake Minterwood Beach Club FB page.



We are a walking neighborhood. Keep your speed down!



Some Fishing Rules & Reminders

The lake was last stocked before Labor Day weekend. Limit is four fish per day per authorized fisherman. Each authorized fisherman is allowed one pole at a time. Catch and release fishing is encouraged. The State requires fishing licenses on Lake Minterwood.

Remember – fishing in Lake Minterwood is for members and guests only. Only members with current member identification cards have fishing privileges. Each lot owner is allowed a maximum of 4 fishing guests at any one time. More fishing guests will require fishing passes. Members must accompany their fishing guests.

A maintained septic system keeps you and the environment healthy and helps:

- Reduce the risk of people getting sick from untreated sewage.
- Reduce the risk of contaminating groundwater and surface water.
- Save you money and extend the life of your system.

Do you know where your SEPTIC System recorded documents are that show their location on your property?

Go to www.tpchd.org/asbuilt

Dogs are allowed to swim in only the far north end of the lake.

The dog leash law is a requirement of Pierce County!



lmbscsecretary311@gmail.com

www.lakeminterwoodbeachclub.org

PO BOX 311

VAUGHN, WA 98394