



# ShelleyLake

Shelley Lake Estates Homeowner Association

P.O. Box 1872, Veradale, WA 99037

[www.shelleylake.org](http://www.shelleylake.org)

## Letter from the President

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September 17, 2007

### President's Note

We have just passed the 14 month mark after the transfer of Shelley Lake Homeowner Association (SLHOA) from the Developer to the homeowners. During this time, several people have been working hard to set up and stabilize new committees, processes, and procedures that are used to manage the diverse needs of the Association.

The Board is continuing to work on finalizing two agreements with the Developer so he can obtain final approval for the 5<sup>th</sup> Addition. See other articles later in this newsletter for details on these agreements.

I personally have been working hard to represent the 189 current and 59 future Shelley Lake homeowners. I am trying to address several tough ongoing issues now (like the water right, 5<sup>th</sup> Addition, and establishing committees to address community needs) so that our future Board does not have to deal with these issues in the future.

There was one process I was hoping that we would not have to implement. However, there appears to be some residents that have decided not to honor their agreement to follow the Covenants, Conditions, and Restrictions (CC&R's) they signed when they purchased their home. As such, the Board has elected to implement fines to help correct these situations.

A second concern is that the dues are not adequate to cover all the work that needs to be done to maintain and improve the Shelley

Lake community. Based on the financial expense records, we have enough funds to keep up with most of the typical expenses like common area lawn care, minor fence and road repair, insurance, power, etc. We currently have a higher than normal level of legal fees as we work through agreements with the Developer. Fortunately, we have been able to redirect the funds that would typically be spent on pumping the supplemental water into the lake toward these legal fees. However, our ability to build up reserve funds for addressing any significant fence, road, or common area repairs or improvements is lacking. Also, we have some additional power and common area maintenance for the 5<sup>th</sup> Addition coming up that we will have to pay for until the new homeowners move in. In addition, our current expenses do not include hiring any additional services to maintain the shoreline or manage other Association related tasks that are currently being taken care of by a few volunteers. An increased level of volunteers will help to defer or minimize the potential dues increase.

The Board has not finalized our expense projections for 2008 yet. So, more details on the potential dues increase will be shared at the next informational meeting in October and in a separate letter to the homeowners. It is important to note that the dues have remained the same for the past nine years while costs have continued to increase.

Looking forward, we need to prepare for the next homeowner informational meeting planned for October. We also need to work

through the nomination and election process at the next annual meeting in January 2008 when my term along with the current Secretary and Treasurer terms end.

I want to give a big thank you to the Board and volunteer Committee members for all they have done and continue to do. I also want to give a special thank you to members of the Communication Committee for writing several of the articles in this newsletter.

Scotty Smith  
President

### Next Homeowners' Meeting to be held in October

The next Shelley Lake Estates Homeowners Association meeting will be held in October, date to be announced. The Board members will present information on a number of topics, including updates on the water pump and the 5<sup>th</sup> Addition, the upcoming Board members election, the potential HOA dues increase, and other items. Following the presentation, you'll have the opportunity to participate in a Q&A session with the Board. The date and location will be announced soon, so watch your mail for an update on this important meeting.

### Home/Yard Changes Require Architecture Approval

Fall is almost here! Are you planning any landscaping or outdoor projects (new fencing, an out-building, other) before the winter? Please be sure to submit your plans to the Architecture Committee for approval at least two weeks before your scheduled start date. They

help keep all of our property values up by maintaining consistency throughout the development and the CC&R's require you to obtain approval for home and yard alterations. Most changes can be approved quickly! For your convenience, you may submit your plans to the committee at [www.shelleylake.org](http://www.shelleylake.org) by selecting Architectural/Landscape Committee in the left column and completing their request form. Also you may contact your director for more information.

Ice Cream Social was fun!  
Second social planned in Reflections

A good time was had by all at the Ice Cream Social held in August. For our last hurrah before summer ends, we're going to do it one more time! The next Ice Cream Social will be held in Reflections on Wednesday, September 19<sup>th</sup> at 6PM. This is a great opportunity to meet your neighbors, talk to your Board members, and enjoy a root beer float. We hope to see you there...just look for the balloons!

Dogs and Cats must be Controlled

Ahh, those late summer days! A time for getting out, enjoying the weather, walking the dogs... But when you are out walking your four-legged friends in the community common areas, they need to be kept on a leash for everyone's safety. Also, when your pets are in your own yard, please make sure they can't escape out into the street or other common areas. While you may love your pet, your neighbor will not love cleaning up after it or repairing any damage the pet may cause. These rules apply to cats as well – our bird population will thank you. *Do not let your pet relieve themselves on your neighbor's property.*

Fines process to be Implemented

When a homeowner purchases property in Shelley Lake Estates, they agree to abide by the documents governing the Shelley

Lake Estate Homeowners' Association. From time to time, a homeowner within the subdivision violates one or more of the terms contained in the HOA governing documents. A Board member will notify the homeowner of the issue, but in the event that negotiation between the Board and the homeowner does not yield resolution, the Board has no other course of action than to institute a fine, as provided in the CC&R's.

If you are currently out of compliance with the CC&R's, we recommend that you rectify the situation as soon as possible to avoid being assessed a fine. Questions? Please contact your area Director for more information.

Recent voting results

The Board asked homeowners to vote on:

1. Rebalance Director to Homeowner coverage ratios. Coverage is currently based on development phases and varies significantly from 20 to 73 homeowners per Director.
2. Approval for reimbursement of costs to the homeowners that provided funding for legal counsel on development issues prior to the association transfer.

The results for the CC&R changes were 111 total votes: 105 for, 6 against. 96 yes votes were required - half of the current homeowners plus one are required for a CC&R change. Voting for the legal fees reimbursement were 111 total votes: 92 for, 19 against. Advisory yes vote conditions were exceeded. The Board will proceed with the CC&R changes to allow for Director to homeowner ratio balance, and will reimburse homeowners that contributed funding for pre-transfer legal counsel.

Election Time January 2008

The CC&R's provide for annual elections. This year the positions open for election are: 4<sup>th</sup> Addition Director (currently held by Scotty Smith), Treasurer (currently held by Norene Green) and Secretary (currently held by Christy Smith.)

These positions will be voted on during our annual Homeowner meeting in January. In addition, we are exploring opening two more Director Board positions to help with re-balancing the current Director to homeowner ratio and in preparation for covering the 5<sup>th</sup> Addition.

So we need some nominations for these Board positions. We are asking homeowners to consider helping with these very important tasks. Board members meet monthly and email each other frequently. They get to know their neighbors and the inner workings of the HOA. Here is an opportunity for you to help set the direction for the Shelley Lake Association. If you would like to be considered or would like to nominate a neighbor, please contact your area Director.

Community Directory

At the request of a number of homeowners, the Communications Committee is developing a Shelley Lake Community Directory. If you'd like to have your contact information included, please complete the enclosed Contact Information form and return it to the Homeowners Association. We plan to publish a printed directory later this year, with a secure web version of the directory (login required) available in the future. Please note – if you wish to be included in the directory, we must have the enclosed form returned with a signature.

Volunteers needed to help

Defer dues increase

With a development of this size, there are many tasks that need to be accomplished to keep the neighborhood looking nice and everything in good working order. We try to complete as many of these items as possible with volunteer labor, but at this point we have much more work to do than hands to complete it.

This is where you come in. As we head into Fall and Winter, there are lots of tasks to complete and projects to research. Please consider

donating some of your time to assist with shoreline cleanup, maintenance work, or join one of the volunteer committees listed below. Some of these tasks are time-sensitive, and if we don't have the volunteers to complete them, it will become necessary to hire outside contractors, possibly necessitating an increase in dues. Please volunteer today!

#### "Adopt a Common Area"

Volunteers are needed to "Adopt a Commons" area to pick up the occasional trash, pull a few weeds if they get too heavy between weed sprayings, and notify the Maintenance Chairman, Bob Harris, if the sprinklers are not working properly or other repairs are needed. Not much time is involved and the hours are flexible, but it would really help keep our community looking good. Areas are available in Reflections, along the outside of the fences on Rotchford and Fourth, as well as areas along the Health Trail and shoreline - these would be ideal for walkers. If you are interested, contact Bob Harris at 926-5910 or via e-mail at [rharrisprop@comcast.net](mailto:rharrisprop@comcast.net)

#### Communications Committee:

Calling all event planners and great communicators! The Communications group is responsible for distributing community information to homeowners, for planning neighborhood events (such as the ice cream social), and for welcoming new neighbors. If you have some great ideas for promoting a sense of community, please contact Davianne Buckley, Communications Committee Chair, at 467-7001 or [davianne@aol.com](mailto:davianne@aol.com).

#### Maintenance Committee:

The Maintenance Committee keeps our community roads, fences and common areas functional and looking good. They help keep our dues down by doing as much of this work as possible rather than hiring outside contractors. Contact Bob Harris at 926-5910 or via e-mail at [rharrisprop@comcast.net](mailto:rharrisprop@comcast.net) to volunteer your time.

#### Lake and Shoreline Rehabilitation Project

We have completed the first part of the rehabilitation of the common area surrounding the lake. This included removal of noxious weeds, spraying of common and noxious weeds, and seeding of native grasses. The last two items were done by Spokane County Conservation District (SCCD). Unfortunately, we did not receive enough natural moisture to cause a full germination of the seed. Even the seed that germinated soon withered due to lack of moisture.

SCCD apparently miscalculated the necessary manpower to continue the weed control through the summer. A meeting is scheduled with the SCCD on Sept. 10th to plan the steps needed for successful reseeding for fall. Other phases will be assessed by the Shoreline Committee and Board after the fall seeding.

The Board has approved no-trespassing signage that will be installed at various access points around the lake, and on the Eastern easement. The next step is to secure bids on the cost to fabricate the signs.

The Committee has submitted several proposals for Water Safety, Common Area Usage, and a 4-year plan for Shoreline Rehab and Maintenance. These proposals are still in review with the Board of Directors.

We will likely need many volunteers to bag debris prior to the reseeding effort. This would include all areas of the common area contiguous with the black top trail. Watch for an announcement from Bob Harris on a Shoreline Clean Up day, and please consider volunteering to help with this important effort. For more information, contact Sam Jacot, Shoreline Management Committee Chairman, at 891-2055 or [samsrig@aol.com](mailto:samsrig@aol.com).

#### Shelley Lake 5<sup>th</sup> Addition

The streets and utilities have been installed in the 5<sup>th</sup> Addition. The final plat approval is still pending an agreement between the Developer, the Shelley Lake Homeowner Association (SLHOA) Board and the City of Spokane Valley Building Planning department. In addition to complying with the City's Hearing Examiner's decisions, the Developer and SLHOA Board is finalizing an agreement to ensure the bridge over the Saltese creek is installed, east shoreline trail safety issues are fixed, the new vehicle access gate along Rotchford is installed with a pedestrian gate and sidewalk, the shoreline habitat enhancement plan is funded, along with several more items. The SLHOA Board signature is required for final plat approval as we are currently co-owners of the parcel that the 5<sup>th</sup> Addition development is planned within. For more details on the 5<sup>th</sup> Addition or to view a copy of the Hearing Examiner's decisions, please go to [shelleylake.org](http://shelleylake.org)

#### Water Pump Update

The SLHOA Board has been working on a lease agreement with the Developer for him to assume any liability in running the pump to supplement the lake water level while he works on resolving the water right permit and/or finds an alternative solution. In this proposal the SLHOA will continue to pay for the electricity to run the pump.

The Board has also been closely monitoring the changing lake levels and water quality. During these activities, the presence of a long depression that acts as a leak was discovered. This leak issue needs to be resolved prior to the pump going back into operation to avoid spending thousands of dollars on pumping water that essentially runs right back into the aquifer.

Stay tuned...the Board does not take these lake issues lightly, and we're working hard to get resolution.

## Welcome Packet

The SLHOA now has available a Welcome Packet for new homeowners, providing them with important information about our community. Topics include Shelley Lake history, lake usage, gate access, community contact information, CC&R reminders and more. The Welcome Packet is viewable on the web at [shelleylake.org](http://shelleylake.org), or call Davianne Buckley at 467-7001 to request a printed copy if you aren't able to access the internet. Our goal is to welcome future new homeowners with this packet and a basket of goodies and coupons provided by area merchants.

Submit your e-mail address for a chance to win a prize!

With 189 homes in the Shelley Lake Estates neighborhood (and 59 more coming soon), hard copy communications can be expensive. E-mail is a great tool – it allows us to keep the information flowing without the cost of printing, mailing, etc. With that in mind, we'd like to encourage all homeowners with web access to register an e-mail address on the website [shelleylake.org](http://shelleylake.org) – click "Request Forms" - or via the Contact Information form mentioned above. We'll make it worth your time – every homeowner with an e-mail address registered by October 15 will be entered into a drawing for a \$50 gift certificate from Clinkerdagger.

## Website update

The SLHOA's website has a new look! Check out [shelleylake.org](http://shelleylake.org) for a wealth of community information, announcements, Shelley Lake history, CC&R's, welcome packet, contact information, request forms, meeting minutes, and a whole lot more.

## Contact Information:

President: Scotty Smith  
Vice President: Mike Syrcle  
Secretary: Christy Smith  
Treasurer: Norene Green

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Board Director Position #1  
Representing 4<sup>th</sup> Addition  
(904-921 Shelley Lake Lane & 9th Lane)  
Scotty Smith 509-991-1074  
[scosmith@comcast.net](mailto:scosmith@comcast.net)

Board Director Position #2  
Representing 3<sup>rd</sup> Addition  
(838-903 Shelley Lake Lane)  
Bob Harris 509-926-5910  
[rharrisprop@comcast.net](mailto:rharrisprop@comcast.net)

Board Director Position #3  
Representing 2<sup>nd</sup> Addition  
(706-837 Shelley Lake Lane & Galway Lane)  
Bill Martin 509-928-7918  
[Bill\\_cindy\\_2@msn.com](mailto:Bill_cindy_2@msn.com)

Board Director Position #4  
Representing PUD & Reflections  
(405-703 Shelley Lake Lane & Reflections)  
Mike Syrcle 509-928-1742  
[msyrcle@comcast.net](mailto:msyrcle@comcast.net)

Board Director Position #5  
Representing 1<sup>st</sup> Addition  
(304-367 Shelley Lake Lane)  
Doug Wollan 509-922-7622  
[dwollan@comcast.net](mailto:dwollan@comcast.net)

Architectural Committee:  
Mike Syrcle (Board Director #4)  
Doug Wollan (Board Director #5)  
Derek Buckley 509-467-7001  
Jason Coffin 509-922-8700  
Fred Samuelson 509-928-0522  
Judy Glassley 509-922-5542  
[architectural@shelleylake.org](mailto:architectural@shelleylake.org)

Maintenance Committee:  
Bob Harris (Board Director #2)  
509-926-5910  
[rharrisprop@comcast.net](mailto:rharrisprop@comcast.net)

Communication Committee:  
Davianne Buckley (Chairman)  
509-467-7001  
[Davianne@aol.com](mailto:Davianne@aol.com)

## Lake/Shoreline Committee:

Sam Jacot (Chairman)  
509-891-2055  
[samsrig@aol.com](mailto:samsrig@aol.com)

## Gatekeepers:

### *Shelley Lake*

Derek Buckley 509-467-7001  
Scotty Smith 509-924-5158  
Dick Olsen 509-228-0707

### *Reflections*

Fred Samuelson 509-928-0522  
Mike Syrcle 509-928-1742  
[gatekeepers@shelleylake.org](mailto:gatekeepers@shelleylake.org)

