

SunLand

BULLETIN

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PRESIDENT'S REPORT

"I am sometimes asked, "What is the purpose of SunLand's Board of Directors?"

In the first place, the board is charged through our Covenants, Conditions, and Restrictions (C.C.& R.'s) with carrying into today the original contract made between homeowners and their association. Although aspects of the C.C.&R.'s may be modified by a 66 2/3% approval of voting members, nothing may be changed so as to contradict its original intent.

In order for the C.C.& R.'s to be made actual in the life of our association, By-Laws spell out the Board's authority and its structure. The Board periodically reviews these By-Laws to maintain them as timely and effective guidelines in the fulfilling of the Board's original mandate. By a majority vote, the Board may modify them, provided that it brings these changes to the association membership for consideration and comment at its annual meeting or at a special meeting called for that purpose.

Finally, the evolution of day-to-day occurrences affecting the quality of our common life as SunLand residents requires Rules and Regulations which serve as guidelines and

limits for the behavior of all of us. They spell out in specifics the requirements generally given in the C.C.& R.'s. As the need arises the Board by a majority vote may amend, delete, or add a rule or regulation as such seems necessary in a given era of SunLand's life and development.

Every Board member takes on directorship of some aspect of SunLand's life and activity as such is mandated by the C.C.& R.'s. Examples of such areas are architecture, security, the RV park, and recreation. The assigned director assumes the responsibility of seeing that her or his area is actually functioning as required by our C.C. & R.'s and in compliance with their implementing Rules and Regulations.

The Board has no authority over, nor responsibility for, any aspect of SunLand's life that has not been mandated by our C.C. & R.'s, delegated by our By-Laws, and required by our Rules and Regulations. All other aspects of, or details of, our common life here stay within the responsibilities of good neighbors, all taking whatever steps are necessary to enhance the experience of life in SunLand, with and among its residents.

Bob Willis, President

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

PURPOSE FOR RAISING ANNUAL DUES

In 2009 our membership, at the Board's request, raised homeowner's annual dues from \$160/year to \$195/year. There has been no subsequent increase for the last six years.

By Washington State law, homeowners' associations must conduct a reserve study. We have done so. Association Reserves of Federal Way completed the study with a detailed report after a site visit early in June. It gauged the working life of all of our commonly owned assets, recommended maintenance interventions to enhance and prolong the life of those assets, suggested when such should be done, and gave professional estimates of the likely costs.

We currently do not have a reserve fund; we maintain, instead, a contingency fund. Each year, as special needs or circumstances beg attention, we have drawn from it to cover the cost of these one time or special needs. To date, we have been able to act as required by dipping into these funds that are outside of our ordinary operating budget.

We project a contingency fund amount of \$122,000 to begin the year 2016. According to the recent study this amount would cover 45% of anticipated costs for maintaining our assets over the next thirty years. We should aim for at least 75% coverage of anticipated expenses over that period. If we do not, the expenditures necessary at any given time to preserve our assets will require ad hoc assessments which will burden the then-current homeowners. A reserve fund with an increase of dues spreads the financial responsibility over the thirty years to the people who live in and enjoy the assets of the community during and over that period.

Washington State law at the present time "encourages" homeowners' associations to have a reserve fund; it is not as yet mandated, but soon may be.

Given the above, the Board has decided to institute a reserve fund. To that end, it will transfer, on January 1, 2016, \$100,000 from the contingency fund to a dedicated reserve fund. Monies, once there, may be used only to cover planned maintenance costs of our community assets. That seed money, however, does not begin to be large enough to meet foreseen costs. To accomplish that, we must raise the annual dues of our homeowners' association. The board has determined that an increase of \$30.00/year--\$25.00 of it to go directly into the reserve fund and \$5.00 into the operating budget (for cost of living adjustments since 2009)—will suffice for the next eight years. This means that as of 2016 the annual homeowner's dues will be \$225.00.

We will update the present study in 2017 and 2018. We must obtain a new one in 2019. On the bases of these studies we may reasonably predict and allocate reserve funds. The Board intends that such planning becomes part of the Board's responsibility for the foreseeable future.

According to our C.C. & R.'s, the Board may determine a dues increase. However, only a majority vote of the membership, in person or by proxy at the annual meeting, may make the increase final. Without the membership's approval, a reserve fund will not be established until (if or when) Washington State law requires such an active fund. Without it, the only recourse left to the Board would be special assessments of the membership as maintenance requirements surface.

Bob Willis, Board President

TREASURER'S REPORT

We are officially through one-half of our fiscal year. For 2015, we expected \$203,040 in income and projected \$193,996 in expenses. We have thus far received \$200,033 or 98.50% of our income budget and have spent \$88,314 or 44.1% of our expense budget.

Currently all departments are under budget except for recreation, but I think we can thank this glorious summer for that. Compared to last year we are right on track, but we will deviate now due to pool expenditures like longer pool hours and water exercise classes. Even with the new benefits, I still anticipate we will be under budget for the year.

We are currently reviewing the Reserve Study that we received last month. A Reserve Study is a long-term capital budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures actually occur. SunLand as a community may need to start addressing these common areas and I would not be shocked to see dues go up in the upcoming years.

We have approved the budget for 2016 and you will see a copy of it in this newsletter for your final approval. You will be able to vote of its approval/rejection in the September annual meeting.

Jennifer Sweeney
SLOA Treasurer



RESERVE FUND STUDY

Condensed from the introduction to the study.

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses.

The foundation of the Reserve Study is a Reserve Component List (what you are reserving monies for). This is because the reserve component List defines the scope and schedule of all the anticipated upcoming reserve projects. Based on that list and the starting balance, the association's reserve fund strength (reported in terms of "Percent Funded") is calculated. Then a reserve funding plan, which covers 30 years, is developed to provide for the reserve needs of the association. The reserve fund plan is updated annually to insure that the assumptions continue to be valid. The full study is available on the Association's website, www.sunlandowners.com. You are encouraged to read the study.

Reserve fund requirements are set forth in Title 64.38.065 - 64.38.090 of the Revised Code of Washington (State Law). Title 64.38.065(1) states "An association is *encouraged* to establish a reserve account ..." and 64.38.065(2) states "...Unless doing so would impose an unreasonable hardship, an association with *significant assets shall* prepare and update a reserve *study* ..." Notice that the code does not *require* an association to *fund* a Reserve Account only to have a study done. Your Board has complied with the code by having this study done.

Submitted by Ken Larson, Board member

PROPOSED BUDGET FOR 2016

	2015 Budget	2016 Proposed
Revenues		
Dues	\$175,890	\$204,075
Interest	\$150	\$150
Reimbursements & Misc	\$7,000	\$7,000
RV Storage	\$15,000	\$15,000
Transfer Fee	\$5,000	\$5,000
	\$203,040	\$231,225
Expenses		
Office Services	\$35,117	\$36,632
Office Supplies	\$4,116	\$4,116
Professional Services	\$5,000	\$5,000
Publications	\$9,445	\$9,645
Taxes & Insurance	\$11,768	\$11,768
Facilities		
SLOA Center	\$9,200	\$9,200
Gathering Place Room	\$960	\$960
Welcoming & Nominations	\$2,060	\$2,057
Landscaping	\$3,400	\$3,400
Greenbelts & Maintenance	\$39,400	\$42,409
Recreation		
Tennis Courts	\$2,780	\$2,780
Swimming Pool	\$33,875	\$35,566
RV Storage	\$18,300	\$17,182
Security	\$18,575	\$19,650
Other (Bank Fee)		
Reserve Account (\$907 units x\$25)		\$22,675
	\$193,996	\$223,040

SECURITY AND ROADS

Hello, SunLand,

As you are aware, we are in the final stages of chip sealing Taylor Road and the top of Blakely Road. Within the month, the sealing coat will be applied over the new gravel. The delay is necessary to insure the curing of the chip seal process. At the same time, Taylor Road will be striped which will complete the process.

Thank you for your patience over the last many months since the new chip seal process began. This process is the standard on many County roads except for those roads with higher speeds and heavy truck use. The end result will be like Holland Road.

Enjoy the rest of our spectacular summer!

Randy Skoglund, Chairman

RECREATION

Thanks to all of you that responded to the Recreation Questionnaire. Because of your responses we have expanded pool hours and lots of SunLand families are enjoying the pool in the evening hours. Also, we have an enthusiastic crowd having fun at water exercise classes. It's so popular that we are expanding classes to include Friday morning, starting on July 31st. We would like to add exercise equipment but, frankly, we ran out of room around the pool.

I would like to express my thanks to the pool attendants for their help in planning the pool season and for all of their hard work to make it happen. They do a great job of making us all feel welcome and safe!

It is fun to be part of the aging, but hardy, SunLand tennis players who keep the tennis courts busy with laughter and, of course, great skill. The pickleball court is popular

also and is sporting a new net for the summer. There is always room for anyone that would like to join us.

In early May, C.V. Tondreau gathered a group of six hard working guys who spent a long, hot day pressure washing the courts. The courts and our community look much better because of their hard work, so thanks from all of us!

The days are getting shorter now, so come join us for an active and healthy summer!

Jim Wells, Recreation Chairman

RV STORAGE

Hello from the RV land. Things are going along well and I hope you enjoy your experience in storing your vehicles, campers, RV's and Boats in the park.

We have repaired the gate so it now is in good working condition. A note of caution that when you are in the park make certain you lock the gate in order to eliminate unauthorized entry by those who are not storing units in there.

The storage area spaces are defined by marking ropes and in most cases yellow stripes painted on the fencing at the rear of the space. It would be very helpful if when you park in your space that you try to center the unit equally between the marks and not too far right or left. This will allow your neighbors enough space to gain entrance to their units and open their entry doors. This will help eliminate the chance of your unit being scratched or dented by the opening of doors.

A reminder to those who bring pets into the park they must be on a leash in accordance with SLOA Rules and Regulations.

Jim Hammond, Chairman

ARCHITECTURAL COMMITTEE

This spring and summer have brought numerous requests for tree removal, house painting and other general upkeep items. It is good to see a lot of you taking our advice on tree removal. We will cover more news on the trees at the annual meeting and the type we want to see removed and suggestions on what the arborist recommended to replace them.

I would like to take this opportunity to comment on the overall condition of our assets. If you look around SunLand, you will see more items that you as a homeowner own, than you will find in any other development in the area. We have a pool that is being used more this year than in the past, tennis and pickle ball courts that are enjoyed on a regular basis and greenbelts that provide an overall atmosphere that we all enjoy. A building with the SLOA office and a meeting place we all use. These assets need continuous upkeep and eventually major repairs. As a Board, we have taken a stand that we want to protect and preserve SunLand in a condition that all of us will be proud of and enjoy our lives here. In order to accomplish this program, a study was done this year on the condition of all our assets. Details of this study are available to all residents. This study let us know what we need to do to bring all the assets to an acceptable condition over a number of years. The financial aspect of the study brought to light what we need to do in order to maintain, protect and preserve these assets for years to come. One way to do the repairs is an assessment whenever something needs to be done. WE DO NOT RECOMMEND THIS AVENUE.

What is recommended is the proposal on the ballot for this year's meeting to increase the annual SLOA dues from \$195 to \$225. This will provide the necessary funding over the years to accomplish all our goals. It will allow all work to be done in a planned and orderly fashion and allow future Boards the freedom to do their jobs in working for us and preserving our investments in our homes. This means that each of us will pay the equivalent of \$2.50 per month more than we have in the past. This still leaves SunLand with the lowest fees and dues of any development in the area. If you have any questions regarding this proposal prior to the annual meeting, feel free to contact any of your Board members.

Fred Smith, Chairman

 THE GATHERING PLACE	FOR RESERVATIONS PLEASE CALL:		
	August	Renee Jones rjnjjwa@yahoo.com	582-9683
	September	Gail Watson Retiredgail1950@gmail.com	775-6450
	October	Barbara Loska sequimloskas@gmail.com	582-0900
	November	Stephanie Swensson stefswen@gmail.com	681-8410
<i>The volunteers listed above have charge of the Gathering Place reservation book in the months listed</i>			

LANDSCAPE NEWS

SunLand is a beautiful place to live and well maintained yards are a contributing factor to this. Taking pride in SunLand's appearance is apparent when owners take the time and make the effort to keep their yards looking good. This also contributes to the value of our homes and is required under Article IV, Section 7 (I) of the Covenants, Conditions and Restrictions.

Summer is coming to an end and its time start thinking about preparing our yards for cooler weather and dormant plants. With the drought this year many owners have let their yards go without water resulting in dry grass, shrubs and trees. However, this is the time of year when plants need to start storing up nutrients for Spring growth. I've provided below some steps that can be taken to insure that your plants get a healthy start nest year. Also, it is time to start cleaning up the yards. Due to the drought and not watering many trees have dropped branches and leaves. These should be picked up and disposed of.

As your landscape committee chairman I'm "making a list and checking it twice" of yards that are not up to our community standards. In cases where yards needing cleanup, weeding and/or pruning you will be notified and it would be appreciated if you would comply with the issues identified in the letter.

I'd also like to remind everyone that the area along the road next to your property is to be kept weed free. Large areas of dead weeds or grass along the roadway is unsightly. This is an owner responsibility. As I drive through the community I find that many owners are not keeping this area cleaned up. Either pulling, poisoning and/or torching the weeds can keep them under control. If you decide to

torch the weeds please be very careful as we don't need any fires started; rake up leaves and other debris prior to torching.

Landscaping Maintenance Under Drought Conditions

condensed from articles by Kelly Burke and others

Improperly maintaining home landscaping can be a huge burden on the water supply and in many cases landscaping is being scapegoated as water-hogging sponges that do nothing but waste valuable water resources. While this may hold some accuracy, it does not have to be that way. A properly managed and maintained landscape will require a minimum of water while maintaining a healthy appearance.

Proper *soil* management is key for any landscaping, including a lawn experiencing drought conditions. A healthy soil allows maximum opportunity for root systems to develop and grow. A deep extensive root system is what plants and grass draw its energy from in times of stress (drought). The composition of a soil will also determine its water holding capacity and ability to retain and transfer nutrients to the plant roots. Compaction, thatch, poor pH and soil composition can all have a negative affect on soil health and therefore the health of plants. Drought situation or not, the health of a plant is only as good as the soil it grows in.

You can improve the soil by topdressing, aerating, de-thatching, composting, and liming. These steps can amend the soil to provide ideal growing conditions and contribute to water conservation. Topdressing a lawn is the process of adding a thin layer of material over the lawn or planted area. Typically 1/4 inch - 1/2 inch of compost or other soil amendment spread across the area and al-

lowed to work its way into the soil; dethatching beforehand makes this more efficient as it allows the topdressing to move into the soil faster. Adding organic matter to the topdressing with compost is the most beneficial practice for healthy plants and grasses. Aeration helps to avoid compaction and allows the soil to breathe. The best time to aerate is in the fall, when the temperatures have cooled off, the weed pressure is minimal, and plants are actively growing. Spring aerating is usually discouraged because the aeration holes provide a perfect spot for weed seeds to germinate. Weed seeds are the first seeds to germinate in the spring, aerating the lawn just stirs them up and gives them an ideal home.

Water Management in a Drought

One of the main reasons landscaping is targeted as the number one villain in a drought is due to the untold amounts of water that is wasted while attempting to keep plants green. Managing water consumption can radically reduce the amount of water needed to grow and maintain a healthy yard and allow it to survive under drought conditions. When watering the lawn, it is best to mimic nature and *irrigate deeply and infrequently* to simulate natural rainfall. *Typically a lawn would require about one inch of water per week, applied in one or two deep watering's.* This will also encourage deep rooting by forcing the roots to search for water. Watering during the day also wastes water as is lost to evaporation. Early morning, 3am to 6am, is best as the water has a chance to soak in. The water will spread out in the soil providing a consistent level of moisture over a wider area.

Tips for Conserving Water While Maintaining a Healthy Landscape

- Water once a week, each system or area for 15-20 minutes to deliver 1" of water (use a water gauge to measure the amount of water delivered, these can be gotten at The Home Depot or The Co-Op in town)
- Use a "drip system" rather than sprinklers for plant areas.
- Water only between 3am to 6am to conserve water.
- Mow grass high, 2" - 2.5", for increased moisture reserves in the leaf blade and roots.
- Keep thatch under control to ensure water penetration.
- Keep weeds to a minimum as they will soak up the water which is needed by plants and grass.
- Topdressing several times during the spring, summer and fall to encourage healthy root growth.
- Fertilize in early fall and as soon as plants start to grow in the spring.
- Aerate in the fall.
- Use drought resistant grass varieties or native species.
- Apply fertilizers or pesticides prior to rainfall or watering.
- Use a broad leaf weed killer in the spring when weeds are actively growing.

Ken Larson, Chairman

WATER NEWS

The Drought – what do we know – what can we do?

As most of us know, the State of Washington has been declared to be in a state of drought. Those most severely affected are using surface water as a source which would typically be from lakes or streams.

All the water serving the SunLand community comes from groundwater wells which are also affected by drought conditions but to a lesser degree. District personnel monitor the level of water in our wells seven days a week, and over the last decade the level of water measured at the wellheads has not gone down at all.

That said, the SunLand community needs to continue demonstrating prudent water conservation practices, some of which are SunLand Resolutions and many others are just common sense.

Some things we should all be doing to save water are:

- irrigate lawns and landscapes every other day
- irrigate in the evenings or early mornings, not in the heat of the day
- develop a drought tolerant landscape plan and stick to it
- upgrade your irrigation system to conserve water
- don't leave water running when not in use
- look for and repair leaks in the household plumbing
- report water leaks in your neighborhood to the water district

Thinking about drought conditions reminds us all to be very careful with fires and anything that may spark a fire.

Special note: The water district is in need of a volunteer “sparky” to clear vegetation from around the fire hydrants in SunLand and spiff up the paint so they can be easily seen when we have a fire in our community. Anyone interested in helping with this please talk to Mike Langley at the water district office.

Mike Langley, Manager
SunLand Water District



CANDIDATES FOR BOARD OF DIRECTORS 2015-2018

BERTA WARDEN

I would appreciate your consideration in joining the SLOA board. I purchased a home in Sunland last year after owning and operating the Dungeness Barnhouse B&B in Sequim for the past 5 years. During that time I represented the Olympic Peninsula's B&BS on the Tourism Council. I am actively involved in the community and am still serving on the board of Olympic Theater Arts. (Eight years).

In my career prior to retiring to Sequim 11 years ago, I worked for The Boeing Company (32 years) as a Human Resources manager and as the Director of Ethics (my final five years).

I bring a strong skill set in leadership, consensus building, and problem solving to the table. In addition, I am highly motivated and enthusiastic in the projects with which I am involved.

My personal life centers on my family, friends, and a love for the beautiful Pacific Northwest. I am a native born Washingtonian. Though I have traveled too many beautiful places, I could only call the Pacific Northwest home.

Thank you for your consideration,
Berta Warden



TOM MERRILL

Tom and Bobbie Merrill moved to Sunland two years ago. Born and raised in Hawaii and having practiced professionally there for 30 years, they moved to Arizona. Finding the heat a bit much, they visited friends in Sequim and after a week sold their home and moved to the cool, green and gentle climes of Sequim. Between them, Bobbie—a Clinical Social Worker—and Tom have four daughters, one son, four granddaughters and three grandsons.

Tom is a clinical psychologist who prior to returning to graduate school was Senior Vice President of Hawaii's largest advertising agency. He left the agency to attend graduate school at the University of Texas earning a PhD and upon graduation returned to Hawaii and a private practice.

He has served in governance positions in both the business and professional worlds, including as President of the Hawaii Psychological Association and Chair of the Hawaii State Board of Licensing Psychologists. As a trained mediator he has consulted nationally with various entities and individuals including communities and HOA's, assisting in legal, medical and interpersonal mediation and dispute resolution.

Tom is currently serving on the Board of Division 16 in Sunland. It is this personal and professional experience that he will bring to the SLOA Board if chosen to serve for the purpose of helping to protect and maintain the beauty, safety and uniqueness of SunLand.

CANDIDATES FOR BOARD OF DIRECTORS—Continued

PHIL MERLIN

My name is Phil Merlin. Having retired from the insurance industry several years ago, my wife and I relocated in Sequim in 2014.

While in the insurance business, I secured insurance for a large number of condominium associations. In addition, I taught continuing education classes for insurance agents and employees as well as insurance classes for the Community Association Institute (an association of condominium s.)

For several years running I served on the board of directors for the condominium association in which I lived in the Los Angeles area. Most of the years, I was the association treasurer. My last post was as association president.

I have a degree in business administration from the University of Colorado and a background in management and management consulting.

I believe my varied business background would be a substantial help to SLOA. Also, since moving to Washington, I spent time reviewing the Washington RCW title 64 which is the Washington law governing homeowner and condominium associations.

2015 SCHOLARSHIP WINNERS—CONGRATULATIONS!

Victoria Cummins
University of Washington



Emily VanDyken
Gonzaga University



Katherine Landoni
Honors College at Oregon State

**SLOA
ANNUAL MEETING**

**SUNLAND GOLF
& COUNTRY CLUB
BALLROOM**

SEPTEMBER 9, 2015

5:00 P.M.

Registration opens at 4:30