



BULLETIN

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PRESIDENT'S MESSAGE

During the summer of 2016 when the SLOA Board was preparing the budget for 2017, it was discovered that there were excess funds. The source of the funds was unknown to staff and no explanation was available to the Board as to where, when or why they existed. The only reasonable assumption was made that during the period where the Water District and SLOA comingled funds with no accurate accounting of the SLOA's funds, the excess accumulated a little year over year.

During that period at the end of December each year, all money was deposited in the SLOA account and the total on December 31st each year is the amount the accounting firm would report to the membership in the review that was voted on each year by the members. Normally that figure would be several hundreds of thousands of dollars. After Jan 1st each year, a check would be written to the Water District bringing the total in the account to a normal figure for just SLOA. This figure should have reflected the dues amount from each member.

The current Board made the decision to have a forensic audit for SLOA and this was finished earlier this year showing our true balances and financial condition. After everything was sorted out, there is an excess of approximately \$70,000.

We have had many discussions as to the best way to handle the funds. The first thought was to return it to the members in the form of a credit on next year's dues. The discussion was to how to accomplish it in a fair manner. Since the amount was accumulated over several years, how would we determine the best way. We have had high turnover rates with new families moving in that would not have contributed to the amount, along with older families no

longer living in SunLand that would have no way of receiving what they had contributed.

After much discussion and options, it was decided that the only avenue to follow was to fund the reserve account with a portion of the total, making up a portion of the cost of the pool repair last year. This will bring us to a more comfortable level of funding in the reserve account.

Further, we realized that this was an opportunity that will never come up again. Normally any projects for growth or improvement in the amenities that we provide for the members would have been paid for in an increase of dues or special assessments. Since no one really wants to do that, any new projects have been tabled or forgotten.

Consequently, we would like to create a long-range plan for the area around the tennis and pickleball courts. The initial vision could consist of a second pickleball court, a bocce ball area, which has been discussed in the past, a shelter providing seating and picnic tables, and perhaps ultimately replacing the porta potty that has been there for years with a more permanent structure.

Currently pickleball is one of the fastest growing activities for older individuals in the country. Our need for a second court is evident in the scheduling difficulties currently going on for the single court we have. The first step will be to make the decision to proceed and then solicit bids for the construction of a second court, hopefully by this fall.

This would provide additional recreational benefits to all of SunLand and also continue to increase the value of your homes.

Fred Smith, President

CANDIDATES FOR THE BOARD OF DIRECTORS 2017-2020

MAGGIE PHILBIN

Hi, my name is Maggie Philbin. I am from SoCal, like so many in Sequim are. My sister Bernie and I moved here in September 2010 and purchased our home on San Juan. We absolutely love living here and are always so amazed at the friendliness of all the folks here. Shortly after moving in, we found ourselves deeply involved in the Olympic Peninsula Newcomer's Club--serving on various committees and, ultimately, I was honored to serve as President for the past four years. Now I'd like to serve on this board, closer to home. It would be a privilege to serve my neighbors in this manner. My professional background includes legal, medical, and public service. I would appreciate your support and vote and I thank you for allowing me to run.

JERRY AHERN

Jerry and his wife, Diana moved to SunLand 3 ½ years ago from the Seattle area where both were engaged in the beauty industry--Jerry in the educational segment and Diana in the Salon/Spa segment.

Jerry was born and grew up in North Dakota before moving to Southern California where he attended San Diego State College. Later, he moved to the Seattle area where he became involved in the operation of beauty schools. He and Diana owned several schools in the Seattle area until the early 90s, when they sold the schools to Gene Juarez and moved to Dallas where Jerry took over the oversight of 29 schools located in Texas, Oklahoma, and New Mexico. He ran the organization for seven years before returning to Seattle to run the education division of Gene Juarez Salons and Spas.

Throughout his career, Jerry has served on State and National school associations, serving as an officer and president of both. He has authored two cosmetology textbooks that were used throughout the United States and Europe for nearly 20 years, as well as creating the first book of lesson plans for the cosmetology industry ever developed.

Since moving to Sequim, both Jerry and Diana enjoy discovering the treasures of the great Olympic Peninsula, as well as entertaining the grandkids whenever they can steal them away from their parents in Bothell.

RICHARD HEMPEL

My name is Richard Hempel. My wife and I have been residents in SunLand since April 2007. My spouse passed away in June and I am searching for something constructive to pursue. I have served as the interim Landscaping SLOA Board member since July and have very much enjoyed serving the SunLand Community that I have called home for the past 10 plus years!

I was born and raised in Portland, Oregon and graduated with a BS Degree in Business and Accounting from Portland State University in 1973. I served in the US Army from 1966 to 1969, and I am a Vietnam Vet. I completed a 31-½ year career as a Revenue Agent with the IRS in 2006. I am a proud member of the SunLand Community who believes in the beauty and tidiness of our neighborhoods. I pledge to do a faithful job of helping maintain those attributes that contribute to the high quality of our surroundings and protect the value of our properties.

MICHAEL GAWLEY

I have lived in SunLand for a little over 12 years and cannot imagine living anywhere else. My wife and I moved here from Hawaii in 2005 after retiring from the Federal Government--me with the FAA and my wife with the DOD. I currently serve as Treasurer with the Sequim Valley Hangar Condo Association and am a Volunteer Firefighter and EMT with the Clallam County Fire District 3. I am also an elected Fire Commissioner serving on the Commissioner's Board with District 3. I would like to serve on the SLOA Board, with the specific goal of managing and maintaining our RV lot. To this end I would do my best to ensure the lot is run in an organized and efficient manner, with By-Law compliance, lot security, and ease of access being my primary objective. The lot is a valuable asset to our community and needs to be treated as such.

If you will NOT be attending the annual meeting on September 13th, be sure to stop by the office and cast your Proxy and Absentee ballot by September 4th.

ATTENTION BOWLERS

The SunLand Bowling League will be restarting in October. We are looking for both regular team members and substitutes. It is a handicap league and ability is not an issue. We are a fun group that enjoys good, friendly competition. Bowling is a great winter sport and a fun way for SunLand residents to meet your neighbors. Our annual picnic will be on Labor Day when we will form teams and a substitute list. If you are interested and wish to attend, call Steve Loska, League President at 360-582-0090.



Community Picnic

Please join us on Saturday, August 26th from noon - 3:00 PM for our annual picnic. Bring lawns chairs and/or blankets to sit on and a potluck dish (side, salad or dessert) to share. SunLand G&CC will provide pulled pork sandwiches, water and live music. A cash bar will also be available. The picnic will be on the 1st Fairway across from the clubhouse. The event is free and open to all residents of SunLand.

Sunny Shores Annual Meeting and Picnic

One of the many benefits of living in SunLand is your automatic membership in the Sunny Shores Cabana and Beach Club. The Sunny Shores Annual Meeting and Picnic will be held September 2nd at noon at the cabana. Following a *brief* business meeting there will be a picnic. Food and beverages are provided by Sunny Shores. You need not bring anything, but you *must* RSVP by August 28th to Maja Cox, by calling 360-683-0659 or by calling Alice King at 360-683-4447. If you are not familiar with the cabana this would be a great opportunity to learn about this SLOA member benefit.

REMEMBER, RSVP to Maya or Alice!

RECREATION

“Summer time and the livin’ is easy”.

The pool, tennis and pickleball courts are in full swing with SunLanders and guests making good use of our community facilities throughout the summer months.

Those who have frequented the pool in the past summer months are aware of the tremendous gap left by the loss of Cynthia Little. A kind, gentle, and loving soul, her presence was felt throughout the SunLand community. Among her numerous contributions was her role as Director of our pool program and she will be dearly missed by all. The SLOA Board of Directors has voted to name the pool The Cynthia Little Memorial Pool with a ceremony to occur towards the end of the season. So far, it has been an active season with 270 pool passes issued and 2,000 swimmers splashing in the pool in the first 26 days. The exercise classes have averaged 11 participants per class. Pool hours will be extended to 7 p.m. in response to the request of the residents.

The tennis and pickleball courts are seeing an increase in activity. With that increase comes court time scheduling issues that are being addressed by the pickleballers. They have called for those who are interested to meet and develop an equitable scheduling system and requested that the Board/Recreation Committee be involved in process.

The tennis community has actively participated in the maintenance of the courts and managing the schedule for players, for which we are most grateful. While the Recreation Committee has, for the most part, served in a supportive role, the increased interest and participation in racquet sports necessitates that the role of the Committee and Board increase commensurately. Expansion of the Committee to include residents interested in the court sports is planned with the Committee having significant involvement in development and execution of plans for facility growth in the coming months.

Tom Merrill, Chair

TREASURER'S REPORT

Yes, it's that time of year! BUDGET Time!! Your SLOA Board has recently approved the budget for 2018. It is published in this newsletter for you to review and affirm or reject with the provided ballot.

Below is the Final Proposed Budget for 2018.

| | 2018 Budget | 2017 Budget | 2016 Actual |
|-----------------------------|------------------|------------------|------------------|
| Revenues | | | |
| Dues (915 homes x \$225/yr) | \$205,875 | \$204,075 | \$205,029 |
| Interest | \$200 | \$200 | \$585 |
| Reimbursements & Misc | \$2,350 | \$7,250 | \$7,623 |
| RV Storage | \$16,000 | \$15,350 | \$16,630 |
| Swimming Pool | \$1,500 | \$0 | \$1,485 |
| Transfer Fee | \$12,500 | \$10,000 | \$15,000 |
| | \$238,425 | \$236,875 | \$246,353 |
| | | | |
| Expenses | | | |
| Gathering Place Room | \$1,000 | \$1,000 | \$1,045 |
| Greenbelts & Maintenance | \$45,062 | \$39,117 | \$38,401 |
| Landscaping | \$1,000 | \$3,000 | \$358 |
| Office Services | \$34,987 | \$48,414 | \$47,433 |
| Office Supplies | \$5,097 | \$4,726 | \$5,581 |
| Professional Services | \$8,575 | \$5,000 | \$11,854 |
| Publications | \$11,750 | \$9,645 | \$12,487 |
| Reserve Account | \$22,875 | \$22,675 | \$22,675 |
| RV Storage | \$15,780 | \$15,309 | \$14,589 |
| Security | \$22,400 | \$19,650 | \$19,456 |
| SLOA Center | \$9,716 | \$9,008 | \$9,702 |
| Swimming Pool | \$40,696 | \$38,000 | \$39,406 |
| Taxes & Insurance | \$11,635 | \$10,335 | \$11,081 |
| Tennis Courts | \$2,820 | \$2,809 | \$2,608 |
| Welcoming & Nominations | \$2,700 | \$1,000 | \$2,646 |
| | \$236,093 | \$229,688 | \$239,322 |

We need to plan on inflation, so many expenses have seen an increase to accommodate for rising costs. Big differences between 2018 and 2017 budgets are:

- Income – Lost income from SunLand Water District of approx. \$4,200/yr. Added Swimming pool pass income. Increased transfer fee income \$2,500 due to foreseeable housing trends.
- Greenbelts - Increased the contract cost for Tim Mannor for Greenbelts by \$2430/yr, increased pest control from \$500 to \$1200 and increased ground works (front entrance care, tree removal) by \$2300.
- Office Services – Last year we planned for a 3rd party management firm to take over our financials at a cost of \$12,000/yr. This was removed.

(continued on page 6)

SunLand Scholarship Winners



Cathy Dao
Stanford University



Danica Miller
Washington State University



Carmen Wilwert
Iowa State University

THANK YOU SCHOLARSHIP DONORS

Celeste Alexander
Arthur & Karen Anderberg
David & Mary Jane Anderson
Cecil Black
Peter Bulkeley
Anna Bush
Robert Carlson Family Trust
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Tom & Kathlinda Chirahart
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Douglas Reynolds
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Terrence & Elaine Samphire
David & Betty Smith
Elaine Mae Starz-Brown
Lt. Col. Willard & Mrs. Melba Sinclair
Victor & Evelyn Smith
W.F. Sanders & Margo Donze-Sanders
Randy & Erlinda Skoglund
Mildred & Robert Tain
Jay & Roseline Tomlin
Jerry & Else Turner
Carol & Aubrey Verstegen
Sandra Wilson-Reabold &
M.J. Reabold
Glennis Webendorfer
Frank Whelan
Kay Hess & Ralph Wozniak

ARCHITECTURAL COMMITTEE

July 2017, and it's looking like a really great summer. It's getting warmer and warmer and everything is looking really good.

Your Architectural Committee has visited 91 homes since January 1st that have submitted applications for home improvements. Your committee has reviewed and approved 88 of these 91. There were three that were not approved.

Keep in mind that **all construction and improvements**, no matter how minor or major requires review and approval from your Architectural Committee before you can proceed. Remember, you, the members of SLOA, by applying for these applications, continue to maintain the highest in standards as set forth in the SunLand community.

If you cannot make it to the SLOA office to see Ricki for an application, the application can be obtained on the "www.sunlandowners.com" website. Before submitting your application take a minute to review the requirements in the CC&Rs and R&Rs to make sure that your proposed project is in compliance. To ignore this process could result in having you remove your home improvement and/or be subject to a fine. Your Architectural Committee is here to help and guide you through this process. Should you have any questions, comments or concerns, give me a call 360-461-1843 and we can discuss your project or I can stop by to go over your proposed ideas and/or plans.

Jac Osborn, Chair

PS:...Again, should anyone be interested in becoming an assistant Committee member, please give me a call; we're really busy this summer. Yea, it's off to the golf course.

CONTACT INFO

If you have not yet done so, please send Ricki (sloa@olyopen.com) your e-mail address. We will soon be transitioning the newsletter to an electronic release. This will help save your association thousands of dollars per year and ensure that you continue to receive your SunLand Bulletin.

COMMUNICATIONS COMMITTEE

Ricki Wilhelm, SLOA Office Administrator and I are working with SLOA's web host to update the website, add pages and information, as well as transition the newsletter to electronic format. These steps are in the works and will hopefully be completed by fall. If you have not yet already updated your e-mail information with Ricki, please do so as soon as possible; accurate contact information will be key to a smooth transition.

Thanks to all of you for working with us to improve not only communication, but also quality of life for all of us who call SunLand home.

Missy Church-Smith, Communications

TREASURER

(continued from page 4)

- Professional Services – We now have a professional maintaining our federal and state quarterly and yearly reports for \$500/yr. Increased legal budget \$3,000 due to past years' histories.
- Publications – Increased mailing (paper and postage) approx. \$2,000 for additional mailing throughout the year. This will hopefully be decreased with electronic mailings.
- Security – Contract cost will increase slightly by \$750/yr. Added \$2,000 for any miscellaneous expenditures (cameras, disaster preparation).
- Swimming Pool – Small increases everywhere for payroll, supplies, additional water classes.
- Taxes and Insurance – Added the pool house and equipment to master liability policy for \$1300/yr.
- Welcoming & Nominations – Added expenses for "Burger Night" at the Pool

I hope everyone has a great summer and I look forward to seeing you at the annual meeting!

Jennifer Sweeney, SLOA Treasurer



The SunLand Water District Office has moved to its new facility at 5762 Woodcock Road, Sequim, WA 98382. Payments should be made directly to that address or to PO Box 2082, Sequim, WA 98382.

GREEN SPACES

As summer advances and the weather improves, things are growing in SunLand and the Green Spaces are greening up but, unfortunately, some homeowners feel it is allowed to dump their yard waste in the Green Spaces.

I would remind residents that the Green Spaces are there for the enjoyment of everyone who lives in SunLand and dumping waste is unsightly, creates vermin habitat and is subject to stiff fines. Please have pride of ownership in our community and know that we are working on making the Green Spaces more user friendly.

On another note, we have some vacant lots with absent owners that are requiring cleanup. I have driven SunLand and taken inventory notes on the empty lots; however, if you live by one of the overgrown and unsightly vacant lots that I may have missed, please let me know so I can contact the owner, ask for it to be cleaned up with the understanding that if the owner does not take action, the lot will be cleaned and the owner billed per SLOA rules.

We have had a big leaf maple near the Taylor entrance severely damaged during a wind storm that has been evaluated by an arborist and the recommendation is to have it removed as it is a danger to nearby homes.

Steve Loska, Chair

RENTALS

Who Let The Dogs Out? Who, who?

The last quarter's rental issues, in addition to landlords failing to notify SLOA of their properties' tenancy, was dominated by dog issues. I had to deal with several complaints about dogs barking at all hours--in one case, from a repeat offender whose landlord was fined a hefty sum. The offending tenant is no longer in SunLand.

While barking dogs are a nuisance and something SunLand tenants should not have to endure, especially on a frequent basis, dogs running loose, off-leash, can be a danger to motorists suddenly swerving to avoid a loose dog, and larger, aggressive dogs can be a danger to people and their pets. If you see a dangerous dog off-leash, please notify the Sheriff's department first, at 360-417-2459 immediately, then notify the SLOA office secondarily. While not limited to rental properties, a pit bull or other large dog running loose is EVERYONE's concern. The rules clearly state that all dogs must be leashed and under the owner's control. Not adhering to that can result in stiff fines and possibly severe lawsuits over \$100K if someone is injured or killed.

Other recent issues include landlords who do not frequent their properties and may be unaware that they are weedy, run down, and in need of maintenance. It is easy for a landlord to become complacent and let time slip by, all the while paint is peeling, driveways and walk ways are cracking, and weeds are growing everywhere. These landlords may live out of the area and not see their properties often and the run down occurs. Please be reminded to check your property or ask a friend or neighbor—or even SLOA to take a quick drive-by and ensure that things are kept up.

I am aware of two problematic tenants having vacated and no longer causing problems, so hopefully things will be quiet and peaceful in SunLand. One of the tenants had a repeat visitor who ignored speed limits and raced his car through SunLand, endangering children and adults.

As usual, I would like to remind you to ensure that we know who is living in your home and how to contact them. This means that if you changed your phone number to please let us know; ditto for your tenants. If we were to have an emergency, whether a tsunami, major earthquake, fire, or plane crash, bear, or sasquatch sightings, we must be able to contact residents, whether tenants, landlords, or homeowners. Please be sure that we know how to contact you. Working telephone numbers and mailing addresses are a must, and email addresses appreciated.

Bobbi Piety, Chair



Owners Association
135 Fairway Drive
Sequim, WA 98382

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VISIT OUR WEBSITE AT <http://www.sunlandowners.com>

*THE
GATHERING
PLACE*

FOR RESERVATIONS PLEASE CALL:

| | |
|------------------|----------------------------------------------------------------|
| <i>August</i> | Sue Fowler 360-504-2934 suefowler33@gmail.com |
| <i>September</i> | Marty Whitaker 360-461-8182 whitakermarty@yahoo.com |
| <i>October</i> | Fran Whelan 360-681-2275 FranWhelan38@yahoo.com |
| <i>November</i> | Debby McGehee 360-477-4089 Debbymcgehee@gmail.com |

The volunteers listed above have charge of *The Gathering Place* reservation book for the months listed.