

Winter
2022



Deer Lake Newsletter

Published three times a year by:

Deer Lake Property Owners' Association

Dedicated to the preservation and improvement of a beautiful lake for future generations

President's Message

Skip Wells

Well, here we are about to enjoy another amazing winter season at Deer Lake. What will the weather bring? Snow at higher elevations, or snow all over the place? There are a lot of pundits out there all having different opinions.



We should see some loons between Thanksgiving and when the lake freezes over. Keep your eyes peeled for that.

We had our last Board Meeting of the year on November 10, 2022. We still have lots going on, including the updated website (dlpoa.com). Take a look at our site for an alternative way to pay your dues (and make donations). We are getting re-involved with the Loon Lake Historical Society. As Deer Lake is a part of the overall community of Loon Lake with our 99148 zip code, expect to see more information about our lake now at the Old School House. Thanks go out to Nita Gregg, who is spearheading this process.

Inside the newsletter, there is updated information about two separate road projects. You can also see the 2023 DLPOA Volunteer Committees list. Notice that we need a Chair for the Fireworks program. Could it be you? Contact me for more information at skipwells2@gmail.com.

Enjoy all the upcoming holidays. If you can come up to the lake for a respite, enjoy what winter brings to us who live here full time. From all the DLPOA Board of Directors —we would like to wish you a VERY MERRY CHRISTMAS AND A HAPPY NEW YEAR!



Your Deer Lake Property Owners' Association calendar for 2023

Ken Ring

This year we had 49 businesses that put advertisements in our calendar—10 brand new ones! Whenever possible, support the advertisers you see there —add their numbers to your phone. Most of them are local, and want your business! Please keep your calendar handy to be aware of all the DLPOA events that we have planned, as well as to discover some interesting weather facts from past years.

If you don't like to shop at Christmas, I encourage you to just wrap up this calendar and give it as a gift to a loved one! Tell them it can also be a great Trivia game! For example, you could give the calendar to your wife and then time her to see how fast she can find the answers to questions like these:

1. What are the hours at the Loon Lake library?
2. Where could you go to buy a fishing license?
3. Which business has a QR code on their ad that sends you to videos on YouTube?
4. What business sells coffee beans and delivers them free to homes at Deer Lake?
5. What new business is now in the old fire station in Loon Lake?
6. Where can you go to buy hard ice cream cones on Deer Lake?
7. Name 2 places where you could go (near the roundabout) to get coffee and a breakfast to go?

As you can see, the possibilities are endless. And, free of charge, every house on Deer Lake just received this game! **If you would like to purchase more, contact me.** For \$5, I am offering a calendar in a Ziploc bag with a pencil and notepad. For \$10, a calendar in a old pizza box, with 2 pencils and a one minute sand timer.

Just think of those happy faces on Christmas morning!

(I think MY wife will be very happy).



Big Bucks Club Ken Ring



Last year, there were 108 members in this club. That means that 30% of all DLPOA memberships joined! It only takes a minimum of \$100 (the annual dues of \$20 are included) to be one of our big donors.

Our biggest category of dedicated funds (**you choose that** on the envelope) was the annual fireworks display again.

The July 3rd fireworks is a great tradition to keep going for Deer Lake. It is made possible because of your generous donations.

Thank you, and please consider Big Bucks when you submit dues for 2023!

Ron "Smoky" Watson

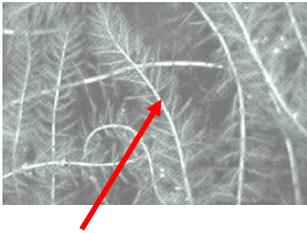
You may remember this story...On September 14th, Ron Watson was alerted about a possible fire near his home, went to investigate, and ended up battling the blaze single-handedly until the fire department arrived. He had a small shovel that broke in two from all the hard work!

At the last DLPOA Board meeting, Jerry Rasley presented Ron with a new short shovel (to always carry in his car for future availability).

Ron ("Smoky") Watson was also given a special award (made by his neighbor, Ken Ring). It was a **solid gold** fire extinguisher commemorating his heroic day!



Deer Lake Water Report Mike Phillips



After writing milfoil reports for 13 years, it is hard not to be repetitive. But, there are always new property owners every year, who need to read about what's going on!

Milfoil: This years' work showed we are staying in control of the invasive weed. We had no extra costs. The divers did an excellent job, and our treatment guys did about the same acres (4) as last year. Thanks to all of them, and also to the Lake Management Board (LMB) for their support.

Lake Level: Last Spring, Deer Lake started at 10 inches below full. I expected, based on previous data, that we would lose the average of 30 inches. It didn't happen. We only lost about 20 inches. That's good for the lake, but it makes me wonder "why"?

There are many variables that impact lake levels. It is probably a combination of all of them. Bottom line, Mother Nature will do whatever she wants!

More information: I went to a Washington Area Lakes Protective Association Convention in Richland, Washington, a couple of weeks ago. WALPA is a group of experts and laymen wanting to stay current on developments in new and old conditions affecting Northwest lakes and waterways.

Presentations are made on different topics of interest. Some topics are scientific and others are more of "this is the problem and this is how we are trying to remedy it".

If you're interested in the organization, you can go to their website: WALPA.org.

If anyone has questions about Deer Lake, I may know the answer, or I probably know who does. Contact me at my email: 1945skipper@gmail.com.

Road Maintenance: *Southwood Shores and Julius Terrace "Road Improvement District "Petitions Update from the DLPOA Road Safety and Maintenance Committee:*

Mike Larson (Pine Bay), **George Craig** (Cedar Bay), **Lee Stagis** (Julius Terrace)

We have not been forgotten. Recent communication with Stevens County officials has revealed that both project petitions will be submitted to the County Legal Department for consideration.

Many directions and possibilities for paving/improving the dust problem will be looked at. The Public Works and Commissioners' offices will both have a designated individual assigned to complete the task.

Outside help from other county engineers, who have dealt with this in their own county, is being sought. This current action regarding the next step in response to our petitions appears to be happening.





We had a great Fall turnout for the Chipper Day program sponsored by Deer Land and Loon Lake Property Owners’ Associations and the Stevens County Waste Management Department. DLPOA representatives included Ken Ring, Jerry Rasley, George Craig, and myself. LLPOA provided some representatives as well. We took in 46 loads—40 single loads and 6 double loads.

The best news is that we are providing checks amounting to \$177.35 each to the three charities as chosen at the Annual Meeting in August. The charities include Pinelow Park, Camp Gifford (Salvation Army), and the Loon Lake Food Bank. These funds comprised the total raised from Spring and Fall programs.

We will be back at it next year for two more days. The first will be held June 3rd, and the second October 7th. Just check your DLPOA calendar (the dates and times are already there). Save yourself the time and effort of having to burn your yard waste for hours. Next year, come and let us help, and the money goes to some great causes.

Nextdoor Deer Lake

Bob and Cheryl Schwartz

As we are now in the winter month, remember to use Nextdoor Deer Lake to stay in touch with events, neighbors, and happenings here at the lake. Folks share the latest neighborhood news on our private Deer Lake community electronic bulletin board.



In order to be a member of Nextdoor Deer Lake, you must own property within our Deer Lake boundaries, and that is what makes us different from Facebook. We encourage everyone to join both of these social media platforms in order to obtain the latest and most comprehensive news.

Joining Nextdoor Deer Lake is easy and free – no cost to sign up! Nextdoor does not sell or send junk or spam to your email address.

If you wish to join Nextdoor Deer Lake, send an email to Bob and Cheryl Schwartz (DLPOA Nextdoor Committee Chairs) at rismt@hotmail.com and we will email you a Nextdoor invitation link which you can complete and submit to Nextdoor directly. Thank you.

DLPOA Membership Report

Ken Santora

I will always start out with communicating our Board’s appreciation for your ongoing support of our lake’s Property Owners’ Association. With your support, we:

- * Have our successful milfoil mitigation program,
- * Maintain the fish pens,
- * Set off fireworks in the middle of the lake,
- * Sponsor a pancake breakfast and parade
- * Have two Roadside Cleanups,
- * Enjoy reading 3 newsletters a year,
- * Get a handy DLPOA calendar, and
- * Set up a dock demolition day when needed



These activities can take place because of the payment of your annual dues, along with some generous donations by some members!

We had 365 paid DLPOA members, out of a possible 815 land owners around our lake. Just as a reminder, our membership is only \$20.

Please contact me with any additions, deletions, or changes to our master list of members. You should have an envelope (pictured above) enclosed in this newsletter. Please fill it out (signing up for any events that you would like to participate in next year), and mail it to us. We appreciate your support!



Facebook

DLPOA’s Facebook membership is currently over 1,200. Why have so many people joined? One reason is that reminders will be posted when there are meetings or events of ours coming up. Luckily, your neighbors posted almost immediately when there was a fire on the north end of Deer Lake a couple months ago. It would be one of the places to tell folks if it was time to evacuate!

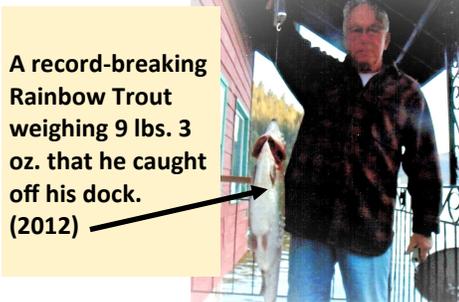
Many people post about lost animals, pictures of runaway docks, warnings of bad roads or weather...you name it!

Send a friend request, so you can find join and find out what’s going on, too!

The annual Picture Pages! I asked people to send me photos of their current or past experiences at Deer Lake, and I received several hundred! Some sent me 40 at a time, some sent only one. I'm sorry if yours is not included, I do save them all, and will try to get some included in future issues. If you'll indulge me, I would like to post a picture of my family (right) when we gathered to spread my dad's ashes. While my parents were still with us, my sister and I built houses here, too. But now, all four daughters have houses at Deer Lake (plus my son, and my niece, to make 6!). All six places are even within walking distance of each other! My dad, Ralph, and mom, Nancy, would be happy to know that we all plan to pass down these homes, so that future generations of our family can live here for a long time.

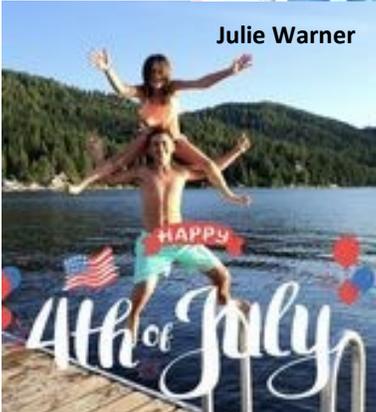


All of Ralph and Nancy's daughters and their spouses, grandkids, and great-grandkids on the dock in the Narrows.



A record-breaking Rainbow Trout weighing 9 lbs. 3 oz. that he caught off his dock. (2012)

My dad, Ralph Rice, had a house on the north end of the lake for 55 years (that he built himself, with help from his wife, four lovely daughters, and their husbands).



Julie Warner



This is my son, Dane, 14, and daughter, Eloise, 7, on the efoil.

Ryan Kerrigan



Michael Hays

Aidan and his furry cousin, Hugh.



Genevieve Gaura

My sweet old girl after a long day of swimming at the sandbar!



Chris Allen

Our Frenchies love being on the lake too



Kris DeVries Leslie

Hungry Grandkids at Haney's resort



Larry Cameron



Jerry Otis

Granddaughter Emily Cornwell, 6 years old, after her first wakeboard run



Tom Gianna Rowse

Cooling off on a hot summer day!



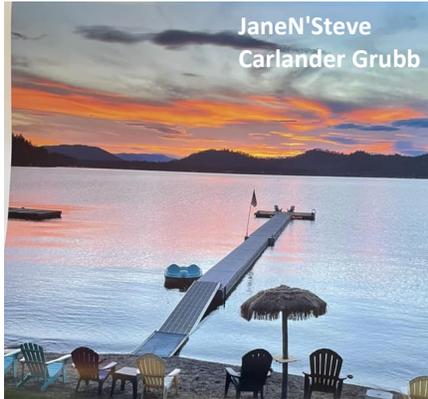
Andrea Glander



Lacey Reynolds



Larry Cameron



JaneN'Steve
Carlander Grubb



Mike Love



Andrea Glander

Star loves her time
at Deer Lake



Jessica
Magnuson

Owen and his canine protector, Magnum. He was a sweet dog
who will be missed. RIP, Magmo, you were a "Good Boy".



Magnum on the
boat with Jeff



Cheryl Wickline



Dreams coming
true at Deer Lake

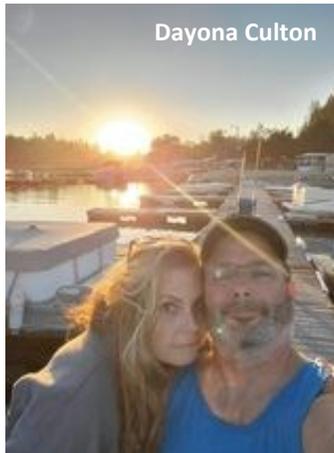
Stacy Jo Jarvis



Jim Tiffany



Lacie Pardo



Dayona Culton

Beautiful sunset
at West Bay



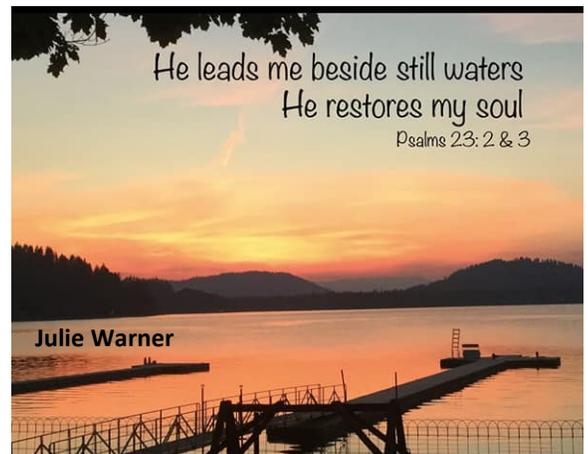
Angel Nicole

My daughter and niece meet for the first
time on Deer Lake. Smiles all around!



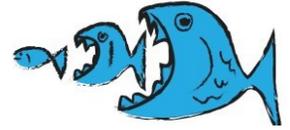
Alana Carlander Cummings

Evening swim with the whole fam family



He leads me beside still waters
He restores my soul
Psalms 23: 2 & 3

Julie Warner



My family spends many hours per year rearing fish for our lake, but it seems like it has had very little positive effect in recent years. We want to attribute that to predation—Lake Trout (Mackinaw) and Small Mouth Bass eating the fish, but I feel from my research, that some of it is due to Fish and Wildlife not supplying our lake with catchable fish.

My son, Kevin Santora, and I met with Chris Donley (Regional Fish Program Manager) and Bill Baker (Fish Biologist) concerning the quality of our lake's fishery. Both Kevin and I felt like they listened to our concerns and are going to make every effort to restore our lake back to a productive fishery. A summary of our two-hour meeting is as follows:

We first reviewed the results of their two fish surveys that were taken in September. Their result edified our concerns that we have a predation problem in our fishery. Most of the fish that they captured during their survey were either Lake Trout (Mackinaw) or Small Mouth Bass. It isn't bad that we have these two species in our fishery, but there needs to be a balance between the predators and the other species. We discussed ways to find that balance in our fishery. One method that can help is to have a Lake Trout and Small Mouth Fishing Derby. This could be effective at reducing their overall numbers. It will work better on the Lake Trout because they don't reproduce as rapidly as the Small Mouth Bass do. The fishing derby will need to be discussed at our next DLPOA Board meeting in February in order to put together a plan to facilitate a derby.

Another idea is to consider year-round fishing on our lake. Apparently, there was some discussion on this idea last year, but it was decided to not have year-round fishing. The reason cited was a lack of homeowners still being at the lake, which could increase the possibility for break-ins. I'm not sure who they got this information from, but we can make this a discussion point at our next DLPOA meeting. Normal fishing season opens toward the end of April in most lakes and our lake opens on March 1st, which is a good time to fish for Macks, because they are usually closer to the surface.

The next topic we talked about focused on Kokanee (Silvers) and Trout stocking in our lake and surrounding lakes. When talking about stocking plans, it is important to understand that the size of fish matters the most when you have a predation problem. The larger the fish, the better opportunity for the fish to survive. On that note, we just received 600 one-pound Rainbows in October to our lake. That is great news.

We also looked through the last 25 years of fish distribution to our lake. There was a lot of discussion concerning those numbers and fish distribution. Out of that conversation, we learned that Chris and Bill were already working on pulling some catchable fish from future distribution to *other* lakes and transferring them to Deer Lake. Chris also stated that they would provide some Kokanee planting, to help us start to rebuild that species to our lake. Our concern is with the predation problem, and that these fingerlings might have a difficult time surviving.

The best solution to making our fishery more productive is to have more fish pens. Currently we have 2 active fish pens on our lake. My family is rearing another batch of 15,000 Rainbow Trout in our pen, and Ben Campbell and his family are doing the same, for release in April. Thank you to Ben for helping with our efforts to restore our lake's fishery.

We were going to have a third pen, but WDFW wanted us to pay \$3,600 for fish food for that pen. As a Board, we turned down that option. I will be writing a grant that will address future food for 4 fish pens. WDFW would also like us to be open to raising one pen in the Spring through the Summer. For that to be successful, the pen would need to be located where the water is about thirty-five feet deep. We would need to sew two existing net pens together, which would give us a depth of 40 feet. Currently, they believe (from their fish surveys) that we have approximately 38 fish per acre. The goal is to have no less than 100 fish per acre.



Chris and Bill said that they will put together a written plan to improve Deer Lake's fishery. They will present this plan at our next DLPOA Board meeting, which is scheduled for February 9, at 6 p.m. It will be at the Pinelow office, and is open to everyone.

If you would like to contact me, or have questions—Traveler-007@hotmail.com or 509-869-9196
(FYI) Washington State Fish Stocking Plan: <https://wdfw.wa.gov/fishing/reports/stocking/statewide>



Michael Hays

Hugh helps his dad, Kris, drive the boat.



Jill Bray



Maximus Midge



Dicki Thomas



Chase and Jennevie (looking for shells they don't know were planted"

Beth Chambers



"1,2,3, and Grandkids jump"

Beth Chambers



Mandy Mortensen



Rowena Bishop

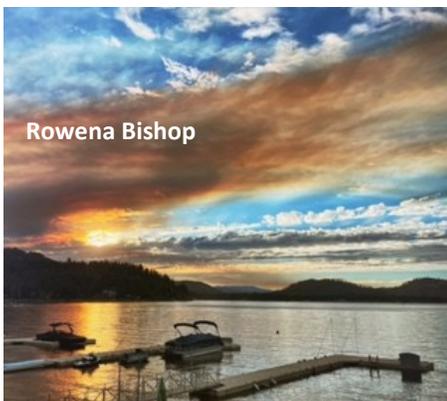


La Wanakiwin Cousins



Gretchen Rasley

Great-nephew, Chadwick, helping the Captain, Uncle JJ. (Jerry)



Rowena Bishop



April Tweedy

Bailey paddle boarding!



Gretchen and sisters



MB Scarpelli

Third Cousins



Dicki Thomas

Grandkids! Jacob & Joshua (twins)



Mackenzie (with catch of the day!)



Theresa Hollis



Debi Otis

dog- Meli Storm
baby- Jordan

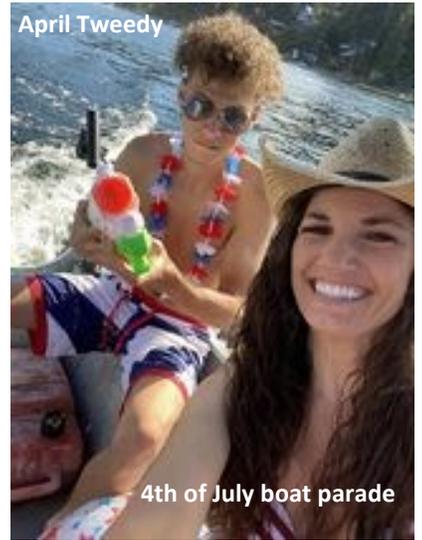


Debi Otis



Hezzy Hamilton

July 4th, 1990, my oldest son, Boddie Taft, and his Grandpa ready for the Boat Parade around the lake



April Tweedy

4th of July boat parade

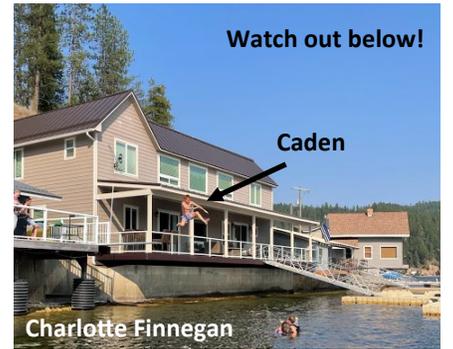


Karen Hansen,

Summer lake tradition-hand cranking ice cream. The cousins all take a turn.



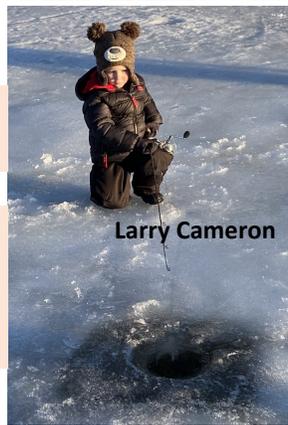
Lacie Pardo



Watch out below!

Caden

Charlotte Finnegan



Larry Cameron

A cute little bear ice fishing



Theresa Hollis



Jerry Storhaug



Jeannette Ring

2015

Charlie, Trapper, and Annie

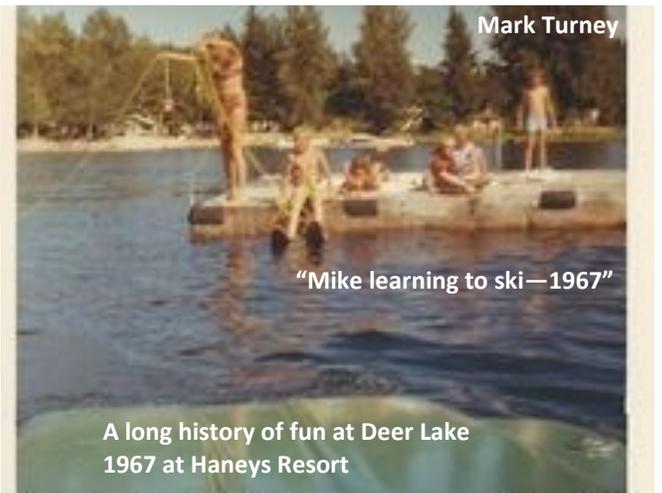


2022- That's eight summers of torturing the dog on the paddle board!



Christina L. Richmond

Kayaking the marsh in the Narrows



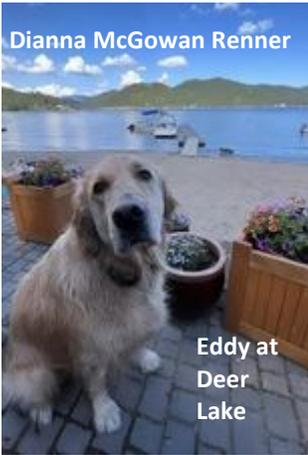
Mark Turney

"Mike learning to ski—1967"

A long history of fun at Deer Lake 1967 at Haneys Resort

Val Reed - Mike learning to ski 1967

L to R: Valerie Reed, Mike Turney, Michkie Redd, Tami Ford, Terry Ford, Mark Turney



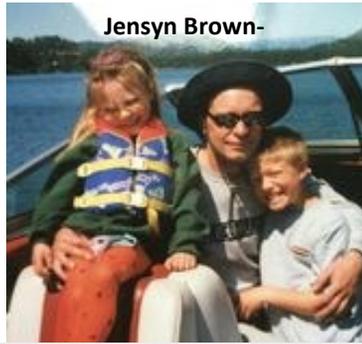
Dianna McGowan Renner

Eddy at Deer Lake



Katie Cross

Cage does "YMCA"!



Jensyn Brown-

Deer Lake, 1999, my brother and I are with my dad (who passed away last year). ❤️



Jenell Berry

Book

My son, Ryan, (Jim Long's grandson), enjoying some summer reading on the lake!



Katie Cross

Stick the landing, Drezdyn



Buck Haney



Lyla Mills



Sabrina Nikkola Evening fishing!



Kim Krause



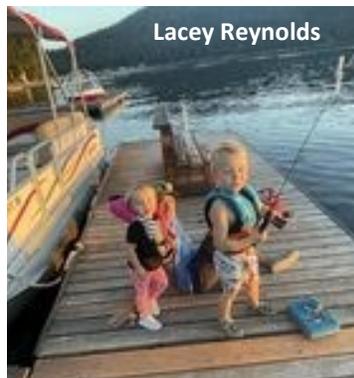
Buck Haney

Bocci Ball



Hammond LAKE HOUSE

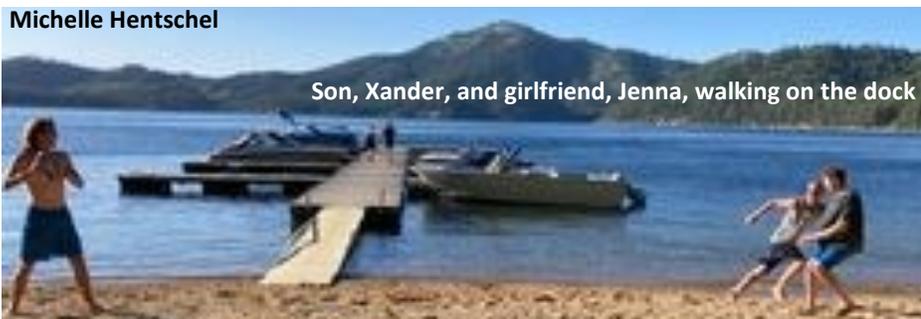
Randy Hammond



Lacey Reynolds



Liz Hall-Thies



Michelle Hentschel

Son, Xander, and girlfriend, Jenna, walking on the dock



George and Karen Lynn

Football on Pebble Beach June 2022. Son, Zach, throwing, husband Ty and nephew, Levi, vying for the best receiving spot.



Mike Phillips



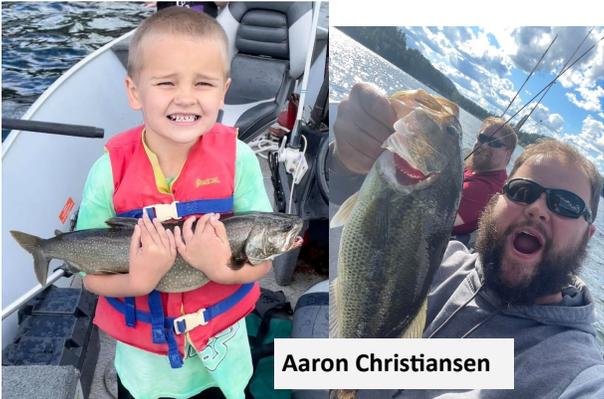
Christie Dalsanders

Reed and his buddy Enzo



Lake Birthday weekend for the Boys—Kathe Renner

My two great grand dogs Frank and Eddie Renner celebrating their birthdays with Grandma and Grandpa Renner at Deer Lake



Aaron Christiansen



Our Doodle Norman swam for the first time this Summer! Tamarack Bay.



Megan Delauder

The most beautiful sunsets in the world. Summer 2022

Bonnie Busse and sister Debbie Sackman



Cousins living their best lives at Deer Lake



Denise Wyatt

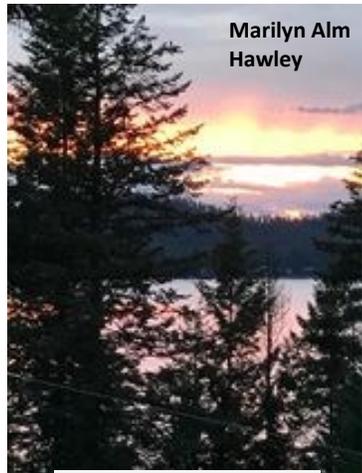
Ethan and Connor on a giant floaty



Jerry Storhaug

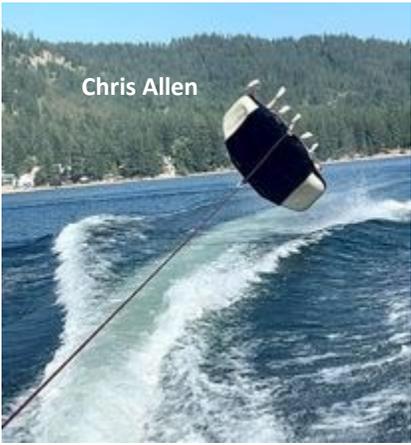


Stacy Jo Jarvis



Marilyn Alm Hawley

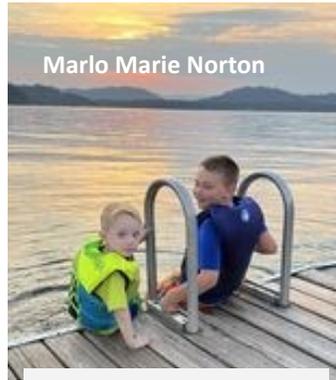
Beautiful sunsets from Pebble Beach



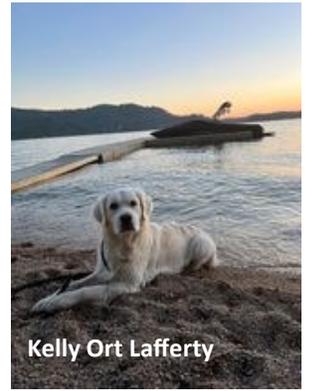
Chris Allen



Love our sunset cruises
Neil and Barb Choquette



Marlo Marie Norton



Kelly Ort Lafferty

My two youngest sons
enjoying a sun set swim



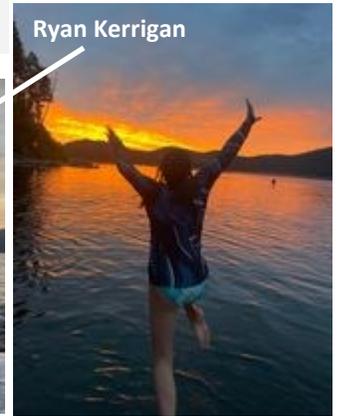
Jensyn Brownlee



Lyla Mills

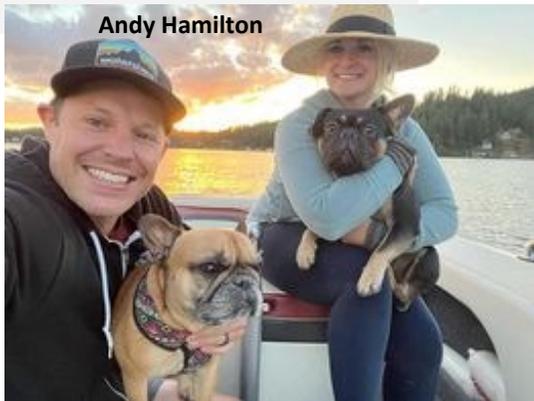


This is my wife Ame hydrofoiling
behind our boat at sunset



Ryan Kerrigan

June 2021. Have celebrated every
birthday at Deer Lake since I was 2!



Andy Hamilton

Enjoying a Deer Lake Sunset with Rowdy and
Grizzly.



Dorothy Vasquez Harper

My grandchildren:
Olyvia, James and Tryston on
a golf cart ride. They love the
beauty of Deer Lake.



Allison James

Finally going out fishing! Tamarack Bay



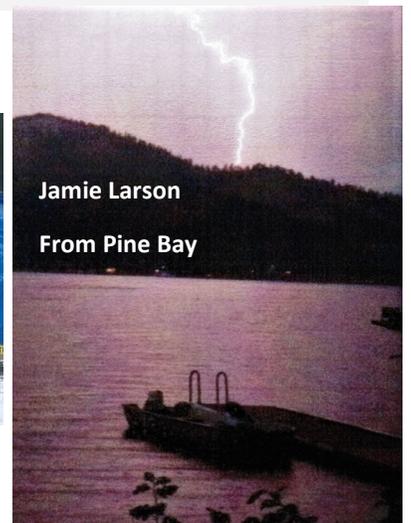
Jill Carpenter

Our Granddaughter Eden's 10th Birthday party



Nita Gregg

Huge tree crashes during big wind
storm—Camp Gifford



Jamie Larson
From Pine Bay

The Deer Lake Resorts Committee has been formed to gather information about current and past resorts and camps on the shores of Deer Lake.



Deer Lake, 1906

At the 2022 Loon Lake Summer Festival, a beautiful exhibit was displayed showing the resorts on Loon Lake, along with map locations, photos and stories. Now it's our turn! We will have help from the Loon Lake Historical Society in creating the exhibit, but we need to first come up with the information and pictures that are needed.

Do you know any of this history, past and present?

Do you know someone, who knows someone, that would be willing to share their knowledge?

If you are interested in organizing, writing, interviewing people, sleuthing for past information, etc., this committee wants you! We will meet and greet soon to come up with a step-by-step process to accomplish this mission. If you (or someone you know) is interested, contact nitaspace@gmail.com. This will be a fun winter project!

Emergency Services Report

Skip Wells



Cougars are being spotted on all sides of the lake. The time of day ranges between early morning, afternoon, evening and late night. Yes, there is more than one cougar. Time frames on game cameras indicate one animal can't possibly be in two places at one time. Keep aware and watch out for your pets, small children, and even adults.

Based on earlier monthly Sheriff reports, thefts and break-ins appeared to be down. But, in late November, there has been a rash of thefts—4 ATVs were stolen in one week! December through April is when places are usually the most vulnerable. Lock up your trailers, ensure that homes and vehicles are secured. If you see something, say something. Be sure to make a report to the Stevens County Sheriff Office.



We are experiencing more ice fishing on the lake. We see folks using snowmobiles and ATVs, and some folks are also setting up protected shelters to stay out of the elements. Be very cautious when out on the frozen lake. Ice depths can be deceiving. Remember that there are some active springs in the lake, and the ice surrounding

these springs is very weak. Ice rescues are very labor-intensive, and our Deer Lake winter access, due to the terrain, makes the job even tougher.



Always bring some method(s) of buoyancy  with you to aid you and others in the event the ice breaks up.

Remember, the ice is not kind to docks, either. Take precautions and tie or chain your dock now, so you can see it again (at your own home!) in the spring. Take care where you leave your dock positioned, also. The ice is a bully, and it likes to push things around!



Our 2023 Annual Pancake Feed will be held on Sunday, July 2, from 8 am until noon, at the beautiful lakefront Pinelov Park Conference Center in the Main Dining Room.

Please circle the date in red on your DLPOA calendar! We thank everyone for your continued support of DLPOA and this traditional event. I hope to see you there —Bob Schwartz, Pancake Feed Chair

DLPOA Committee and Project Assignments 2023

Fourth of July Week:

Fireworks display and Dock Positioning: **CHAIR OPEN**, Bob Schwartz, Mike Egan

Independence Day Parade: Co-Chairs-Greg and Karen Presley, Vice Chair-Sharon Crump

Boat Parade: Chair-Jeff Potter

Pancake Feed: Chair-Bob Schwartz

Dock Demolition: Co-Chairs-Phil and Jill Bray

Road Safety and Maintenance: Chair-Mike Larson, Vice Chair-George Craig, Lee Stragis

Emergency Services: Chair-Skip Wells, Jerry Rasley, Kevin Schroeder, Ron Watson, Buck Haney,
Bob Schwartz, Mike Phillips

Fire Danger Signs: Handled by the Fire Department

Fisheries and Fish Pens: Chair-Ken Santora, Vice Chair-Kevin Santora, Ben Campbell

Website: Chair-Nathan Brown, Vice Chair-Bill Haney, Bob Schwartz

Data Base updating for membership: Chair-Ken Santora, Vice Chair-Pam Horner, Barbara Holston McKenzie

Membership: Ken Santora, Greg Presley, Pam Horner, Barbara, Holston McKenzie

Volunteer List: Ken Santora

Big Buck Club: Ken Ring

Road Side Cleanup: George Lynn (West), Jerry Rasley (East)

Reader Boards: Mike Nixon

Banners: Ron Watson (West), Jerry Rasley (East)

Water Quality, Lake Levels: Chair-Mike Phillips, Vice Chair-Ken Santora, Nita Gregg

Lake Management Steering Committee: Chair-Mike Phillips, Vice Chair-Kevin Schroeder, Ken Ring, Skip Wells,
Nita Gregg, Greg Presley, Jerry Rasley, Mark Turney

Calendar: Co-Chairs-Cheryl Ring (set up), and Ken Ring (advertisements)

Deer Lake Apparel: Chair-Barb Potter, Vice Chair-Judy Harris

DLPOA Newsletter: Chair-Cheryl Ring

Wood Cutting and Tree Maintenance: Chair-Jerry Rasley

By-Laws: Chair-Bob Schwartz, Barb Holston McKensie

Deer Lake Nextdoor: Co-Chairs Bob and Cheryl Schwartz

DLPOA Facebook: Cheryl Ring

Historian: Mike Phillips

Coordinator at Fire Station: Jerry Rasley, Skip Wells

Election Facilitator at Annual Meeting: Vice President (Bob Schwartz)

Hospitality: Vice President (Bob Schwartz)

Veterans' Fishing Day: Greg and Karen Presley, Mark Strahl

Chipper Days: Chair-Skip Wells, Vice Chair-Jerry Rasley

Representatives to Little Pend Oreille Game Wild Life Refuge: Nita Gregg, Mike Nixon

Broadband: Chair-Jeff Potter, Vice Chair-Mike Nixon

Loon Lake Historical Society: Chair-Nita Gregg, Vice Chair-Mike Phillips, Sharon Crump, Cheryl Ring

DLPOA OFFICERS and BOARD MEMBERS:

Skip Wells-President

Bob Schwartz-Vice President

Pam Horner-Treasurer

Sharon Crump-Secretary

John Gregerson

Ken Ring

Jerry Rasley

Ken Santora

Greg Presley

Nathan Brown

Phil Bray

George Lynn

Mike Nixon

Bill Haney

Jeff Potter

Barbara Holston McKenzie

Real Estate Sales Summary for 2022 at Deer Lake

Tamarack Realty/LakeCountryUSA.com
Patrick McHenry-Kroetch, Steve and Ann Hinand, and Jake Turley

Sales in 2022 started strong, but slowed as the year went on.

- The total number of transactions at Deer Lake (34 sales) were down compared to sales in 2021 (40 sales).
- The dollar volume reflected that also, the amount was down 12% from 2021.
- Price per frontage foot rose significantly from 2021 to 2022 (2022 averaged approximately \$7,000 per foot).
 This seems to be an anomaly and we expect this to fall to more normal levels in 2023.
- The highest priced sale was \$1,445,000 for a home on the south side of the lake.
- 10 waterfront homes sold for over \$600,000.



From Multiple Listing Service and Stevens County data, through November 2022:

• 16 waterfront homes ranging from \$250,000 to \$1,450,000	total	8,907,000	
• 3 waterfront lots ranging from \$155,000 to \$180,000	total	514,000	
• 11 secondary homes ranging from \$110,000 to \$395,000	total	3,718,900	
• 7 secondary lots ranging from \$56,000 to \$208,000	total	<u>878,600</u>	
• There were 34 sales at Deer Lake that closed	total	\$14,018,500	(2021 total- \$15,821,661)

Several items stand out for 2022:

1. Like the rest of the real estate market, the interest rate hikes slowed the market in the second half of the year.
2. Only 2 properties (primary and secondary) sold for below tax assessed value.
3. Only 1 home sold for over 1 million dollars this year (there were 4 in 2021).
4. Multiple offers on properties became less common in the second half of the year.
5. Intelligent pricing is a must in this market.

By the way: Loon Lake price per frontage foot was \$5,600. This is the first year in recent history that Deer Lake frontage foot prices (\$7,000) were higher than Loon Lake.

Currently there is still a tremendous amount of seasonal interest in our little lake, but selling your property at its maximum value in your preferred time frame means going the extra mile. Choosing a local, readily available agent is now more important than ever. We pride ourselves in having your real estate featured through the best virtual tours, and having those tours marketed through local and national advertising campaigns. Selling primary and secondary homes takes great marketing and an agent who is quick to respond! This is how Tamarack Realty sells more Deer Lake homes in less time than any other Real Estate company in the Spokane MLS and the Northeast MLS.

If you would like complete market sales data in a spreadsheet format, contact us at: HinandRE@gmail.com or at 509-999-6354. You can keep up on Deer Lake properties currently for sale on our website: www.LakeCountryUSA.com or have listings emailed to you. We are looking forward to a great 2023!



I encourage you to please send me pictures or ideas you might have for future articles in the newsletter.

cherylring@gmail.com

Deer Lake Property Owners' Association has a Board that meets 9 times during the year, plus has an Annual Meeting each summer. Members are welcomed and encouraged to come to any of these meetings. The time, location, and dates are on the DLPOA calendar.

More information about Deer Lake Property Owners' Association (including Board Meeting minutes) can be found at our website: **www.dlpoa.com**