



Shelley Lake Homeowners' Association

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

Letter from the President

October 5, 2006

Dear Shelley Lake Shoreline Homeowners,

As you may know, the shoreline and trail around Shelley Lake is considered common area and maintenance of this area is the responsibility of the Shelley Lake Homeowners Association. However, it is apparent that the developer who was in control of the homeowner association until June 22, 2006 has not provided the level of maintenance that was needed. 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 loss of native ground cover.

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:

1. We are forming a shoreline management and lake usage committee that will work with the various government agencies to put together a plan for enhancing and maintaining the lake. They would be chartered with developing and presenting a plan to the board and the homeowners for approval. It is my hope the shoreline management and lake usage committee will complete a plan that we can begin to implement in the Spring of 2007. Please contact your director and let them know if you want to participate on this committee.
2. ACTION NEEDED by shoreline homeowners 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 early spring. Therefore, we need all items removed from the shoreline including boats, benches, toys, and items installed by homeowners that will interfere with the cutting or spraying process. Please do not return these items to the shoreline until after the homeowners vote on the rules for the lake and common area usage.

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 (CC&R Article 1.9, 1.12 and 6.1 for reference, available on at www.shelleylake.org). There are also several places along the shoreline where the common area extends above the trail; some homes have landscaped down through the 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 homeowners around the lake and to clarify each situation and determine if there are changes or agreements that need to be addressed. It needs to be understood that homeowners may be asked to repair any unacceptable changes added to the common shoreline area at the responsible homeowner's expense, once the shoreline management and lake usage plan is adopted.

Thank you for your understanding and patience during this planning and transition time.

Shelley Lake Homeowners' Association

Scotty Smith
President