

OCTOBER 2022

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Annual Meeting

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Thank you Volunteers



Know
your
Community

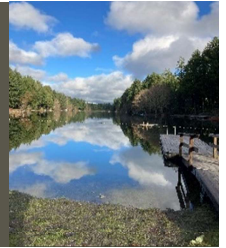
A Yearly Insight into the Happenings in LMBC

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.

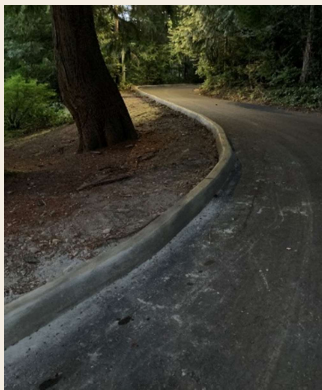
We are a healthy neighborhood that looks out for each other!



Paving and Painting



Freshly painted Clubhouse and decking performed by Fenton Painting & Repair for \$2,725.



New asphalt driveway and concrete curve performed by Washington State Paving LLC for \$25,801.20.

LMBC Picnic 2022



On August 20, 2022 the HOA Annual Picnic was held in the Park Pavilion. Cake, hamburgers, and hotdogs were provided. Everyone had a great time meeting new and old neighbors and sharing favorite foods.

Kid's Games hosted by Kristy Bogle



LMBC Annual Yard Sale

On July 15-17, 2022 there was great participation throughout the neighborhood which brought many visitors to our hood for the great clean-up. Besides making space for new purchases many raked in some \$\$ for their efforts. Thanks to all that participated and to those who bought those keep sakes!



Fishing Derby

The Fishing Derby held on June 11th was a great success. Kids caught a total of 20 fish, biggest 1 ¼ pounds caught by Adeline. Alek caught the most at 5 fish. Next year it will again be held on the "Free State" fishing day!

Prizes donated by
New2U-Mike Denny
Percentag Lures-
Brian Hartzell



Jacy won the adult prize of \$80 from adult entries



set the stage >>>

Your current volunteer Board

*Check the website calendar
for monthly meeting dates
as it is always changing –
time and location.*

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
Mark/Bambi Wood

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.

Fishing Rules & Reminders

Only members with current membership identification cards have fishing privileges.

Catch limit is 4 fish/day per authorized fisherman. Each fisherman is allowed one pole at a time.

Members must accompany their guests. Lot owners are allowed a max of 4 fishing guests at any one time at no additional charge.

Members may purchase a maximum of 10 one day fishing passes for \$5.00 each.

Annual Membership Meeting held at the Key Center Fire Station April 23, 2022

Plans to hold the Annual meeting at our own Park Pavilion was changed at the last moment to the Key Center Fire Station. It was well attended in person and via proxy. A financial recap was presented. Information on Lake preventative maintenance was presented. Members approved funds for asphalt paving of park driveway and for hiring a professional to create a Capital Reserve Plan for LMBC.

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

Key Pen Hwy

Since the Annual Meeting last April, Envirocorps has made two cleanups on both side of Key Pen Hwy, picking up 20 bags of trash and litter along the one mile stretch of the highway in front of Lake Minterwood. Envirocorps is part of the Greater Gig Harbor Foundation doing environmental work on state routes and the Key Pen Forest. Part of your dues supports this work, so thank you!

Lake Treatment!

*Your HOA dues help to maintain our
beautiful lake for the enjoyment of all!*

Our Lake Manager, Don Thomson, does a wonderful job collecting data for water samples, keeping the well running in top notch condition and calling for treating of lake algae growth and/or unwanted vegetation growth. It is an ongoing project! The HOA also plants fish 3 to 4 fish times a year for those fishermen out there. Fish planting for 2022 was done on April 13th, June 7th, and October 5th.

For more information go to Lake Status:
www.lakeminterwoodbeachclub.org



Doug Dorling, Northwest Aquatics
spraying Lake Minterwood



Nisqually Trout Farm last planted approximately 225 pounds rainbow trout into the lake averaging 12 – 14 inches. This will be a great time for them to grow over the winter!

Make A Difference

Lake Minterwood Dam Protected Area

Did you know it was the Washington State Department of Ecology that reported to us in the year 2000 to cut down all the

trees on the dam and spillway? This was to help ensure **the integrity of the Dam.**

With no trees, it has been tempting for some to drive their vehicles on the softened grassy areas. PLEASE don't be tempted, as this adds to maintenance and repairs.

We need the dam to maintain our Lake! (You can pass this information on to the moles!)

LMBC's Covenants and Conditions, Article II, Section 2 states: **"Temporary structures** such as tents, travel trailers, 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.

DO NOT FEED THE WATERFOWL

Please, please please!!! Do not feed ducks and Canada geese on Lake Minterwood!! Doing so encourages too many to stay rather than migrating. Feeding waterfowl is not good for them or us. We end up with swimmer's itch from duck mites. Our beach and grassy areas get fouled by droppings.

See Your House and Property as Others See them

Winter is a good time of year to stand out in the street in front of your property and take a good honest look at it. Try to see your place as your neighbors do and to view it as those who pass by on the street would. Do you have "stuff" that really needs to be tidied up, stuff that should AND COULD BE PLACED OUT OF SIGHT OR COVERED UP? How about some pruning and trimming? What about vehicles you're not using anymore? Be a good neighbor. It's catching! Help us make Lake Minterwood one of the best communities on the Peninsula! Also, thanks again to those of you who voluntarily pick up any litter along our streets. Your efforts are noticed and appreciated!

Architectural Control Comm. Reminders

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: erecting 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! An ACC Permit Form can be downloaded at the LMBC website: www.lakeminterwoodbeachclub.org.

We are a walking neighborhood. Keep your speed down!

The True Cost of Buying a Home

*Includes maintaining your home!
Paying Property Taxes and
paying your HOA dues!*

Reminders...

Annual Dues are always due before **August 1st** of each year. 2022-2023 amount is \$300 per lot. If needed, contact Felice, Bookkeeper, for a payment plan.

Garbage/yard waste/recycle containers should be brought in **within 24 hours** of pickup.

No Fishing in the swimming area per Rules and Regulations dated May 16, 1992

Dogs are allowed to swim **only** in the far north end of the lake. **The dog leash law is a requirement of Pierce County!**

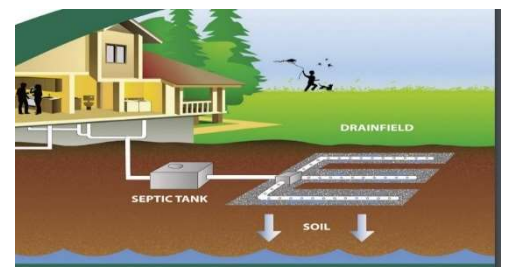
On April 9th the 2022 **Annual Spring Cleanup** in the Park had 12 people who worked hard! Plan to participate in Spring of 2023.



Remember your **Park Pavilion** is available for Reserving for birthday parties, baby showers, family reunions and gender reveals. Form available on Website.

In the Articles of Incorporation, 1974, Article III, section 3, of LMBC CC&Rs states: "No SIGN, billboard or advertising structure shall be located, placed or maintained on the real property."

A maintained septic system keeps you and the environment healthy



final thoughts...

The members of LMBC enjoy non-motorized boating, fishing, swimming, and a beach with a pavilion, restrooms and a playground. This is why we live here!



Short-term Rentals

Pierce County Code 18A.27.040 describes "A Vacation Rental (VR) [as] a short-term rental accommodation within a legally established single-family or accessory dwelling." The owner/primary resident is totally or partially absent from the property during the rental period. **Pierce County Code 8.76.010** describes the parameters for "Noise Pollution control of all sound originating within the unincorporated areas of Pierce County."

Rentals provide accommodations for vacationers, reunions, special events, and family get aways. What are the benefits to the surrounding neighborhood? Most rental owners want to provide an exclusive luxurious experience for their clients. They work hard to ensure their ratings stay high to attract better renters. Some owners have strict requirements, exceeding what is required by the parent companies, AirBnB and VRBO, charging extra cleaning fees and damage deposits, limiting the age of renters, and requiring a longer quiet time. A beautiful well-kept home is an asset to the entire neighborhood.

LMBC current bylaws do not restrict or mention short-term rentals and while there are several here there have been few complaints. Owners are very receptive to comments about their renters and are quick to correct any problems.

Property Liens

The covenants of the Lake Minterwood Beach Club require the LMBC to place liens against property holders who have not paid their annual dues or other legal obligations due the LMBC. When the LMBC places a lien on a property, it is not the individual members of the LMBC Board of Trustees (past, present, or future) acting against any individual. Rather, the board is acting for the membership in accordance with the covenants. It has been a long-standing practice of placing liens on delinquent accounts.

LMBC Board of Trustees

"What We Do" and Why. The HOA was established with the express purpose of creating a body of resident volunteers who are charged with protecting the lake, well, dam, and all common areas for the use and enjoyment of all residents in good standing. Elsewhere in this letter you read about the activities the board sponsors, the maintenance of the lake, well and beach house, and the improvements made to facilities (paving and painting).

The ACC, (Architectural Control Committee) is charged with protecting the visual appearance and character of the neighborhood while allowing residents to make needed improvements. Trees are iconic to LM and removing healthy well-kept trees is not allowed, but dying and dangerous trees are encouraged to be promptly removed. House and roof colors follow an accepted color scheme and all residents, owners and renters alike, are required to keep their property in a *clean and sightly appearance at all times*. But sometimes things go wrong, what then?

A board member may see an issue or receive a complaint. The complaint is investigated and if necessary, the required steps are put into place. A notification is sent via mail. If no response a second more formal letter is mailed stating possible fines. If still no response fines are imposed about 30 days later. The fines continue monthly, accruing interest, and can result in a permanent lien being place on the property; this can potentially result in foreclosure, a financially devastating event. Reports are filed with Pierce County Code Enforcement and the Sheriff, if needed, resulting in additional heavy fines.

What We Don't Do. The Board is not the neighborhood police; neighbor disputes are best solved by conversation. The Board cannot "fix" things but is happy to answer questions and explain the bylaws, Pierce County Regulations, and to direct residents to the proper government agency. The Board cannot step outside of the mandated described governing documents.

LMBC Lake and Well

Lake level is maintained by the well which is operated as per our water rights as recorded with Pierce County, from April 15th to November 15th, every year. The well flow is 182.1 gallons per minute, drawdown is 43.67 feet and that level has maintained over the course of this year. Periodically, every 2-3 years, the well needs maintenance, backflushing, which removes sediments and iron oxides from the casing.

During spring and summer, the lake water is tested monthly for e-coli and other toxic algae. This year all tests were in the normal range being "excellent".

Fish are stocked multiple times a year for fishing fun, especially for the derby. Fish are purchase by the pound which, like everything else, has increased substantially these last few years. In 1995 the cost was \$1.95 per pound, this year \$4.44! Your LMBC Board is investigating ways to increase the fish stocking budget.

2022 – 2023 Budget Presentation

FY2019-2020 plus FY 2020-2021

Expense Allocation

- Maintenance is the largest expense and accounts for 32% of the budget.
- Utilities, Taxes, and Insurance are 42% of the budget and difficult to control.
- Security, Admin, and Other account for the other 26%.
- Projected income is \$81,000/2022-2023yr.

