



# SunLand

## BULLETIN

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### PRESIDENT'S MESSAGE

At this point in time, we have finished half of the time that I will be in this office. To date, I have enjoyed the opportunity to serve SunLand. I am often asked how I do it in combination of the same duties for Division 16 and my answer is always the same--the people I work with make it happen. The current Board is one of the most active in years. To date, the CCRs have been rewritten, approved by our attorney and (since I am writing this in January) waiting to be approved by the membership. We have just concluded the first real audit of our books and will have the report ready for you soon, hopefully to go out in this bulletin.

My real concern at this time is an ongoing desire to see more participation in the Board activities by more members. Ken Larson, a former Board member, recently sent me a review of a court case that took place here in the State of Washington. The case was Pattison vs Parker Estates HOA. Without going into great detail, this case revolved around an HOA that had repeatedly not been able to attract members to run for the Board and year after year, kept the same members or appointed new members without the ability to have a vote, due to lack of candidates. The ruling, being appealed, was that the dues that were set were not capable of being collected due to lack of representation.

Currently we do not have that degree of apathy from our members, but we are close. Last year we had only three candidates for three offices. This lack of diversity and ideas by not having more candidates actually harms SunLand in the long run. I would hate to see the time that an election could not be held because no one had the desire to help SunLand thrive.

We need a minimum of six candidates for this year's election. Three of the current Board are leaving and two candidates for each slot would be ideal for the membership to vote. We have had a number of new residents move in over the last two years, almost 20% of the total homes in SunLand have been sold during that time. This means a large group of new neighbors that have ideas and talents to offer.

If you have any questions regarding running for the Board, please don't hesitate to contact any of the current Board members for information.

Fred Smith, President

### SECURITY AND ROADS

We again have an election coming up and I want to encourage everyone to vote. SunLand is dependent on the county for roads and safety. We know politicians pay attention where the voters are.

SunLand has its first Community Emergency Response Team (CERT) being trained by the Fire Department. When set up, it will vastly improve the safety of the area in case of a disaster.

One recurring problem we have is the failure of residents to maintain their front yard security lights. Each residence is required to have such a light. Please check yours to make sure that it is properly working. When the time comes to replace the bulb you might want to consider an LCD bulb which should last years longer than either incandescent or CFLs.

Phil Merlin, Chair, Security and Roads

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## ARCHITECTURAL COMMITTEE

January 2017, it's cold, frosty, icy, rainy, snowy, have I left anything out? Boni and I have lived in SunLand for over 15 years and this is by far the coldest January we've experienced.

Now that the weather report is over, and moving on, your architectural committee has visited 39 homes that have submitted applications for home improvements. Your committee has reviewed and approved 37 of these 39. The 37 were in compliance with the CC&Rs and the R&Rs of SLOA.

Keep in mind that all improvements, minor or major, require review and approval from your Architectural Committee. Remember, you, the members of SLOA, by applying for these applications continue to maintain the high standards set forth in the SunLand community.

If you cannot make it to the SLOA office, the applications can be obtained on the <http://sunlandhomeowners.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, Architectural Committee

## SUNLAND SURVEY

If you have not yet done so, please take a few minutes to complete the SunLand E-News survey. Your responses will be very helpful to the Board in making future decisions on how best to communicate with residents of the community and provide you with the most up-to-date information about events, opportunities and activities happening here in SunLand. The survey will take only a very few minutes. Simply click on your browser and head to: <https://www.surveymonkey.com/r/ZHGFMXJ>

## WHO ARE YOU, WHO WHO, WHO WHO?

You've just moved into SunLand, renting a house or condo in a delightful neighborhood, but who—besides your landlord—knows about it? If there was a disaster, would SunLand officials know who is occupying your house? Landlords are sometimes complacent about notifying SLOA of residency changes and this has resulted in the levying of \$500 fines, as per our CC&Rs and Rules and Regulations. But, as a tenant, it is in your interest to ensure that SLOA knows where you live and how to contact you in an emergency.

Imagine that your home catches fire, and emergency crews come and find your spouse-- inside unconscious. She is rescued, the fire put out, but we do not know how to contact you, perhaps not even your names. Or, if a mass disaster occurs like an earthquake or tsunami and emergency coordinators are trying to ensure that all are accounted for—do we even know that you are renting your residence?

For these reasons and others, it is paramount for SLOA to know who occupies each home, and it is the landlord's duty to ensure that we do. But, people sometimes forget to notify us and the results can be dire, especially in emergencies. Some time ago, an illegal bonfire was found in someone's yard, with no one around. We had the fire put out, but did not know how to get hold of the property owner, because they had moved, without notifying SLOA, and their tenant was unknown and nowhere to be found. Recently, it was discovered that an unknown tenant was occupying a SunLand property. It was later discovered that the tenant had been residing here for almost six weeks, without the property owner or their manager letting us know. The result of these "innocent" mistakes can cost property owners a \$500 fine!

If you are a landlord, and are unsure of whether or not SLOA knows how to contact you and your tenants, please visit the SLOA website: <http://sunlandhomeowners.com/> and notify the office manager to ensure that our information is up-to-date. Avoid unnecessary fines and possible endangerment to your tenants or property. If you are a tenant, please do the same—contact SLOA to ensure that we have your names and contact information.

Bobbie Piety, Rental Coordinator

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## TREASURER'S REPORT

I think most people have mixed feelings about 2016, but as far as I am concerned our Association is moving in the right direction. SLOA went through major financial changes and office processes. We saw the reserve study finally put into action and the benefits in the form of a new pool. We have managed to separate the accounting between the SunLand Water District and the Association. We have seen an influx of new members to our community with a record breaking 85 home sales this year.

Currently, we are going through a forensic audit. This was conducted by a firm located in Seattle called Bader Martin, PS. The auditor scrutinized our accounting from 2014 to 2016. While I do not believe any improprieties will be found, I think we routinely need to conduct a full audit to ensure our Association is performing to the best of its abilities. We expect the report out by the end of January and will publish it shortly thereafter.

In the last few months I have attempted to put our accounting methods into the "Cloud." After much effort, this has proven to not be the best way to manage our books and payroll. Our current software, QuickBooks, makes for a great desktop application but not so much online. The goal for this undertaking was to allow for more convenience, real-time data and extra oversight. Instead, I am cleaning up our current data file to make it more trackable to identify any budgetary concerns.

Our 2016 books are not yet closed and that will be completed by month's end. The preliminary figures show we collected \$246,182 in income whereas we budgeted on \$231,225. Our expenses amounted to \$243,114 and we budgeted for \$223,030. We are technically over budget this year, but the additional income made up the difference. Some of the more costly items for the year were additional professional fees to our attorney, playing catch-up with health insurance premiums and increased publication expenses for additional mailings.

I wish everyone a healthy and prosperous 2017.

Jennifer Sweeney, SLOA Treasurer



## RECREATION COMMITTEE

Temperatures in the 20s, 30s and 40s continue to keep SunLand recreation activities for the most part in winter mode with the pool more appropriate for hockey and the tennis courts getting limited use between showers, if at all.

However, if you are aquatically-oriented and/or dabble in racquet sports, you might want to start thinking ahead, gearing up for spring. When the ice melts and the temperatures are north of 60 degrees, we will start to clear the debris from around the pool area, tidying it up for the late June opening. The pool will be open to both SunLand residents and members of the SunLand Golf and Country Club.

The tennis and pickle ball courts, while seeing limited use through these winter months, are open year 'round for use by SunLand residents and their guests. You do need a key to enter the courts. Keys may be picked up from the SLOA office for a refundable \$25.00 deposit. If you have a key and have not exchanged it since the new locks were installed last year, you may do so at the SLOA office.

We will be writing in more detail about the recreation facilities and activities in the next issue of the Bulletin. In the interim, you may want to check out the information available on the SLOA website at: (<http://sunlandhomeowners.com/>).

Tom Merrill, Chair, Recreation Committee



Abby Kohake and Jay Echols, Directors with the *Missoula Children's Theater*, from Missoula, Montana, recently spent a week in SunLand while conducting workshops in Sequim schools and producing *Alice in Wonderland*, which featured more than 60 Sequim school children. Abby is a recent graduate of Western Kentucky University and Jay graduated from Carson-Newman University. They enjoyed SunLand and Sequim so much that they are planning to return on their one week off this spring for the Irrigation Festival.



## WATER NEWS

### We're moving!

The SunLand Water District will be moving to a new location next to the RV parking lot off of Woodcock Road within the next few months. The mailing address for the Water District is PO Box 2082, so those making monthly or quarterly payments need to send them to the PO Box. The District is also looking into making electronic payments another option but is not there yet.

**Conservation** needs to be at the forefront of our minds. SunLanders used more water per connection in 2016 compared to 2015.

**Judy Gamble** of SunLand has recently come to work in the Water District office. Please come by and say "Hi" to Judy.

**Dutch Williamson** has joined the Water District team as a Water Distribution Manager working with Scott Garner. Dutch moved to this area from Virginia with his wife Sydney and their two dogs. He has been busy helping Scott get the last of the water meters in the ground. Watch for him reading water meters soon.

**Water Meters are 99% installed!** If your water meter yolk and meter have not yet been installed, be prepared for District personnel showing up to do that as soon as possible. All connections within the community are covered by state law and need to be completed. We have just a few more meters yet to install before the District will be reading the meters and letting you know how much water is being used where. During 2017 and 2018 the rates for water will remain flat as we read meters, collect consumption data, share that data with you, and develop a consumption rate strategy.

**SunLand Water District**



### 2016/2017 SLOA Board of Directors

- Fred Smith, President
- Jennifer Sweeney, Secretary/Treasurer
- Bobbie Piety (Rentals)
- Steve Loska (Green Spaces, Parks and Lots)
- Tom Merrill (Recreation)
- Phil Merlin (Security)
- David Jelin (RV Storage)
- Jac Osborn (Architecture)
- Missy Church-Smith (Communications)

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## RV LOT

A lot is happening in the RV Storage Area. Updated Rules & Regulations were published in the August 2016 Newsletter and are also on the SLOA website. An updated RV Storage Lot Use Application form is required for *all* new and renewing members. Registration numbers for all RVs, trailers, and boats, as well as proof of current registration, insurance and contact information is now required. Failure to provide the required information will result in denial until completed, as will failure to meet the standards required in the R&Rs.

Member RV owners are responsible for cleaning up their respective space. Nothing is to be stored on the ground--no crab pots, boards and blocks, engines, gas cans, ladders or other equipment. Additionally, storage is limited to one item per space. We have several spaces where members have stored both a vehicle and a trailer or two trailers. These are violations of the R&Rs. The lot has been photographed, so please don't just move your stuff around.



The RV Lot has a new frost-free hose bib after a member struck the pipe and another unsuccessfully attempted to straighten it. Bollards have also been added to protect the new bib. The costs of the hose bib removal and replacement, installation of bollards and the live-power outlet was approximately \$2,500.00.

The trees and their debris are on the list for trimming and cleanup to reduce the downfall striking RVs. Calls are out to arborists for estimates and work contracts.

The entrance gate is in need of repair after various members have taken it upon themselves to strike the lock-pin with hammers and mallets as well as “adjust” the hinges, which yet another member replaced with improper equipment. If you have a problem, please notify me. Do not try to “fix it” yourself. We are also awaiting bids from several fence companies to repair, or replace if necessary, the gate panels; remount the gates on new hinges; replace the barbed wire where breached; re-stretch the chain links where the fence has been breached and provide estimates for a new mechanically opening gate.

David Jelin, Chair, RV Lot Maintenance



Meet SLOA's new office manager, Shadee Roderick. Shadee joined the SLOA family in December. She was born in Port Angeles but her family moved to Seattle then back to PA where she went to school. Following graduation she moved back to Seattle where she worked as an accountant and office manager at Boeing. Eight years ago she moved back to the peninsula to be closer to family. Shadee has an adult daughter who lives in Beaverton, OR. She is a horsewoman and owns both a Norwegian Fjord draft horse and a Shetland pony. Shadee is in the office from 10-3 Monday through Friday and may be there at other times as well but, please remember, it's a one-person operation and she may need to run errands or step away from time-to-time.



**Owners Association**  
135 Fairway Drive  
Sequim, WA 98382

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

*THE  
GATHERING  
PLACE*

**FOR RESERVATIONS PLEASE CALL:**

*February*    **Penney Van Vleet 360-682-0071**  
                    **pvv@olypen.com**

*March*        **Robert & Nancy Baer 477-4513**  
                    **rsurojo@aol.com**

*April*         **Patty Lavelly 477-4252**  
                    **splavelly@gmail.com**

*May*          **Gail Nelson 582-3770**  
                    **Ghnelson@live.com**

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