

### Important Message

Our next ALM meeting is at 6 pm on Thursday, February 8 at Tom & Kathy Stewart's, 19246 34th Ave S.



## ANNOUNCEMENTS

Please pay your 2024 dues online and save my shoe leather going door to door. They are \$50 this year which will help with all the maintenance and improvements at the beach lot; The most significant being a new dock. We need to raise \$8000. Fundraising ideas are welcome as are generous donations (write DOCK in the notes.) We are off to a good start with \$700 already donated.

## UPCOMING EVENTS

Our next ALM meeting is at 6 pm on Thursday, February 8 at Tom & Kathy Stewart's, 19246 34th Ave S.

**First Tuesday of August @ 6 pm**  
ALM Community Beach Lot

### ALM Polar Plunge & Brunch

Be sure to bring a donation for the food bank and you will get a raffle ticket. We always have great prizes. The Plunge will take place at Noon.

**July 4 @ 10 am**  
ALM Community Beach Lot

### ALM Independence Day Parade

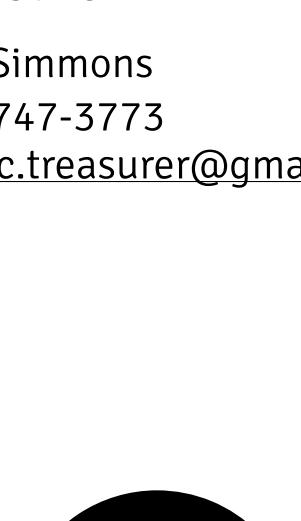
Meet at the corner of 33rd Ave S and S 194th before 10 am to get decorated. Join us at the end at the beach lot for ice cream and singing.

**July 4 @ 10 am**  
ALM Community Beach Lot

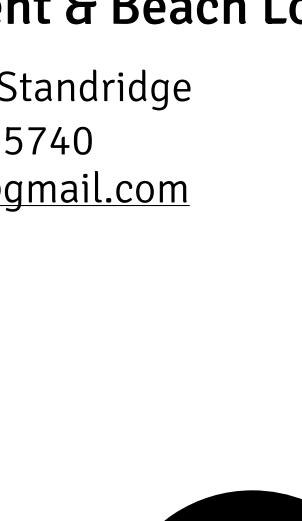
### National Night Out Against Crime Picnic and Potluck

Burgers and drinks. Please bring a side dish and/or dessert to share. This is a great way for us to connect with our neighbors and visit with local representatives, city council members and law enforcement.

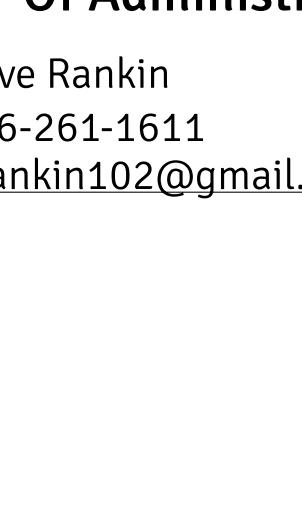
## CLUB OFFICERS

**Treasurer**

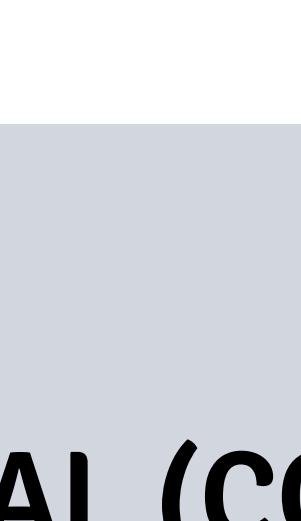
Bob Simmons  
360-747-3773  
almcc.treasurer@gmail.com

**President & Beach Lot Manager**

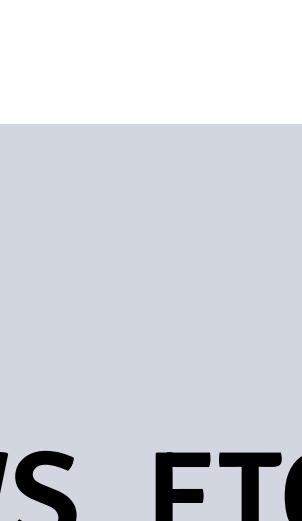
Tani Rae Standridge  
206-300-5740  
tanirae@gmail.com

**VP Of Administration**

Dave Rankin  
206-261-1611  
drankin102@gmail.com

**Scribe**

Deb Anderson  
206-941-7760  
ulvi220@comcast.net

**VP Of Architectural Control Committee**

Kyle Overstreet  
206-824-9688  
spotlesskyle@yahoo.com

## LEGAL (COVENANTS, BYLAWS, ETC.)

### COVENANTS

Viewing **Covenants - Snively's Angle Lake Tracts** **Covenant**

The screenshot shows a PDF document titled "ALMNovember2010Covenants.pdf". It includes a return address for Kurt Nordquist at 19208 39th Ave S, Seattle, WA 98188. To the right is a barcode with the number 20120827000664. Below the barcode is a stamp from MARSOLAIIS DAR MISC, PAGE 001 OF 009, dated 08/27/2012 11:10, KING COUNTY, WA. At the bottom of the page is a "Washington State Recorder's Cover Sheet" with fields for "Please print or type information" and "Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)".

[DOWNLOAD COVENANTS](#)

### BYLAWS

The screenshot shows a Microsoft Word document titled "ALM%20By-Laws%20Revised%20%20Dec%202008(1...". The document contains sections for "ARTICLE I" and "ARTICLE II", detailing the name of the organization, its purpose, and membership requirements. The "ARTICLE III" section is partially visible.

[DOWNLOAD BYLAWS](#)

## BEACH LOT RULES

### Private Beach Rules- Posted

- Guests must be accompanied by a member.
- Children must be accompanied by a parent. Not responsible for accidents..
- No pets allowed.
- Gates must be locked at all times.
- No boat storage at lot.
- Beach lot closes at 10 PM
- After boat launching, vehicles and trailers must be removed from beach lot.
- Parking for owners only.

### Private Beach Rules -Addendum

1. Access into the Beach Lot shall only be allowed via use of a key issued by the club. Access by any other means will be considered "trespass" and violators will be prosecuted.
2. Gates shall remain closed and locked at all times unless actively loading or unloading.
3. A Member must accompany guests at all times while at the Community Beach Lot.
4. Children 12 years and younger must be under the direct supervision of an Adult Member, Young Adult Member or Caregiver while at the Community Beach Lot.
5. Young Adult Members must have specific permission from their parents in order to bring a guest to the Community Beach Lot.
6. Members are responsible for the actions of their guests while at the Community Beach Lot.
7. The beach lot is a community resource, As such each member is responsible for maintaining a level of personal conduct that will not be considered offensive or disruptive to other members.
8. The rules for conduct shall be enforced by: (1) Members of the Architectural Control Committee, (2) Current officers of the Angle Lake Manor Community Club and (3) current members of the Standing Committees of the Angle Lake Manor Community Club; collectively identified as "The Beach Lot Committee".
9. Any Member may file a complaint against another Member by contacting a member of "The Beach Lot Committee".
10. Members of the Beach Lot Committee will investigate any complaints of the Beach Lot Rules. If a violation is found to have occurred, the Beach Lot Committee will issue an official Letter of Violation to the offending Member describing the complaint.
11. Any Member who receives two Letters of Violation within a 90-day period will have their beach lot privileges revoked for a 90-day period. Members who violate the rescission of privileges shall be levied a monetary fine of \$100.00.

### Definitions:

Member (Owners): (a) The legal adults whose names appear on the title of the property owned within the manor. (b) The legal adults whose names appear on the lease or rental agreement for property rented or leased within the manor.

Children: Legal dependents of a Member, age 12 and under. Young adults: Legal dependents of a Member, age 13 and over.

Caregiver: A person legally employed by a Member for the specific purpose of giving care to someone in the Member's legal household.

Guest: Anyone not defined above.

The Public: Anyone not defined above.

Foundation for Community Beach Lot rules:

Every owner (title holder) within the Angle Lake Manor owns an equal share of the beach lot. This ownership is indicated on the property title. Each person's homeowners' insurance policy covers an equal percentage of liability for damage or injury incurred on or at the beach lot.

The covenants for the Angle Lake Manor are also inclusive within the property title. The covenants spell out the legal responsibility of each property holder toward maintenance - of the beach lot.

The covenants also place responsibility for enforcement of these responsibilities in the hands of a three-person committee, referred to as the "Architectural Control Committee".

The covenants state that: "The community lot is not to be used as a public entrance to the lake, may not be used by the public, nor shall the architectural committee or any other person or persons have the power to make this a public entrance to the lake, or convert it for the use of the public as a public beach".

The covenants further provide that: "If any attempt should ever be made to use this Community Beach lot for any other purpose or purposes than herein contemplated, full title and ownership shall revert back to Howard B. Snively and Robert B. Snively, the original owners and grantors of the community Beach lot, or their heirs and assigns".

## MAKE PAYMENT

**Amount**  
\$100.00

**First Name** John    **Last Name** Doe    **Email** johndoe@gmail.com

**Home Address**  
8888 15th Ave N, Seattle, WA 99999

**Notes**  
fundraising to improve beach lot...

**I would like to**

- Pay my annual dues
- Make a donation
- Pay my dues and donate

**Select a payment method**

- Cash or Check
- Venmo
- PayPal

**SUBMIT**

## PAYMENT HISTORY

NAME	EMAIL	NOTES	TYPE	METHOD	AMOUNT ↑	DATE ↓
John Doe	jd123@gmail.com	annual due to 888 8th ave..	Annual Due	Venmo	\$100.00	12/6/2024
John Doe	jd123@gmail.com	polar bear plunge fundraising...	Donation	Cash/Check	\$50.00	10/23/2024
John Doe	jd123@gmail.com	for a good cause...	Donation	PayPal	\$25.00	1/1/2023

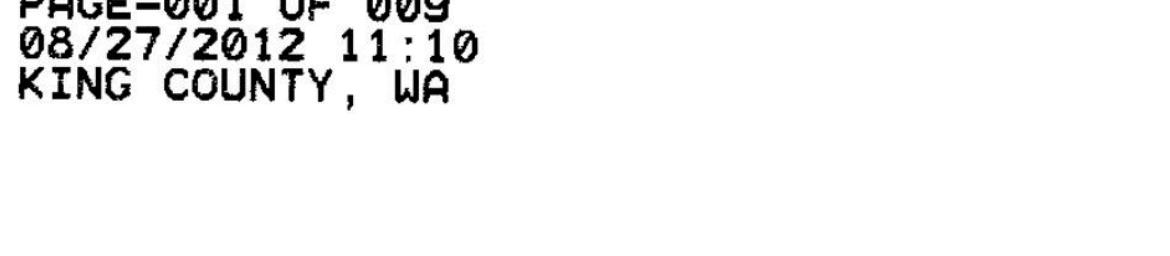
← 1/5 →

## TREASURER'S REPORT

Viewing 2024 Angle Lake Manor Club Financial Statement

ALMNovember2010Covenants.pdf 1 / 9 - 42% + ☰

Return Address:  
Kurt Nordquist  
19208 39th Ave S  
Seattle, WA 98188

  
**20120827000664**  
MARSOLAIIS DAR MISC 70.00  
PAGE-001 OF 009  
08/27/2012 11:10  
KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)  
**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

**DOWNLOAD REPORT**

## ALM MEMBER ADS

 Search for member ads...

Website: sing.com  
Call: 888-888-8888

### Singing Lessons with Bob

Designed for all ages, our singing lessons bring out your strengths & build your vocal confidence.

Website: swim.com  
Call: 888-888-8888

### Swimming Lessons with Sam

We offer group and private swim lessons with eight stages of development so you can find a class that's just right for you.

Website: landscape.com  
Call: 888-888-8888

### Lee's Landscaping

Lee's General Landscaping is an award winning full-service landscaping and yard clean up company. We have been in operation for over 30 years.

[SHOW MORE MEMBER ADS](#)

## ANGLE LAKE INFORMATION & WATER DATA

### Hyperlinks

- [Angle Lake Current Water Statistics](#)
- [2020 Angle Lake Water Quality Report](#)
- [2016 Angle Lake Water Level Report](#)
- [2012 Angle Lake Water Quality Report](#)
- [Angle Lake Level - Multiyear Comparison on August 31, 2009](#)
- [Water Level Comparison](#)
- [Hydrogeologic Cross Section F-F'](#)
- [Potentiometric Surface of Aquifer Qva](#)

## FISHING GUIDELINES

### Hyperlinks

- [Washington Department of Fish & Wildlife](#)

## ANGLE LAKE MANOR (ALM) VS ANGLE LAKE SHORE CLUB (ALSC)

### What is Angle Lake Manor?

The ALM is a Homeowners Association of the 124 homes that share ownership of the Private Angle Lake Beach Lot at 3417 S 194th. Homes included are on S 194th and the south side of S 192nd between 33rd Ave S and 39th Ave S.

Bi-Monthly meetings (usually Feb, Apr, June, Aug, Oct & Dec) on the 2nd Thursday of the month, are open to all ALM homeowners or tenants. They revolve around neighborhood safety, the use and maintenance of the beach lot, and the four major events sponsored by the ALM:

- 1) The 4th of July Kiddie Parade & ice cream social with live music
- 2) The National Night Out Against Crime potluck, 1st Tuesday in August
- 3) The Holiday Party, Potluck and White Elephant gift exchange in December
- 4) Occasional Yard Sales on Memorial Day and/or Labor Day weekends

Dues (only \$50 a year) support maintenance of the beach lot and our annual events. Send dues to: Bob Simmons, 3303 S 194th St, SeaTac, WA 98188. Paid members receive a key to the beach lot.

Fliers delivered door to door are an occasional mode of communication. But we prefer to communicate through email and WhatsApp. We also have a Facebook Group you can join (you must answer the questions to prove you are in our homeowners association).

Please make sure we have your email address so we can email announcements and newsletters. Send your name, phone number, home address and email address to Bob Simmons at [almcc.treasurer@gmail.com](mailto:almcc.treasurer@gmail.com). Questions can be directed to the Queen (i.e President) of the ALM, Tani Rae Standridge (206) 300-5740.

You can check this website for meeting location and date as well as history, photos & videos of events and all pertinent documents.

THIS IS HOW TO STAY INFORMED AND NOT MISS OUT ON EVENTS: Please fill out [this form](#) to join WhatsApp. It requires a community member to vouch for you to prevent spam. (If you don't know anyone, a board member will reach out to you.)

### What is Angle Lake Shore Club?

The ALSC is a social organization for lake and non-lake dwellers alike. Their mission is "to provide unique events year round for the residents living on and around the shores of Angle Lake to build a stronger community".

The ALSC welcomes new neighbors with a welcome packet of information and discounts. If you are new or know someone who is, please contact Joan Hassleman at (815) 245-8523.

The ALSC helps neighbors stay informed and connected through the ALSC Blog and emailed newsletters. More info can be found on the ALSC blog. There are also two Facebook Community pages: [facebook.com/anglelake.shoreclub](https://facebook.com/anglelake.shoreclub) and [facebook.com/AngleLakeSC](https://facebook.com/AngleLakeSC).

ALSC Dues are only \$20 per household.

To join, fill out the form in [this link](#).

Membership gives you access to year-round ALSC planned activities like the ones listed below:

- 1) Polar Bear Plunge, food drive & costume party. Plus a raffle of fabulous prizes â€“ January 1
- 2) Fishing Darby - Sunday in April or May Buy a \$5 raffle ticket for access to the darby and lunch. Dozens of prizes to win from raffle tickets and type and size of fish.

3) Swim and Boat Races, Round the Lake Run, Boat Cruise Fireworks Show - July 4

4) Clean Sweep & Lunch - Fall . Need volunteer cleaner-uppers and lake divers 5) Tasty Tapas - August \$35\*: a roving dinner party by boat around the lake.

6) Holiday Lights Boat Cruise - December

7) Members Only Holiday Party - December \$30\*: A gala evening with catered food.

\* Please note: Quoted costs may change. Updated July 2024.

[VISIT ALSC BLOGSPOT](#)

## EVENTS

Search for events...

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ALM Community Beach Lot

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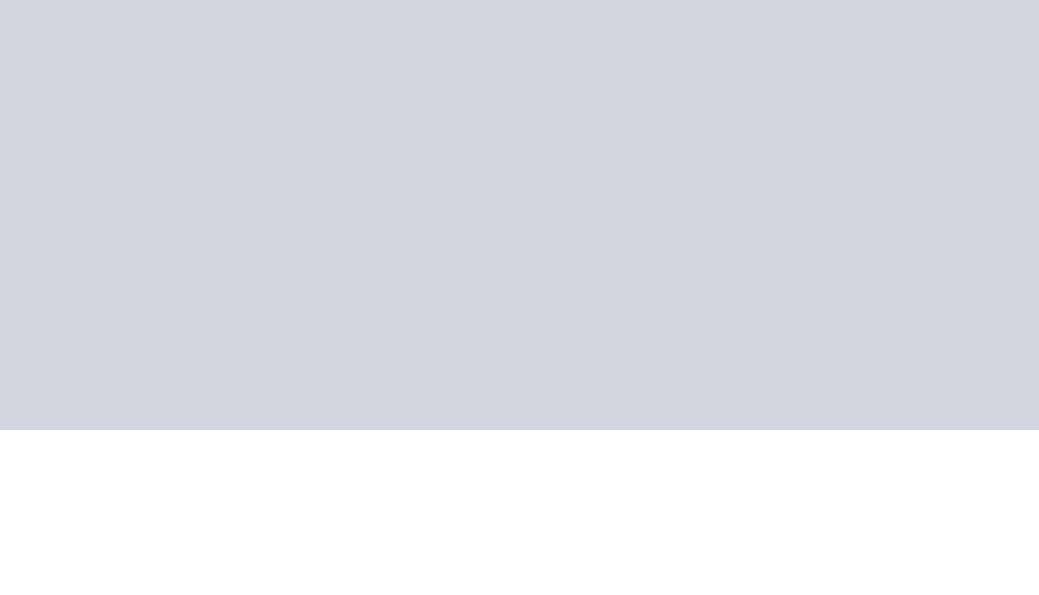
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SHOW MORE EVENTS

## PHOTOS & VIDEOS

Search for photos...



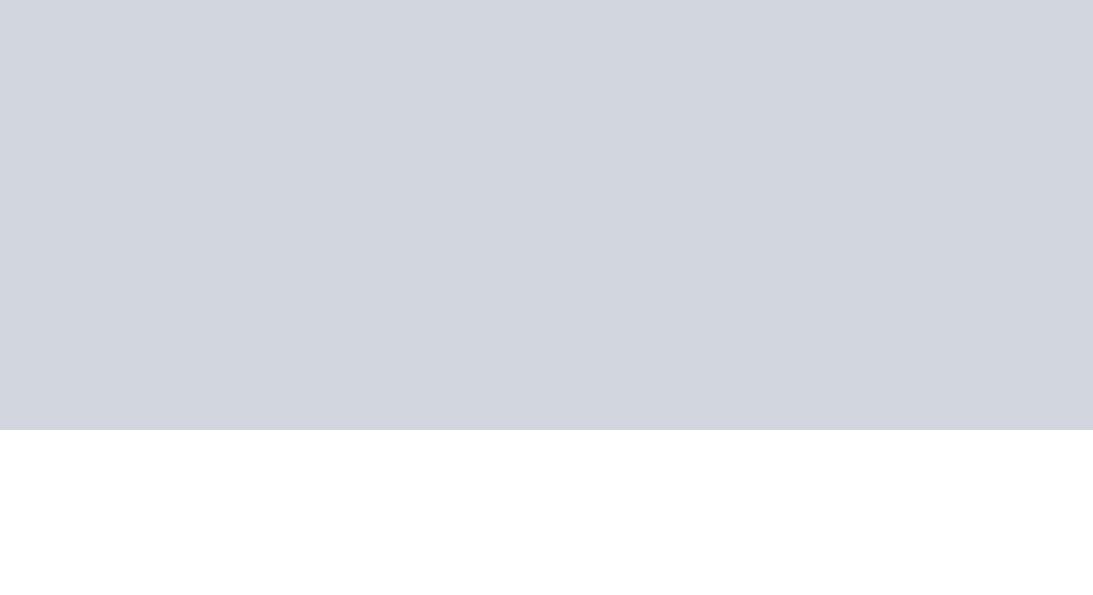
2024 ALM ALSC Polar Plunge

Jan 1st 2024



2023 ALM Cup O' Cheer

December 2nd 2023



The Roadhouse - Oct 2023 Ribbon Cutting

October 29th 2023

SHOW MORE ALBUMS

## NEWSLETTERS

Viewing

January, 2024

ALM Newsletter

January, 2024

February, 2021

December, 2019

May 2017

ALM Meeting Minutes October 26<sup>th</sup>, 2023

Meeting held at Tom & Kathy Stewart

#### Attendees:

Bob Simmons	Jonathan & Tani Rae Standridge
Linda Boynton	John Lucas
Dave Rankin	Val Vavrik
Carole McGlamery	Ricki Mudd & Kevin Chuang and guest
Kathy Stewart	Rosie Vennetti
Carrie Pizzano	

#### Meeting Minutes: Deb Anderson

The August minutes were read by assistant Kathy Stewart. Motion was made to accept the minutes as read, seconded and passed.

#### Treasurer's Report: Bob Simmons

Bob reported that 97 households have paid their ALM dues so far. Reminders will be sent to folks that have not paid.

#### Hospitality Report: Laura Rankin

Report was given by Dave Rankin. Flowers sent to Sandy Swarner and Pattie Lenz.

DOWNLOAD NEWSLETTER

Viewing

January, 2024

ALM Meeting Notes

January, 2024

February, 2021

December, 2019

May 2017

ALM Meeting Minutes October 26<sup>th</sup>, 2023

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DOWNLOAD MEETING NOTES