

# SunLand

## BULLETIN

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August, 2012

Vol. 39 No. 3

### PRESIDENT'S MESSAGE

Dear SunLand Residents,

I would like to go over an idea with you all that has lingered since our April Board meeting. Let me give you the history. The idea revolves around the allocation of a portion of our reserves to a more aggressive area of the markets than our current .25 percent return on investment at the local bank. To be clear, the amount I had in mind was very small in relationship to the sum of our reserve accounts. The original request was for \$10,000.00 (of a total existing reserve amount of \$125,000+) with the idea that a small group of SunLand residents would step forward to "run" this modified reserve account.

Well, the body of SunLand residents is apparently much more intelligent than I am. I received no volunteers for this assignment and even when specific members of the community were solicited, received no willing persons. I am not writing this to express my frustration with the lack of response. I understand that this is an all risk assignment with no reward. If the group picked investments that did well - they receive nothing. If they pick investments that do not perform, they

have the community angry with them. I get it. The best they can do is neutral. The only question I received revolved around how the investment group would be protected from a law suit. How would their personal wealth be protected from suit?

In thinking this over after the lack of response and remembering that the Board voted unanimously on this subject when it was originally proposed, it shows there is merit to the idea. I also had many residents say they felt it was a sound strategy-but they had no interest or expertise in picking investments. With these positives I did not want to lose this chance for lack of interest.

With this in mind, during the break between the May and June meeting, I had the pleasure of visiting with a local investment guru and they helped me wrap my mind around why there was so much resistance to this program. The investment professional summed up the issue with the statement "You want more for the residents than they want for themselves." What a thoughtful summation of what is going on. When I see \$100,000 sitting in the bank I see a missed opportunity, the residents of SunLand see safety. With this new viewpoint and the complexity of extending the Board indemnification coverage to the in-

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vestment group (when you add costs to the process in an effort to increase your investment yield, then that comes right off the yield), I arrived at a new investment group idea. The Board is already covered by insurance from suit, so why not have the Board(s) pick the investments and build the communities portfolio over the course of years?

At the June meeting I went over this new twist with the Board and the consensus was to take it to the community in this letter. The new plan would involve the Board picking one investment, with a total amount invested of \$1,000.00, every year, for the next ten years. I am going to assume that there will always be one Board member that has a nose for sound investment and that this method could serve as a dollar cost averaging into markets.

I believe in our residents and I believe in our future Boards. When this was brought up at the meeting, members of our existing Board had, in my opinion, good ideas right from the start (preferred stocks, dividend stocks). The concern then was who would pick which investment the Board should pursue? Again I believe that this Board and future Boards can find a way to resolve this without bloodshed. Let's keep in mind we are talking about \$1,000.00 per year, not the original amount of \$10,000.00. This equates to less than 1 percent of our reserves. I am asking this Board, and future Boards, to take on a bit more responsibility in picking one suitable investment per year of service. With this responsibility we, as an association, can move towards proper allocation of assets over the course of the next decade.

Please submit your thoughts to any Board member you are familiar with or to me.

John Hamer, President



## **TREASURER'S REPORT**

The SunLand budget for 2013 was approved by the Board at the July monthly Board meeting.

The overall 2013 budget reflects incremental changes in all areas, including a \$10,000 reduction in the grounds maintenance budget. This brings our working budget back down below \$190,000.00, comparable to the 2011 budget year. The last two fiscal years have ended in a surplus, with the extra monies added to our reserve account. While we are managing our funds well, I have identified some areas for improvements to the well-being of our community.

My main concerns are focused more on the future of SunLand. With our aging population, more residents working full and part-time, and a host of other activities keeping our neighbors busy, I believe it is time to look seriously at hiring an additional part-time staff member or "field staff" to ensure compliance with the CCRs and more consistency in management of issues that occur in our community. In addition, I would suggest reducing the size of the SunLand Board to a more manageable number, perhaps five – down from the current nine, since it has been increasingly difficult to recruit board mem-

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bers due to many factors. These changes would allow for all our residents to continue enjoying those qualities which made SunLand attractive to us to begin with, and allow the Board to focus more on strengthening policies and community. Serving on the Board should be a more attractive option for a wider range of residents, and additional staff would go a long way toward making this a reality.

These options will be discussed further at the Annual Meeting. Until then, it is important to hear your comments, both pro or con regards these suggestions. I welcome any additional feedback you have to offer. You may contact me via the number or email address listed below. Thank you!

Chris Clark,  
Treasurer  
[c.harley.clark@gmail.com](mailto:c.harley.clark@gmail.com)  
360-681-2411



**SLOA ANNUAL MEETING**

**SUNLAND GOLF**  
**& COUNTRY CLUB**  
**BALLROOM**

**SEPTEMBER 5, 2012**

**5:00 P.M.**

Registration opens at 4:30



## **GREENBELTS, PARKS & LOTS**

As promised in our last newsletter, I did arrange a meeting with the Fire Marshall to tour a number of heavily wooded vacant lots nestled between our homes to access potential fire hazard. I have been concerned about the many downed branches and fallen trees within several of these lots. Fortunately, a heavy green flora was found to exist on many and none raised immediate concerns with the Fire Marshall. This was due in part by the fact that no two heavily wooded lots were side by side.

I continue, however, to be disappointed in the number of old flower pots and grass trimmings which I continue to find being discarded on a few of these lots. Please be respectful of these private properties and responsibly dispose of your own trash and clippings. These are considered fire hazards during extreme hot and dry spells.

And, over the past quarter, we have had to remove several trees which were dying and causing a safety hazard to nearby homes. Our architectural chairman and I recently received a very informative tutorial on the various varieties of SunLand trees and their longevity potential from a certified arborist. This information will help us in our decision making with regard to tree removal. The wooded environment of SunLand is our signature attraction and we would like to preserve as many trees as possible.

Monica Ostrom, Chairman

<b>SunLand Owners Association</b>				<b>Current</b>	
	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Proposed</b>
<b><u>Revenues</u></b>					
Dues	175,086	176,121	176,391	176,280	176,280
Interest	1,701	1,016	700	900	800
Reimbursements & Misc	7,900	8,241	7,707	6,500	6,500
RV Storage	15,338	16,229	15,301	14,950	15,300
Transfer Fee	7,300	4,600	5,250	2,500	2,500
<b><u>Total Revenues</u></b>	<b>207,325</b>	<b>206,207</b>	<b>205,349</b>	<b>201,130</b>	<b>201,380</b>
<b><u>Expenses</u></b>					
Government Relations	0	0	0	0	0
Office Services	28,353	30,151	32,625	33,182	33,925
Office Supplies	4,642	6,146	4,233	5,610	5,410
Professional Services	7,968	6,877	975	3,300	3,000
Publications	7,834	9,060	8,319	11,500	9,500
Taxes & Insurance	8,615	8,283	8,383	10,200	9,500
Facilities					
SLOA Center	7,450	7,555	8,218	8,550	8,500
Gathering Place Room	904	1,814	1,644	2,000	2,000
Welcoming Committee	370	365	84	500	250
Landscaping				7,750	3,500
Maintenance, Parks, Greenbelts	33,736	34,275	27,982	43,700	35,681
Recreation					
Tennis Courts	1,485	1,733	2,290	2,970	2,500
Swimming Pool	35,202	27,582	27,092	29,121	30,000
RV Storage	12,678	10,677	11,620	15,150	17,900
Security	19,930	21,413	24,273	24,465	25,200
Other					
<b><u>Total Expenses</u></b>	<b>169,167</b>	<b>165,931</b>	<b>157,738</b>	<b>197,998</b>	<b>186,866</b>
<b><u>Gross Income</u></b>	<b>38,158</b>	<b>40,276</b>	<b>47,611</b>	<b>3,132</b>	<b>14,514</b>
Beginning Reserve Balance	50,077	69,344	66,225	85,862	
Additions to Reserves	30,971	15,494	22,636	51,000	
Reserves spent:	-11,704	-18,613	-2,999		
Ending Reserve Balance	69,344	66,225	85,862		
<b><u>Assets as of June 30, 2012</u></b>					
<b>General Fund</b>	171,538.10				
<b>Petty Cash Account</b>	100.00				
<b>Reserve Funds</b>	131,371.33				
<b>Total</b>	<b>303,009.43</b>				



**CANDIDATES FOR BOARD OF DIRECTORS**  
**2012--2015 TERM**  
**(Listed alphabetically by last name)**

**JEFF EDWARDS**

196 Taylor Blvd

My wife, Kathy, and I moved from Everett Washington to SunLand in February of 2000. We purchased our home as a retirement home in 1998 and ventured here from Everett almost every weekend. We found we loved the area so much that we had to live here sooner.

I worked for Ford Dealerships for 25 years as a technician, service advisor and the last 18 years as Parts and Service Director. In 2000 I was able to transfer to Port Angeles Ford and worked there until August of 2004 when I was hired by the City of Sequim as Administrative Manager for Public Works and Planning. I work closely with the City of Sequim Utility department and I also manage the Parks, Fleet and Facilities of the city.

I have extensive experience in all aspects of budgeting for the city's Public Works department, as well as in my past career as Parts and Service Director for six different Ford Dealerships.

We have a daughter, Katlyn, who is a junior at the University of Washington. Katlyn is studying Computer Science engineering and expects to be employed in that field when she graduates in May of 2013. Katlyn is an Honor student who enrolled in the Running Start program as a Sophomore at Sequim High School and graduated from Peninsula College as a 17 year old with a an AA and an AS. She is now 19 and will graduate next

year with a BA and BS. We are very proud of all her accomplishments.

Kathy is a computer software implementer for a software budgeting company based in California. She travels a lot to many different areas of the country, teaching and installing her company's software. Kathy also holds a degree in Actuarial sciences and was an Actuary for Farmers New World Life in Mercer Island. There she built and ran their new Structured Settlement division.

As a family we own three homes in SunLand, with two of them being rental properties. We enjoy the quiet, serene areas in SunLand and plan on this being our "home destination" when we retire in five years and begin our traveling through our nation by motorhome.

I look forward to being on the Board of SLOA and know that my vast experiences will benefit the community.

Thank you for your consideration of me when voting for the position on the SLOA Board of Directors.



**JIM HAMMOND**

Jim was born in Minnesota and raised in North Dakota. He graduated from North Dakota State University with a BS in Industrial Engineering. Later he did post graduate work at the University of Phoenix. He served in the USMC from 1957-1964 in field artillery



**CANDIDATES FOR BOARD OF DIRECTORS**  
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as an officer. His career was spent in sales engineering and management in the electrical industry with a number of companies, namely Westinghouse, Gould, Capital Electric Group and Electric Supplies Company. He started two companies one specializing in field sales in Denver, CO and the other in manufacturing and installation of metal products for the construction industry in Phoenix, AZ. He did spend a number of years working on an ad hoc committee and board of directors for a condo association in Salt Lake City.

He retired in 2002 to care-give his wife of 30 years who eventually passed away in 2006 from ALS. He married Joyce Quinlan in 2008 and they moved to SunLand from Holladay, Utah in 2010. They have a daughter and family living in Kingston, WA and while scouting around for a home closer to them, found Sequim and loved it. In total they have 18 grandchildren and five great grandchildren living in the Midwest and western USA.

He enjoys traveling, photography, using the computer, walking and helping take care of 18 grandchildren and five great grandchildren and all of the sporting events that they enjoy. He enjoys working with people.

**JIM WELLS**

My wife Carol and I spent a month's vacation in Sequim, in the spring of 2008. We enjoyed the area so much that we bought our home, on Hogans Vista, later that summer. We used it as a vacation home for two years to get away from the snow in central Oregon during the winter months. Then in the spring of 2010 we rented our home near Bend Oregon and moved to Sequim full time. We enjoy the small town feel and country atmosphere of the Olympic Peninsula and we are only a few hours away from four of our children that live in the Seattle- Everett area.

Carol and I met at Occidental College in Los Angeles where I received a degree in Geology. I worked as a supervisor and manager in the manufacturing of Structural Clay Products for 20 years. Then I switched to construction management for the balance of my working years. My final position as a Special Projects Superintendent for HUD on the Collville Indian Reservation was a unique and interesting experience.

You will see me around SunLand every evening when our big black and tan dog "Sierra" takes me for a walk. I enjoy golf, gardening and woodworking as hobbies.

**SLOA ANNUAL MEETING**  
**SUNLAND GOLF & COUNTRY CLUB BALLROOM**  
**SEPTEMBER 5, 2012**  
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## LANDSCAPING

Now that the sun is finally shining and the flowers are blooming beautifully, the weeds are also making themselves evident in a prolific manner. Thanks to those of you that have kept on top of the pesky things and, hopefully, the rest of us will eliminate them as soon as possible. As a reminder, parking strips and ditches are part of the homeowners responsibility and some of them really need a good cleaning out.

Also, there seems to be more evidence of rats in SunLand this year. They are attracted to bird seed that has fallen to the ground from the feeders, among other things such as wood piles. (The raccoons are too.) Some of our neighbors have found that taking in the feeders at night has somewhat alleviated the problem. One resident has found that mixing strong chili powder and/or cayenne powder has had a positive result. The birds are not affected by the powder but the raccoons and rats seem to be turning up their noses at it.

SunLand is a unique and beautiful area where the variety of homes and well maintained landscaping is a real benefit to the Sequim community at large as well as to us. Again thanks to all of you that are keeping SunLand beautiful.

Eleanor Guion, Chairman

### **SUNNY SHORES BEACH CLUB ANNUAL MEETING AND PICNIC**

**The annual general membership meeting and picnic of the Sunny Shores Beach Club will be on Saturday, September 8 (noon) at the Cabana. Election of officers will take place as well.**

**RSVP to Maja Cox 683-0659 no later than September 4th.**

## RECREATION

After a number of setbacks, we were successful in opening the swimming pool on Father's Day, June 17<sup>th</sup>, and the spa on June 22<sup>nd</sup>.

A number of improvements were made after the pool closed in 2011. The fence was cleaned and painted, all decayed wood fixed or replaced, and new pool signs were made.

I would like to thank John Hamer for solving and correcting the mechanical problems related to the pool and spa operation, which have plagued us for years. We had two old pumps replaced. Also, we removed the old heating equipment in the pool house. The water lines for the pool and spa were re-routed. Thank you to Tim Mannor for pool maintenance, and Doris Cosman for managing the pool attendants. Thank you to the pool attendants for keeping the pool and spa area clean and safe, and enforcing the pool rules.

This year we met with SunLand Café and set up a new pool side food menu (see pool attendant for menu.) We hope the new vending machine will be installed by the time this article is printed.

A thank you to C.V. Tondreau and his tennis buddies for all of your help. We greatly appreciated your research in finding a company to power wash the tennis and pickleball courts. In the coming month, C.V. and I plan on repairing cracks and painting. All tennis players have a great year on the court.

Last but not least I would personally thank all the positive comments from people about how nice the pool and spa area are. Take a look.

Thank you and have a great summer,

Larry Laing, Chairman

# Scholarship Fund Donors Listed

Thanks to all who contributed to the 2012 Scholarship Fund:

Gene & Ann Allamano	Robert & Rose Gibbs	Joe & Monica Ostrom
David & M.J. Anderson	Mike & Rae Jean Gillespie	Paul & Patsy Otis
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Albert & Ginny Friess		Gene Zimmerman & Gloria Virak
Milt & Renee Fukuda		Howard & Faye Zuckerman

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## 2012 SUNLAND SCHOLARSHIP RECIPIENTS

The following Sequim High School graduates received scholarships thanks to your generous donations.



**BYRON BOOTS**  
University of Montana



**WAYLON LAM**  
University of Washington

**JESSICA  
DEFILIPPO**  
Central Washington  
University



**CASEY TORRES**  
Washington State  
University



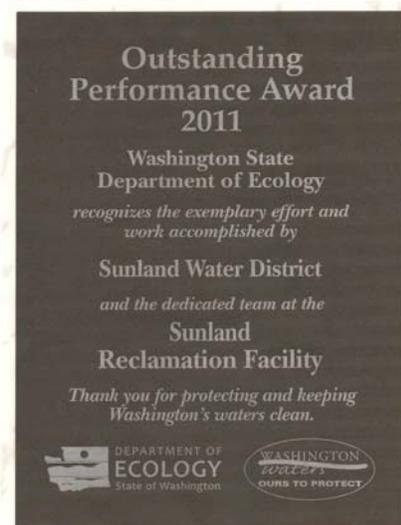
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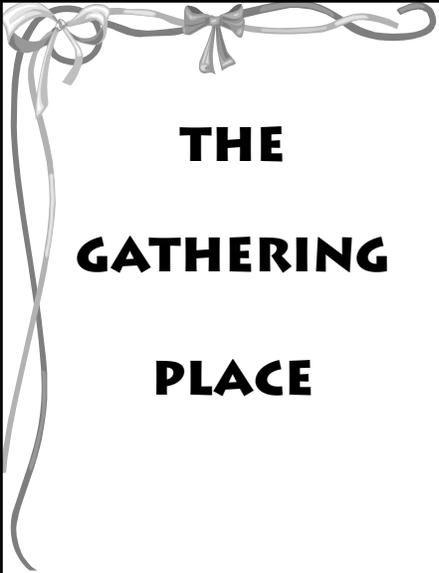
## SUNLAND WATER DISTRICT

SunLand Water and Sewer District employees receive the 2011 “Wastewater Treatment Plant Outstanding Performance Award” from Pat Bailey of the Department of Ecology.

Top row from left: Scott Garner, John Griffith, Willy Burbank, Pat Bailey and Celeste Lilley.

Bottom row from left: Mike Cays and Mike Langley. Not pictured: Pat Osborne.





**THE  
GATHERING  
PLACE**

**FOR RESERVATIONS PLEASE CALL:**

<b>August</b>	<b>Rene Jones</b> rjnjjwa@yahoo.com	<b>582-9683</b>
<b>September</b>	<b>Pat Finn</b> kimofinn@msn.com	<b>582-9738</b>
<b>October</b>	<b>Betty Miller</b> rolbet@olypen.com	<b>582-1315</b>
<b>November</b>	<b>Gail Nelson</b> ghnelson@live.com	<b>582-3770</b>

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



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

Presort  
First Class Mail  
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Permit No. 23

**IMPORTANT ANNUAL MEETING INFORMATION ENCLOSED!**