



Shelley Lake Homeowners' Association

P.O. Box 1872, Veradale, WA 99037 www.shelleylake.org

Letter from the President

October 30, 2006

President's Personal Note

Four years ago my wife and I decided to move to a new home. Our old home of 18 years was a small split level that underwent remodeling to accommodate our growing family of four children. The design had only two bathrooms, laundry in the basement, and many flights of stairs that eventually prevented our aging parents from being able to visit. So we set out on an adventure to find a place where we could build a new home with the design elements that did not exist in our previous home. When we first visited Shelley Lake we liked the location but initially thought it was for empty nesters or people in their retirement years. Many of the homes had small back yards with some having no back yard to speak of and there were no common areas for children to play. We wanted a big back yard or a common play area and other children nearby for our younger children to play with. We continued our search all over the Spokane Valley, Liberty Lake, and Post Falls. We had almost given up hope to finding the right blend between size, location, builder, property size, and distance to work. Near the end of our search we decided to look one more time at Shelley Lake. We came across one large lot located in a new addition that had just opened on the southeast end of Shelley Lake. It was a little narrow near the street for the design of house we wanted but we would give it a try. After several months of reworking the plan, reviewing the covenants, and seeing that other families with younger children were moving into the area we finally decided to give it a go. We were excited about

moving into a new home custom designed for us with tall cabinets, tall ceilings, enough bathrooms, main floor laundry and so on. As we began to settle in we also became aware of some issues with the development. The first homeowner meeting we attended in June of 2004 revealed several angry homeowners and a high level of frustration with the developer. It quickly became apparent to me that if I wanted to enjoy my new home and help the Shelley Lake community to achieve its potential, I needed to get involved somehow. I volunteered along with several others from different phases of the development to research these concerns. Eventually, after a year of research and communicating with fellow homeowners and the developer, the control of the association finally transferred to the homeowners. As the newly elected President of the association, my goals are focused on improving communications, organizing the homeowners to enable timely work on improvements, resolve the water right issue, ensure the lake trail is completed, make sure the 5th Addition is progressing according to plan, along with several other issues. When my term is up I hope my successor only has to deal with typical homeowner association issues like operating budgets, common area up keep, weed control, administering covenants, cleaning-up dog and geese poop, speeding, and so forth.

Shelley Lake Web Site Updated

First, I want to thank Doug Wollan for taking the initiative to set-up our shelleylake.org web site.

Doug's early efforts laid the groundwork for a valuable communication tool. Doug has passed the ongoing support of the web site to the new association. Even though there is still much to do, the web site has received significant content update. It now has email registration, gate access request form, copies of past letters to the homeowners, board meeting minutes, 5th Addition updates, project reports, and much more. Of course, we will continue to communicate through distributing printed material for those who choose not to or cannot access the web.

Register Your Email Address

if you want to receive Shelley Lake association related communications electronically, please register your email address on the shelleylake.org web site. You will receive emails when there are significant web site updates, events, notifications, and letters sent to the homeowners. Your email address will only be used by the board for internal communications.

Burrrr, Time to Winterize

If you have not done so already, you should be making plans to winterize your sprinkler systems, fountains, and anything else that may freeze in the winter months ahead. *Helpful hint:* placing a bag of insulation or a tight fitting piece of rigid foam insulation in the top of your water meter box will help prevent water line freezing problems for the cold winter months ahead.

Shelley Lake Waterfall and Pump Shutdown for Winter

To prevent winter damage and ice build up, the pump that the feeds



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the waterfall feature and supplements lake water level during the hot summer months has been shut off.

Remember the Architecture Committee

Remember, our covenants require that you get approval from the Shelley Lake Architecture Committee before adding a fence, out buildings, and any other significant changes to your home or landscape. For questions or to submit an architectural request, contact your board director or a member of the Architecture Committee, or you can submit online at shelleylake.org.

Homeowner Annual Meeting Planned For January 2007

Our first official annual homeowner meeting after the association transfer from the developer is scheduled for this coming January. The agenda will include a general update, financial plans, items to vote on, and plenty of time for a question and answer session. Date and place still to be determined.

Keep the Survey's Coming

First, I want to thank all of you who have taken the time to complete the surveys that were mailed in August. So far we have received more than 30 replies and there has been valuable feedback provided. Please keep sending in those surveys. The association board is committed to reviewing the survey feedback and will be using this information along with feedback gathered through other means, like homeowner meetings, to help us identify items we need to work on. In fact, there are several articles in this newsletter that are in response to survey feedback i.e. gate operation,

shoreline management, and pedestrian gate issues, to name a few. If you misplaced your copy of the survey please contact your director or you will soon be able to submit your feedback through our web site this November.

Thank You for Paying Your Dues

The board really appreciates the vast majority of you that pay your dues on time. I know that many homeowners were not happy with the lack of responsiveness and poor communication of the developer in control of the previous homeowner association. To help correct this situation the new board regularly provides a current financial report either in mailings to the homeowner or can be accessed on the Shelley Lake website. A more complete report and budget for 2007 will be presented as part of the annual homeowner meeting in January and will also be mailed to those who may not be able to attend the January meeting in person.

Dues are collected twice a year (in January and July), which may make it appear as if we have a large reserve at times. However, our bills are generally paid monthly with a few items like insurance and taxes that are paid annually. So, what may look like a large reserve is not as we pay our bills month to month. We are still reviewing the operation costs, trying to project spending trends, and looking at what large investment projects we may need to address in the coming years.

Fenced Damaged by Car

A vehicular hit and run damaged several sections of the perimeter wood fence along south Rotchford Drive. Neighborhood Fence was

hired to repair the fence and Bob Harris and Bill Martin, two of your hard working board directors, painted the new section. Also, the fence near the 4th Avenue and Conklin intersection was vandalized. It appeared several fence boards were kicked out. Bob Harris responded quickly to repair the damage. Please report any damage or vandalism you see to your board director so we can keep our community safe, secure and looking the way it should.

Shelley Lake is a Gated Community

One topic that received a variety of feedback was the entry gates. Feedback on the surveys ranged from wanting the gates closed 7-days a week/24 hours a day to extending the open hours during the day, to never closing the gates to leaving things as they are. I think it is important to remember that Shelley Lake was designed to be a "gated community" and this was one of reasons why people purchased a home here. True, there are currently small parts of the fence missing due to the developer not completing work requirements. However, the overall idea was to provide a certain level of control of non-homeowner traffic. Therefore, the board will default to the current gate control plan of being closed more than being open within a 24-hour period unless the majority of homeowners vote otherwise at the January meeting.

Another contentious issue in the feedback was around a change that separated the access codes between the two lakeside gates. First, this change was not authorized by the new board nor by the informal volunteer group that was doing



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research for the transfer of the association from the developer. Secondly, the volunteer group would have gathered signatures among the homeowners like they did when addressing the missing third entry gate issue and getting homeowner approval for the transfer of the association. The new board is reviewing the gate operation process and will present proposals of gate closer times to the homeowners to vote on at the next annual meeting.

Gate Remote Price Drop

To help simplify gate access and reduce congestion, the board recommends that homeowners purchase gate remotes. To help promote the usage of remotes we have priced them at \$30 each, plus an additional \$3 for an optional car visor clip. You can also purchase a visor clip separately if you do not have one for your existing remote. Remotes and clips will be available to purchase at the January homeowners' general meeting or contact your gatekeeper or director.

Pedestrian Gates Get Walkways

Based on feedback from the surveys; homeowners were concerned about the usability of the pedestrian gates at the entries when the car passage gates are closed. The Reflections' pedestrian gate required a person to walk down into and up out of a steeply sloped grassy swale. The pedestrian gate at the Conklin and Rotchford gate has landscape plants in the way and you had to walk a bike or push a stroller precariously over and around riverbed rock. There was no pedestrian gate at the south Rotchford entry, potentially an unsafe issue as people could not

pass through this gate without climbing or crawling through the closed car passage gates. To resolve these issues, a gate will be installed with a concrete sidewalk at the south Rotchford entry and a concrete walkway installed both at the existing Conklin/Rotchford and Reflections pedestrian gates.

Other projects are under consideration like relocating mailboxes inside of the development away from the entry gates to prevent congestion and address safety concerns. For current updates on other projects, please visit shelleylake.org.

What is going on with the Shelley Lake 5th Addition?

The board is closely monitoring the progress on the 5th Addition. At print time no final plot approval has been issued. Without the final plot approval no house building permits are to be issued. A rough grade permit has been issued and rough construction of the streets can proceed which includes some of the underground services like water, sewer, phone lines, etc. There is still a lot of work that the developer needs to complete before final approval will be granted, including complying with the city Hearing Examiner's decisions. For up to date details on the 5th Addition or to view a copy of the Hearing Examiner's decisions, please go to shelleylake.org or contact your local board director.

Make Way for the Snow Plows

As we head into the winter months please minimize parking on the streets to simplify snow removal. In addition, the Shelley Lake Architecture Committee established

a safety requirement related to portable basketball stands i.e. they must not be located on the streets; however, they can be located at the edge of the homeowner's property.

Remember, parking is not allowed in front of fire hydrants.

What do Dogs and Grass Have in Common?

They both need to be cleaned-up after...remember, dogs must be kept under control and on a leash (hopefully with an owner on the other end), when they are outside of your property. Please clean-up after your pet if they relieve themselves on someone else's property or on common areas. Also, yard waste must be properly disposed of, not dumped on common areas (this includes the shoreline area) or on the undeveloped 5th Addition property. For your convenience, yard waste containers are available for a nominal fee from Waste Management of Spokane Valley, 924-9400.

Lake Shoreline Management

The shoreline and trail around Shelley Lake is common area and maintenance of this area is the responsibility of the Shelley Lake Homeowners' Association. It is apparent that the developer who was in control of the homeowner association until June 22, 2006, did not provide an acceptable level of maintenance. As a result, several homeowners have taken it upon themselves to control weeds in certain areas along the shoreline. These individual efforts, though well meaning, have resulted in inconsistent shoreline appearance and, in some cases, loss of native



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ground cover and wildlife habitat. After meeting with the Department of Ecology, Spokane County Noxious Weed Board, Wildlife, Fish, and Game Department, and Spokane Conservation District to discuss management of the shoreline, the board has decided on the following:

Form a Lake and shoreline management committee that will work with the various government agencies, homeowners, and the board to develop a plan for enhancing and maintaining the lake and shoreline. There is a considerable amount of information and help available for this committee to tap into. This committee is forming now so please contact your director or email us and let them know if you want to participate on this committee;

request shoreline homeowners to remove items by October 30, 2006, to provide an initial level of weed control, we plan on cutting and/or spraying the noxious weeds this fall, if time permits, and/or in early spring. Therefore, we sent a request to shoreline homeowners that all items (including boats, benches, inflatable, etc.), be removed from the shoreline no later than October 30th. We also asked that these items not be returned until the Lake Shoreline Committee completes its task to propose a plan and gain approval for a comprehensive lake and shoreline management plan.

It is important for shoreline homeowners to understand that even if their property lines extend over the trail into a portion of the shoreline there are easements that put this land under the control and responsibility of the Association (Refer to CC&R Article 1.9, 1.12 and

6.1 which can be found at shelleylake.org). There are several places along the shoreline where the common area extends above the trail; where some homeowners have landscaped down through this common area to the edge of the trail, and there are other areas where the common land above the trail has been left unimproved. There are also situations where changes have been made to the common shoreline land below the trail without approval from the Association. It is our intent to discuss these inconsistencies with individual shoreline homeowners to clarify each situation and determine if there are changes or agreements that are needed. Homeowners need to understand they may be asked to repair any unacceptable changes added to the common shoreline area at their expense, once the shoreline management and lake usage plan is adopted.

Contact Information:

President: Scotty Smith
Vice President: Mike Syrcle
Secretary: Claudia Hersey
Treasurer: Norene Green

**Board Director Position #1
Representing 4th Addition
(904-921 Shelley Lake Lane & 9th Lane)**
Scotty Smith
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**Board Director Position #2
Representing 3rd Addition
(838-903 Shelley Lake Lane)**
Bob Harris
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**Board Director Position #3
Representing 2nd Addition
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Bill Martin
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**Board Director Position #4
Representing PUD
(405-703 Shelley Lake Lane & Reflections)**
Mike Syrcle
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**Board Director Position #5
Representing 1st Addition
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Architectural Committee:
Bill Martin (Board Director #3)
Mike Girtz (Board Director #5)
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Gatekeepers:
Shelley Lake
Dick Olsen
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Please drive carefully this winter and remember, for our safety, the speed limit is 15 MPH through the development.

Thank You!

Thank you for your support of the new homeowner association officers. Your kind words and frank feedback is important to us. We appreciate your patience as we work through all the details of managing the Shelley Lake homeowner community.

I look forward to seeing all of you at the annual homeowner meeting next January 2007.

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A handwritten signature in cursive script that reads "Scotty Smith".

Scotty Smith
President