



# Welcome to Shelley Lake

MARCH 28, 2009

The Shelley Lake Estates Homeowners Association would like to extend you a warm welcome! We're pleased that you've chosen our neighborhood as your new home. Within these pages, you'll find information relevant to our community, as well as contact information to assist you in communication with the Association Board members.

Also included in this booklet is a handy reference of the Rules and Regulations of the Shelley Lake PUD. These guidelines are condensed from the Covenants, Conditions and Restrictions (CC&Rs) and By-Laws of the Shelley Lake Estates Homeowners' Association, and supplemented by the Board of Directors. This reference is not intended to replace the CC&Rs and governing documents. We encourage you to become familiar with the CC&Rs, which is the primary governing document for our Association.



*"Our mission is to make positive changes that would create a more functional community and preserve the natural serenity of the lake while increasing the safety and security of homeowners, children, and property."*



## Shelley Lake History

Shelley Lake was named for John Francis Shelley, who homesteaded the area in 1881. The 640-acre parcel of land, including the lake and surrounding area, was given to a Shelley family member in payment for service in the Civil War. While the Shelley family owned the property, the area around the lake was declared a neutral zone where Indian tribes could come to negotiate disputes. The lake was used for ice skating and miniature hydroplane races. In the early 1950s, the Rice family purchased a portion of the Shelley land, including the lake area. At that time, the property was used for cattle grazing and the Rice family's meat packing operation.

The homes of the 1<sup>st</sup> Addition of the Shelley Lake Estates development were built in the late 1990s, followed by the homes of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Additions. Construction continues, as the developer prepares for the homes of the 5<sup>th</sup> addition to be built on the southwest end of the development.



## The Lake

Shelley Lake is a natural rural lake with a surface area of approximately 21 acres, fed by Saltese Creek and underground springs. It is approximately 25 feet deep. The lake is surrounded by a pedestrian trail with various access points, including paved walkways between 715 and 805 Shelley Lake Lane and between 423 and 503 Shelley Lake Lane, and a gravel trail near 921 Shelley Lake Lane. The lake, trail, and property between the lake and trail, are designated as a Common Area and managed by the Board of Directors of the Association.

Shelley Lake Estates residents and their guests are invited to utilize the pedestrian trail, including the hiking trail on the east side of the lake. Please stay on or below this hiking trail, as the property is owned by a private party.

Wildlife that can be seen in and around the lake include: Canadian geese, ducks, osprey, pheasant, quail, blue heron, white tail deer, marmots, rabbits, fish, frogs, turtles and many others.

**Shelley Lake  
Estates  
Homeowners'  
Association**

P.O. Box 1872  
Veradale, WA 99037

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



### Important Phone Numbers:

*Fire Department*  
509-928-1700

*Paramedics*  
9-1-1

*Spokane Valley  
Police Dept.*  
509-477-3300

*Spokane County  
Sheriff*  
509-477-2240

*Animal Control*  
509-477-2532  
(Emergencies 2533)

*Waste Management*  
509-924-9400

*Spokane County  
Utilities (sewer)*  
509-477-3604

*Vera Water & Power*  
509-924-3800

*Avista Utilities (gas)*  
800-727-9170

*City of Spokane  
Valley*  
509-921-1000

*Comcast Cable*  
888-266-2278

*AT&T Residential*  
1-800-222-0300

*Qwest Residential*  
1-800-244-1111

*Spokesman Review  
Newspaper*  
509-747-4422



## Entry Gates

Shelley Lake Estates is a gated community with four mechanical entrance gates that allow access to the development. Gates 1 and 3 provide access to the Lake side of the community (east of Conklin/Rotchford), and are located at Fifth Lane and Galway Lane respectively. Gate 2 provides access to the Reflections side of the community (west of Conklin/Rotchford), and is also located at Fifth Lane. Gate 4, designated for the new Fifth Addition, is located south of Gate 3 at 10<sup>th</sup> Lane. Each mechanical entry gate also has a pedestrian gate to allow safe and easy access for pedestrians, strollers, bicycles, etc.

The Homeowners Association is responsible for maintaining all perimeter fences in each Phase, as well as all entrance gates and mechanical entry systems. For your security, the gates are closed 24 hours a day, 7 days a week, except during open houses and special events.

Homeowners may access the community by entering the six digit code assigned to your home at the gate control panel, or by using a gate remote. The gate remotes are available at a cost of \$32 each, with an optional clip available for \$4. Please contact the gatekeepers at [gatekeepers@shelleylake.org](mailto:gatekeepers@shelleylake.org) to have a gate code assigned for your home and/or to purchase a gate remote.

Your guests may access the community by finding your name on the gate directory and entering the three digit code assigned to your home. This will ring the local phone number that you designate and allow you to remotely open the gate by pressing "9" on your phone.

If you have a special event and would like to request that the gates stay open for a period of time, please enter your request on our community website at [http://shelleylake.org/Gate\\_information/Gate\\_information.htm](http://shelleylake.org/Gate_information/Gate_information.htm). Please allow 48 hours for special requests to be processed.

For those without internet access, the gatekeepers may also be contacted via phone. Their contact information is listed on page 4 of this document.



## Architecture Committee

In order to preserve the aesthetics of our community and maintain property values, the Architecture Committee was formed to review and approve any planned modifications to home exteriors. If you plan to install or modify landscaping, fencing, or drainage, paint your home a different color, build a new structure (including decks), or alter your home's appearance in any other way, please be sure to submit your plans to the Architecture Committee before you begin the work.

Fencing plans should include size, location, color and location of materials. Cyclone fences are not permitted if visible from any street, and also must be approved by the Committee. Please note that the Homeowners Association is responsible for maintaining all perimeter fences in each Phase.

This Architecture Committee meets regularly to review/approve proposed plans. Submit your proposed plan at least 14 days in advance to Architectural/Landscape Committee, c/o SLHA, P.O. Box 1872, Veradale, WA 99037. You may contact the committee via e-mail at [architectural@shelleylake.org](mailto:architectural@shelleylake.org).

For more information, please see sections 7 and 11 of the CC&Rs or contact Derek Buckley, Architecture Committee Chair, at 467-7001 or [djbuckley@gmail.com](mailto:djbuckley@gmail.com).



### **Central Valley School District**

Central Valley High School  
509-228-5118

Evergreen Middle School  
509-228-4780

Adams Elementary  
509-228-4000

*Our covenants are not intended to unreasonably limit or restrict the use of your property, but rather to ensure the enjoyment and safety of all residents.*



## **Pets**

Pets are a welcome part of our community! Each home may include up to three ordinary household pets, such as dogs and cats; however, pit bulls are prohibited. For the safety of your pets and your neighbors, please keep pets under reasonable control at all times, and keep them on a leash when in the Common Areas or on neighborhood streets. Also, please help keep our streets and common areas clean by promptly disposing of your pet's waste.

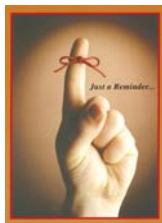


## **HOA Dues and Meetings**

Shelley Lake Estates HOA dues are used to maintain our neighborhood roads, common areas and fences, and to cover the costs of keeping the Association running, including insurance and legal fees. Financial statements are provided to homeowners on a regular basis. Dues are \$40 per month, billed semi-yearly and payable in January and July. Payments may be mailed to the Shelley Lake Estates HOA, PO Box 1872, Veradale, WA 99037.

The affairs of the Homeowners Association are managed by the Board of Directors, which conducts regular and special meetings according to the provisions of the Bylaws of the Association. Notice to the membership for quarterly and/or annual meetings will be mailed to each member's residential address.

The Association also sends out periodic updates to the membership. Past letters can be accessed on the website, at <http://shelleylake.org/Letters/Letters.htm>.



## **Other Information and Reminders**

- For the safety of our neighborhood children, the speed limit in the Shelley Lake community is 15 MPH.
- Garbage pickup is early Thursday morning. Please contact Waste Management of Spokane to arrange pickup and billing.
- Mailbox assignments are made by the Veradale Post Office at 15202 E. Sprague. You may contact them at 893-0288.
- Boats/water floats without gas motors may be used on the lake. For information on registering your boat to use the common area moorings, please go to [http://shelleylake.org/webpages/Boating\\_Registration.htm](http://shelleylake.org/webpages/Boating_Registration.htm).
- Vehicles and other equipment should not be dismantled or serviced where they are visible from neighboring lots or from any roadway.
- Recreational vehicles are occasionally allowed to park on your driveway or in the street for 48 hours while friends are visiting or while you are preparing for a trip. Electrical cords may not be draped across the street or sidewalk.
- Vehicles will be towed away at the owner's expense if they impede traffic, or are parked in a designated "No Parking" area or within 15 feet of a fire hydrant.
- Off-road vehicles are not allowed in the common areas.
- For a list of Frequently Asked Questions, please visit the website at <http://shelleylake.org/Letters/FAQs%208-2006.pdf>

### **Zone 1**

#### Shelley Lake Ln

304, 305, 306, 309, 310,  
313, 316, 317, 320, 321,  
325, 326, 329, 332, 333,  
338, 339, 347, 355, 361,  
367, 406, 423, 503, 509,  
515, 521, 527, 601, 607,  
613, 619, 625, 631, 702

### **Zone 2**

#### E. 5<sup>th</sup> Lane

15903 – 16031

#### E. 6<sup>th</sup> Lane

15902 - 16004

#### S. Homestead Lane

512 – 524

#### S. Moore Lane

406 – 524

### **Zone 3**

#### E. 6<sup>th</sup> Lane

16008 – 16012

#### S. Sonora Lane

401 - 527

#### S. Shelley Lake Lane

346, 352, 358, 364, 405,  
411, 502, 506, 510, 516,  
522, 528, 602, 608, 614,  
620, 626, 632, 703

### **Zone 4**

#### E. 9<sup>th</sup> Lane

16202 – 16224

#### E. 10<sup>th</sup> Lane

16203 – 16216

#### S. Galway Lane

823 – 834

#### S. Shelley Lake Lane

706 – 840

### **Zone 5**

#### E. 9<sup>th</sup> Lane

16304 – 16403

#### E. 10<sup>th</sup> Lane

16305 – 16407

#### S. Shelley Lake Lane

841 – 903

### **Zone 6**

#### E. 9<sup>th</sup> Lane

16408 – 16513

#### E. 10<sup>th</sup> Lane

16411, 16415, 16419,  
16421, 16425, 16507,  
16511, 16515

#### S. Shelley Lake Lane

904 – 1007

### **Zone 7**

#### E. 10<sup>th</sup> Lane

16410, 16418, 16424  
16516 - 16619

#### E. 11<sup>th</sup> Lane

#### S. Carnine Lane

#### S. Conklin Lane



## **Association Contact Information**

Our community is on the web at [www.shelleylake.org](http://www.shelleylake.org). The Shelley Lake website is a great resource for finding the current community announcements, and obtaining important Association information such as the community By-Laws and CC&Rs. Please visit the site often to get all of the latest news!

### **Association Board of Directors and Officers**

If you have questions, feedback, or an issue to resolve, your Directors are here to help. Please see the chart below and the column to the left to identify the Director assigned to your home.

#### **Representing Zone 1**

##### **Doug Wollan, HOA Vice President**

361 S. Shelley Lake Lane  
Spokane Valley, WA 99037  
(509) 922-7622  
[dwollan@comcast.net](mailto:dwollan@comcast.net)

#### **Representing Zone 3**

##### **Dave Syrcle**

515 S. Sonora Lane  
Spokane Valley, WA 99037  
(509) 927-7482  
[davesyrcle@comcast.net](mailto:davesyrcle@comcast.net)

#### **Representing Zone 5**

##### **Bob Harris, HOA President**

855 S. Shelley Lake Lane  
Spokane Valley, WA 99037  
(509) 926-5910  
[rharrisprop@comcast.net](mailto:rharrisprop@comcast.net)

#### **Representing Zone 7**

##### **Diana Wilhite**

1016 S. Sunnyvale Ln.  
Spokane Valley, WA 99037  
(509) 991-7639  
[dwilhite@gosafeguard.com](mailto:dwilhite@gosafeguard.com)

#### **HOA Treasurer**

##### **Norene Green**

905 S. Shelley Lake Lane  
Spokane Valley, WA 99037  
(509) 926-2676  
[ensgreen@hotmail.com](mailto:ensgreen@hotmail.com)

#### **Representing Zone 2**

##### **Vacant**

Spokane Valley, WA 99037  
(509) -  
[@comcast.net](mailto:@comcast.net)

#### **Representing Zone 4**

##### **Bill Martin**

811 S. Shelley Lake Lane  
Spokane Valley, WA 99037  
(509) 928-7918  
[Bill\\_cindy\\_2@msn.com](mailto:Bill_cindy_2@msn.com)

#### **Representing Zone 6**

##### **Dan Pfeiffer**

16512 E. 9th Lane  
Spokane Valley, WA 99037  
(509) 924-7944  
[dpfeiffer61@msn.com](mailto:dpfeiffer61@msn.com)

#### **HOA Secretary**

##### **Claudia Hersey**

847 S. Shelley Lake Lane  
Spokane Valley, WA 99037  
(509) 927-2139  
[claudia.hersey@itron.com](mailto:claudia.hersey@itron.com)

You may also contact the entire Board of Directors and its Officers by e-mailing [board@shelleylake.org](mailto:board@shelleylake.org).

## **Volunteer Committee Information**

### **Architecture Committee**

Reviews and approves homeowners' plans for modifications to home exteriors and landscaping.

### **Communications Committee**

Facilitates homeowner communications and plans community events.

### **Maintenance and Lake/Shoreline Management Committee**

Maintains community common areas, trails, roads, fencing, lighting, etc., as well as the lake and shoreline.

Responsible for creating and implementing a comprehensive lake and shoreline management plan.

### **Gatekeepers**

Responsible for providing new homeowners with gate access and scheduling the gates to be open for special events.



## **Association Volunteer Committees**

Are you interested in getting more involved in your community? Please consider joining one of the following committees. Contact the appropriate committee chairman for more information.

### **Architecture Committee**

[architectural@shelleylake.org](mailto:architectural@shelleylake.org)

#### **Derek Buckley, Chairman**

915 S. Shelley Lake Lane  
(509) 467-7001  
[djbuckley@gmail.com](mailto:djbuckley@gmail.com)

Members:

<b>Derek Buckley</b>	<b>467-7001</b>
<b>Jason Coffin</b>	<b>922-8700</b>
<b>Judy Glassley</b>	<b>922-5542</b>
<b>Dave McHugo</b>	<b>893-3914</b>
<b>Sue Watilo</b>	<b>891-2604</b>
<b>Diana Wilhite</b>	<b>991-7639</b>

### **Communications Committee**

[communications@shelleylake.org](mailto:communications@shelleylake.org)

#### **Davianne Buckley, Chairman**

915 S. Shelley Lake Lane  
(509) 467-7001  
[davianne@aol.com](mailto:davianne@aol.com)

Members:

**Davianne Buckley**  
**Lorna Cobb**  
**Christy Smith**  
**Scotty Smith**  
**Dave Syrcle**  
**Joe Tran**  
**Sandie Wollan**

### **Lake/Shoreline Management & Maintenance Committee**

#### **Bob Harris, Chairman**

855 S. Shelley Lake Lane  
(509) 926-5910  
[rharrisprop@comcast.net](mailto:rharrisprop@comcast.net)

#### **Doug Wollan, Co-Chair**

361 S. Shelley Lake Lane  
(509) 922-7622  
[dwollan@comcast.net](mailto:dwollan@comcast.net)

### **Gatekeepers**

[gatekeepers@shelleylake.org](mailto:gatekeepers@shelleylake.org)

Members:

<b>Derek Buckley</b>	<b>467-7001</b>
<b>Tom Holcomb</b>	<b>891-9176</b>
<b>Scotty Smith</b>	<b>924-5158</b>

To request that the security gates be opened for a special event, please contact the gatekeepers via the Shelley Lake Estates website at [http://shelleylake.org/Gate\\_information/Gate\\_information.htm](http://shelleylake.org/Gate_information/Gate_information.htm). If you do not have internet access, you may contact the gatekeepers at the phone numbers above.



## Contact Information Form

Please complete this form and return it to:  
Shelley Lake Estates Homeowners Association  
PO Box 1872  
Veradale, WA 99037

Name: \_\_\_\_\_

Spouse Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Note: Your contact information will be used for Shelley Lake Estate Homeowners Association communications only, unless you ask that we include it in our community directory.

### Would you like to have your contact information included in our community directory?

The directory will be available in print format and also accessible to residents only via a secure webpage.

- Yes, please include my name, spouse's name, and address. In addition, please include the following checked items:
  - Phone number
  - Cell phone
  - E-mail address
  - My occupation: \_\_\_\_\_
  - Spouse's occupation: \_\_\_\_\_
  - Children's names: \_\_\_\_\_
  
- No, I do not wish to be included in the community directory.

Homeowner Signature: \_\_\_\_\_