



October 2006

### GENERAL MEMBERSHIP MEETING

**Sunday, November 5 at 3:00 PM**  
DUVALL FIRE STATION

The Lake Marcel Board really needs more members. Currently we have just a few volunteers working for the community. Board members will be nominated from the floor, so if you have any interest in serving on the board, or are just curious about what is involved, please attend. This is your chance to be heard, and to meet the volunteers that give their time to the community.

### AGENDA

- 2007 Budget
- 2007 Dues Increase
- Committee Reports
- We may have a speaker from King County to address concerns re: community speeding
- Brenda Woods with King County DDES will answer questions re: K.C. Codes
- Questions from Community Members
- Nominations for LMCC Board

### A LETTER FROM THE LMCC PRESIDENT

2006 has been full of accomplishments and advances for our community, including, but certainly not limited to the beach improvements. Beach One and Beach Two are both looking marvelous. With the installation of the new playground equipment and the new docks and floats, both parks are wonderful places for families and friends to enjoy their time. Because of these improvements, we feel the Lake Marcel community is a more desirable place to live. We hope you can all take advantage and enjoy these new improvements.

Hopefully all who had the opportunity to join us on the 4th of July, enjoyed the day. From the neighborhood parade, games, BBQ, outdoor movie and certainly not forgotten, the fireworks, we feel the day was sensational. We hope to have the support of the community to make this celebration a tradition here at Lake Marcel. This celebration took dozens of hours from each board member in order to make it happen; from planning the activities, to purchasing food, running the events and even wiring the fireworks. That's right, our Vice President, Gary Georgell, went to school and became licensed in pyrotechnics in order to give us that spectacular show. Tina Dennis (Treasurer) spent many hours organizing the rest of the day with help from Socorro Sigari and Nancy Georgell. Steve Santamaria (Secretary) along with others, helped run the event.

In order to keep up on improvements and accomplishments, myself and the Lake Marcel Community Club Board of Directors would like to ask for more community members to volunteer some time to maintain and continue the advances and improvements set forth this past year. We will need volunteers for community events, neighborhood projects, Fay Road clean up and more. We know that life is busy for most, as it is for us as well, but volunteering time will help extensively to maintain a community feel, and friendly neighboring.

After many hours of going through the budget, and the Board of Directors finding the means to maintain these improvements and continue the 4th of July celebration, we've come to the determination that the yearly dues do need to be raised \$24 in 2007. Because we didn't raise the dues last year, the budget ran on a slight deficit in 2006. After a lot of rearranging and reevaluating things, we were able to close that deficit and operate close to even for 2007 with the \$24 increase in community dues. To close the gap completely, the board will be hosting a couple of fundraisers this year in hopes to collect enough in donations to not raise the dues next year, and avoid operating on a deficit in 2008. In 2005, the community, like most homeowners, was hit with an increase in property taxes which has continued each year since. Washington State Dept. of Ecology made it mandatory to have a yearly dam inspection fee. And the community insurance costs increase each year. All these issues and more played in the increase of dues in 2005, and operating on a deficit in 2006. The current board has vowed to pull the community out of the deficit and have us operating on a surplus by 2008. We hope to have the community's support.

Ghost Star Morgan, *LMCC President*

### MONTHLY BOARD MEETINGS

Monthly Board Meetings are held on the third Thursday of every month in the Beach One Clubhouse at 7:00 p.m. This is a great way to communicate your comments, concerns, and questions directly to the Board. If you are unable to attend, you can send us a letter, drop a note by the office, or call us at 425-788-2525. We always welcome your input!

## SOCIAL EVENTS

### ***Fishing Derby by Kevin Hall***

The Lake Marcel Fishing derby was on June 3rd and was a great success. We had 34 participants in the event and 19 of them were kids 15 and under. During the derby we recorded 22 fish which were measured and released during the event, the largest trout was 16 1/2" and the largest bass was 19 1/2" and approx 4.5 lbs. A couple of local bald eagles also joined us on the lake for the fishing event. Look forward to another successful event in 2007. Fish On!

**The 4th of July** was a spectacular event this year. There were games, prizes, boat races and great food. Then the fireworks; oooh, aaahhh they were the best!! Not to mention meeting so many new people from around the lake. We intend to make this the start of a new tradition at Lake Marcel, so when making plans for next year, consider staying home and partaking in the festivities in your own backyard. You won't be disappointed.

### ***\*\*Festival of Floating Lights\*\****

This event will be held this year on December 2, 2006. Meet at Beach 1 at 6:30pm for singing holiday songs by the campfire. The flotilla will begin at 7:30pm on the lake. There will be a prize for the best decorated boat. See you there!!

## LAKE WATER QUALITY & WEED CONTROL

*By Chuck Willis & Mary Harenda*

In 2006, the lake had the best water quality in the last 20 years. Weeds were very few mainly because three hundred grass carp were planted last spring to keep the submerged weeds in check. The Eurasian milfoil, yellow iris and fragrant pond lilies were treated in August. Another survey will be done in spring; additional treatments are likely as these weeds are difficult to get under control. The fecal coliform, a bad bacteria, was in the order of 2 to 16 part per million when tested on July 13 this year. This is well below the 200 ppm allowable by the state. This low count is probably due to no Canada Geese this year.

We did have a bloom of blue-green algae called Coelosphaerium in late August through September. Although this is disagreeable, it is not toxic. This was probably due to less weeds using up the nutrients in the lake. The health of the lake appears to be very good.

## DISEASED TREES

A number of community residents have reported diseased or dying trees on their properties. A number of diseases, including bacteria, viruses, and fungi, affect both evergreen and deciduous trees in the Pacific Northwest. Many of these diseases enter through tree roots, especially after root disturbances. Certified Arborists can help homeowners identify and address tree diseases.

## DOCK REPLACEMENT PROJECT

Lake Marcel community members recently completed the community dock replacement project. Anyone who has visited the docks will agree they turned out great. These docks should last the community for many years to come. All the dock components are brand new and built with high quality Trex decking and metal frames. The total cost of the Dock replacement was approximately \$33,000. We worked hard on getting some exceptional deals on the materials and were able to expand the sizes of the docks in some cases. With the material savings combined with the volunteer community member labor, we managed to save the LM community approximately \$45,000 in additional labor and material costs.

All the docks were built at beach 2 and floated into place. Those fortunate enough to see the three little boats barging the big "t" dock over to beach one with one person on the back with a paddle as a rudder, missed a great sight. It was a hot weekend day and the beach & park were packed. People cheered as we set the old dock adrift and maneuvered the new dock into place. Kids swam out and climbed aboard the new dock to be the first to jump off before we even got near the shore. There was a lot of satisfaction for those involved and a real sense of community involvement.

We as a community would especially like to thank those community members who so willingly gave of their labor and their time on weekends during this two month long process.

|                         |                        |
|-------------------------|------------------------|
| <i>Gary Georgell</i>    | <i>Art Grabb</i>       |
| <i>Steve Santamaria</i> | <i>Nathan Wagster</i>  |
| <i>Chuck Willis</i>     | <i>Dave Dennis</i>     |
| <i>Don Mosman</i>       | <i>Eric Carlson</i>    |
| <i>Marshall Gill</i>    | <i>Daryl Greenwood</i> |

## BOAT REGISTRATION

Beginning the first of the year LMCC will be implementing a modified Boat Registration Program for the Lake. Changes to the registration program are required to ensure the use of Lake Marcel only by LMCC members; to be able to identify and return boats set adrift; and to remove boats abandoned or left derelict at the beaches. Program changes are as follows:

A revised boat registration form will be sent to each member with the next newsletter at the end of this year.

- Registration will be free and valid for 2 years.
- A registration sticker will be sent back to you to be placed on your boat(s) with your lot number.
- Lock your boats. There have been many thefts in the last few years.
- All boats used on the lake by members will be required to be registered. This includes;
  - Boats trailered to the lake or stored at the beach
  - Boats maintained at lake front houses / property
  - Any boat used on the lake
- All Boats are required to be registered by the end of the first quarter 2007
- Unregistered boats stored at the beaches will be removed from premises on March 31st and stored:
  - Member will have 60 days to reclaim and register boats
  - After 60 days any unclaimed boats will be auctioned off to interested community members.
  - Any unregistered boats found adrift through out the year will follow the protocol as listed above.

## LMCC 2007 Budget

| CATEGORY   | 2005 Actual      | 2006 Budget     | 2006 YTD        | Projected Final 2006 | 2007 Proposed   |
|--|------------------|-----------------|-----------------|----------------------|-----------------|
| Accounting   | 1530.00          | 500.00          | 0.00            | 0.00                 | 1000.00         |
| Aquatics/Weed Control~                                     | 1008.00          | 6000.00         | 4600.00         | 4600.00              | 3400.00         |
| Dam Inspection Fee   | 707.00           | 730.00          | 731.00          | 731.00               | 760.00          |
| Fisheries  | 1750.00          | 2000.00         | 2000.00         | 2000.00              | 2000.00         |
| Insurance  | 10436.63         | 10500.00        | 8626.36         | 10435.00             | 10800.00        |
| Legal & Collection Fees                                    | 8668.38          | 1,000.00        | 1340.00         | 1340.00              | 1000.00         |
| Mileage*   | 2007.42          | 2500.00         | 1369.26         | 1779.96              | 2000.00         |
| Misc.-(gate keys, bank charges, permits, other)            | 894.48           | 200.00          | 619.83          | 619.83               | 750.00          |
| Office Supplies & Web Page Development#                    | 576.44           | 800.00          | 881.23          | 881.23               | 1000.00         |
| Payroll-Office Manager<                                    | 5568.75          | 8060.00         | 5715.70         | 8060.00              | 6500.00         |
| Payroll-Property Manager>                                  | 31260.97         | 31628.00        | 26813.44        | 31628.00             | 32500.00        |
| Payroll-Bookkeeping  | 1116.20          | 900.00          | 1300.00         | 1700.00              | 1150.00         |
| Payroll Taxes-Employer                                     | 4659.38          | 5150.00         | 3746.53         | 5150.00              | 5000.00         |
| Postage  | 704.18           | 600.00          | 415.43          | 683.00               | 900.00          |
| Printing   | 327.96           | 250.00          | 135.83          | 317.00               | 500.00          |
| Property Maintenance, Equipment & Repairs                  | 8064.90          | 5000.00         | 4237.05         | 4440.00              | 5000.00         |
| Security   | 443.45           | 3000.00         | 0.00            | 0.00                 | 3000.00         |
| Social Events  | 219.03           | 500.00          | 5037.09         | 5237.09              | 5000.00         |
| PropertyTaxes  | 7436.94          | 8000.00         | 3379.68         | 8000.00              | 8000.00         |
| Utilities  | 3518.09          | 3800.00         | 3381.35         | 4057.00              | 4500.00         |
| <b>Total Operating Budget Expenditures</b>                 | <b>90898.20</b>  | <b>91118.00</b> | <b>74329.78</b> | <b>91659.11</b>      | <b>94760.00</b> |
| <b>Annual Dues Income</b>                                  | <b>83869.85</b>  | <b>82290.00</b> | <b>83372.44</b> | <b>83372.44</b>      | <b>89770.00</b> |
| <b>Other Income-escrow, late/lien fees, fin.chgs, int.</b> | <b>11695.55</b>  | <b>2000.00</b>  | <b>6313.29</b>  | <b>6313.29</b>       | <b>2000.00</b>  |
| <b>Operating Budget Profit or Deficit</b>                  | <b>4667.20</b>   | <b>-6828.00</b> | <b>15355.95</b> | <b>-1973.38</b>      | <b>-2990.00</b> |
|  |                  |                 |                 |                      |                 |
| <b>Income from Covenant Violation Fines (Net)</b>          | <b>34731.19</b>  |                 |                 |                      |                 |
| <b>Cash Reserves (checking, savings, CDs)</b>              | <b>110243.77</b> |                 |                 | <b>79192.81</b>      |                 |
|  |                  |                 |                 |                      |                 |
| <b>Capital Park Improvements**</b>                         | <b>5000.00</b>   |                 | <b>37421.21</b> | <b>37421.21</b>      |                 |

Proposed dues for 2007 will be \$235.

~2007 Aquatics/Weed Control expenditures include water testing, goose control & noxious weed treatment.

\*Federal mileage rate is .445 cents/mile as of 9/2005.

#Includes website development & software programs.

<2007 proposed office manager pay rate=\$12.00/hr for 10 hours per week.

>2007 proposed property manger pay rate=\$19.75/hr for 1644 total hours.

\* \*\*Park Improvements are funded from cash reserves.



### ***Do you have renters?***

Then chances are, we are not mailing this to your renter. There is much valuable information in here for them. Will you please do them a favor and notify the office with renter information?

### **THANK YOU TO OUR VOLUNTEERS**

Please help us thank the following community members who gave generously of their time to support our community social events and/or park improvements: Sandra Bauer, Nancy Georgell, Dave Dennis, Tina Dennis, Socorro Sigari, Ghost Star Morgan, Angie Ward, Mary Harenda, Chuck Willis, Art Grabb, Gary Georgell, Steve Santamaria, Nathan Wagster, Don Mosman, Eric Carlson, Marshall Gill, Daniel Cook & Rob Roberts. If you know of anyone we missed, please let us know so that we can acknowledge them in the next newsletter.

### **NEIGHBORHOOD COURTESY**

**Security/flood lights** - With our days getting shorter and the night sky falling upon us earlier each day, please be aware of where your security/flood lights are pointed. They could be disturbing a neighbor at night.

**Dog owners** - Please be aware of your dogs and their barking habits. There have been some dogs left outside during the night in the neighborhood that bark all night. Also, please pick up after your pet when visiting the parks or if it enters another person's yard. No one wants to step in your pet's mess.

### **HOME BASED BUSINESS**

Many community members have a home based business in Lake Marcel, and we would like to help make those businesses become known throughout the neighborhood for those that are interested. We plan to do this by putting a page on the Lake Marcel website dedicated to these businesses. If you have a home based business and would like to have it listed on the Lake Marcel website, please email [lakemarc@lakemarc.net](mailto:lakemarc@lakemarc.net), with contact information, and a short description of your business. If you don't have a home based business, but may need help around your house/yard, planning travel, accounting etc., check the postings on [www.lakemarc.net](http://www.lakemarc.net). You might find that one of your neighbors can help you.

### **VOLUNTEER HELP NEEDED**

We need a community member to assist with further development of the Lake Marcel website. Email if you'd like to help or have any suggestions for improvement.

### **LAKE MARCEL WEBSITE**

The LMCC website is up and running at:

**[www.lakemarc.net](http://www.lakemarc.net)**

You can also email [lakemarc@lakemarc.net](mailto:lakemarc@lakemarc.net). For a faster response please call the office at 788-2525.

### **MOVING?**

If you are moving from your house here in Lake Marcel, but still own the property, please keep the Community Club updated with your current mailing address. The same applies if you own a lot. Owners are required to keep the office informed of any change of address. The Community Club expends much time and money trying to keep the ownership address list up to date. All it takes is a call to the office (425-788-2525) or a note to LMCC, P.O. Box 562, Carnation WA 98014.