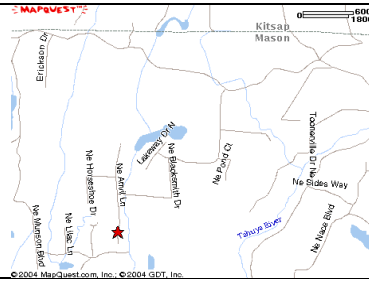


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**BLACKSMITH  
LAKE**  
PO Box 426  
Belfair, WA 98528  
(<https://blacksmithlake.com>)



**ASSOCIATION  
NEWSLETTER**  
Fall, 2022

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Dear Neighbors,

Fall colors surround us in our beautiful community. We are so fortunate to live among some of nature's most glorious landscapes. We held our fall general meeting on October 20<sup>th</sup> at the Timberland Library in Belfair. A quorum was present. Business included election of officers for positions of president, second vice-president and secretary. Claudia Charlton and Steve Zemzick will continue in their respective offices. A new person has been elected to the board. Jimi Bisser was elected to the office of second vice-president. We welcome her and know that she will bring fresh ideas and a lovely energy to the group.

Jody Tief volunteered to audit our 2022 books at the end of the year. An annual maintenance schedule was presented, a copy of which is included with this letter. Also included herein is the treasurer's report as well as the proposed budget for the upcoming year.

We've had rock delivered recently and will schedule a pothole party in the near future, weather permitting.

Once again, people expressed concern regarding speeding vehicles on the road. Speed limit signs have been posted and anyone using the road is expected to respect the speed limit. There have been people on dirt bikes and ATVs using our roads as recreational trails. These folks are not necessarily from our community. This kind of use can wear our road down and exacerbate fledgling potholes and grow the larger ones exponentially. I don't know how we can remedy this. If you know who these people are and have contact with them, please let them know that they are causing harm to our community. There are also concerns regarding delivery trucks, garbage trucks, dump trucks and other heavy equipment carriers. If you have contact with any of the drivers, please remind them of our speed limit. Mason County Garbage has been contacted, and their drivers have been advised.

There was conversation regarding mailboxes. The mailbox issue is not considered road maintenance. However, if you are concerned and would like to discuss a locking mailbox, you can contact Steve Zemzick or Kevin Boyle.

The community gate by the mailboxes is no-go. The board has not received answers to all the questions voiced by our fellow lot owners and the board itself, and there was a lack of communication with the group leading the effort.

Sincerely,  
Your Board



[blacksmithlakeroadassoc@gmail.com](mailto:blacksmithlakeroadassoc@gmail.com)

Claudia Charlton	President	360-552-8410
Grover Ramsey	1 <sup>st</sup> Vice-President	
Jimi Bisser	2 <sup>nd</sup> Vice-President	
Steve Zemzick	Secretary	
Mirka Ramsey	Treasurer	360-372-2546

## BSLRMA MAINTENANCE SCHEDULE 2022-2023

(All Dates Are Weather Dependent)

### Pothole Parties

Mid-February

April

Mid October (Dependent on Rainfall)

Early December

### Grade Only

Early or Mid-September

### Rip and Grade

May or June

### Culvert Inspection

October 1<sup>st</sup>

May 1<sup>st</sup>

### Culvert Cleaning

As needed

### Ditches

As needed

### Brush Cutting

Every 2 to 3 years

### Blacksmith Lake Road Maintenance Proposed budget for 2023

	Estimated as of
<b>Estimated Funds:</b>	<b>01.01.23</b>
Bank Balance (checking)	\$ 22,273.82
Bank Balance (emergency fund)	\$ 5,916.26
Estimated dues to be received for 2022	\$ -
Estimated dues that should be received in 2023**	\$ 19,567.12
<b>Estimated Funds available Total</b>	<b>\$ 47,757.20</b>
<b>Estimated Expenses:</b>	
2022 Fall Maintenance Expenses balance due	\$ -
2022 Crushed rock material	\$ 2,500.00
2023 Snow removal	\$ 5,000.00
2023 Admin Expenses	\$ 500.00
2023 Estimated Maintenance	\$ 18,000.00
2023 Crushed rock material + labor	\$ 4,000.00
<b>Estimated Expenses Total for 2023</b>	<b>\$ 30,000.00</b>
<b>Reserve Balance, aka Emergency Fund (Est. Funds less Est. Exp.)</b>	<b>\$ 17,757.20</b>

\*\*Estimating 94% of homeowners full payment less already prepaid