

# SunLand

## BULLETIN

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### PRESIDENT'S MESSAGE

Recognizing that any desirable community has a reasonable and enforceable set of covenants ensuring not only the stability of its property values, but also the safety of its homeowners, your Board of Directors has spent a considerable amount of time over the past few months reviewing our Rules & Regulations and the Schedule of Fines which govern us. Experience has shown that some of the rules would benefit by further clarification. We also found the Schedule of Fines to be somewhat cumbersome and in need of thoughtful review.

Because of recent incidences, animal control and tree cutting still remain key areas of concern. More than 20 homeowners attended our January board meeting to be heard on these issues and, as a result, everyone must be aware that the inability to control a pet, even when on a leash and which results in an injury to either another pet or person, is now a fineable offense. We, as your elected Board, are always open to your concerns and are grateful for not only your interest, but your valuable suggestions. After all, this is your community and you, as our constituents, have entrusted its care to us. We are extremely fortunate to have eight very dedicated fellow volunteer homeowners who

have agreed to take on this responsibility. My gratitude goes out to each of them who spend endless hours overseeing their assigned committees for the benefit of our community.

Included in this mailing is the current SunLand telephone directory. In the front you will find a convenient reference guide to emergency telephone numbers, a general SunLand information letter, and our newly updated R&Rs and System of Fines. We have printed the updated changes in **BOLD** to draw your attention to them. Please take a moment right now to review them so that you are fully informed.

In response to the recent break-in at the RV lot, **Jim Hammond**, our RV lot chairman, has been working hand in hand with our security services to install an additional alarm system. **Jeff Edwards**, overseeing roads and security, is in the process of replacing our street lighting with more efficient and cost saving LED bulbs thus taking advantage of a sizeable PUD rebate. **Jim Wells**, our architectural chairman who, together with his non-board committee members **Nancy Harlan** and **Loretta King**, conscientiously visit your properties in answer to your tree cutting and maintenance requests.

(Continued)

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

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And I'd hate to tally the number of hours and miles accumulated by **Eleanor Guion** and **Myrna Runkel** who continually work with homeowners on various landscaping and maintenance issues. And less visible, but ever present, is **Kendall Casey** who supervises the upkeep of our greenbelts and vacant lots. And finally, there is **Linda De Ivernois**, our most recent addition to the Board and to the SunLand community who has so impressively taken on the role of treasurer. Do take the time to read their more detailed quarterly reports in this issue.

Now that you have been introduced to our current Board of Directors, Myrna, Linda and I will be completing the terms to which we have been assigned in September of this year. This, of course, means that we need to be replaced by three more homeowners. It's a wonderful way to meet your neighbors and join this highly impressive and functioning Board. In a few short months our nominating committee will be looking for willing volunteers to run for the Board, so it is not too early to start giving serious thought to serving your community.

Monica Ostrom, President



## TREASURER'S REPORT

Please allow me to introduce myself. My name is Linda De Ivernois (d-eye-vern-wa) and I am SLOA's newly appointed treasurer/secretary, filling in for the vacancy left by Chris Clark. My husband, Doug, and I recently moved here from Pennsylvania where I retired from the state education system after 33 years as a teacher, principal, and curricu-

lum director. I am currently teaching online graduate courses for Delaware Valley College while also designing a 3-year doctoral program for them. In addition, I work as an independent contractor developing curriculum modules for the Pennsylvania State Department of Education (PDE) Standards Aligned System (SAS).

During the two months since joining the Board, I have spent many hours with our president, Monica Ostrom, SLOA's office administrator, Celeste Lilley, a past-president, Charles {Pepper} Putnam, and a past treasurer, Brian Bailey, learning about the history of SunLand, the budgets, and the overall financial picture.

In looking at 2012 at a glance, SLOA spent 87.8% of what was budgeted. This translates to a healthy amount that remains and has been placed into our reserve fund. The current balance of our reserve fund is now \$140,154 and, as of this writing, the operating fund balance is \$210,466, with annual homeowners dues still coming in. I can honestly say that I am grateful to those who serve on the Board for being such good stewards of our homeowners' dues! We begin our fiscal and calendar year now with the 2013 budget that was approved last September by the membership.

In anticipation of building the 2014 budget, all Board members participated in a financial class the first week in February. The intent of this class was to provide a "Financial 101" overview of all components of the budget. A few Board members are brand new to the budget-building process and we wanted to be proactive in preparing them before they develop their individual committee budget proposals.

Respectfully Submitted,  
Linda De Ivernois, Treasurer/Secretary

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## SECURITY & ROADS

Greetings and Salutations! I hope you all had a wonderful holiday season and I wish you all a Happy New Year! It is time again to point out some glaring issues that we must all work together on. If we want to keep SunLand as a wonderful community to live in, we need to pay attention to our neighborhoods and think about SAFETY for all who live here. Please watch out for your neighbors, as well as yourselves, especially those that live alone.

We are continuing to have concerns with dog issues. Please be aware that SLOA Rule #3 states that your dog “MUST BE WALKED ON A LEASH OR OTHERWISE RESTRAINED WHILE OUTSIDE”. The fine for a dog off leash will be assessed with the FIRST event; no longer will there be a warning of the fine. The fine also will DOUBLE after the first offense. PLEASE make sure your pet is leashed while outdoors to avoid any fine and/or County officers from visiting your home due to a dog bite incident. The Board has recently (meeting of 1-15-13) added a fine system for dog attacks. Fines for attacking another dog will be \$500 and for an attack on a human the fine will be \$1,000. If your dog is found to be aggressive through the County animal control office there is a yearly fee in the county to keep the animal. I know of an instance where the county has a \$500.00 per year fee for a dog here in SunLand, and that does not include any fines approved by the SLOA Board of Directors! It can be very expensive to keep an aggressive pet at your place of residence. So if you keep your pets indoors or leashed up it will be a happier and safer place to live for everyone.

As winter is upon us keep in mind the road conditions here in SunLand. As you all know

we have no sidewalks for the walkers here. With the roads cold and sometimes iced over it is very easy to lose control of your automobile and run through a neighbor’s yard, or worse yet run a walker over! Please be cognizant of your speed and SLOW DOWN when passing walkers.

Walkers also need to be advised that when walking the streets they need to be aware of the on-coming traffic. Please do not walk down the center of the road, ESPECIALLY TAYLOR BLVD, and work at keeping off the pavement wherever possible. The drive lanes are barely wide enough for 2 vehicles to pass by and when you are walking in the road it can cause an accident and you put yourself in harm’s way.

We are working with the County road department for issues with pavement markings (like cross walks) and street signage. If you have a concern with a street name sign in your area, or a crosswalk or other type of roadway markings, please contact the office and Celeste will notify me to check it out. I am also in our phone directory, so please do not hesitate to contact me with concerns or questions.

Have you seen the newest, brightest spot in our community? We had our first LED Street light installed at the intersection of Fairway and Taylor Blvd in early January. It is much brighter than the previous lighting there. As we get a better feel for the light change out we will continue to replace the 17 street lamps in our community with these new LED lamps. They put out twice the light at half the wattage, which saves us on power bills. Look for new lighting for our streets coming to a corner near you soon!

Jeff Edwards, Chairman

## RV STORAGE

The wash pad drain is repaired. Remember to place the hose back on the stand so it will not be run over by vehicles driving by the pad.

A security system will be installed as soon as some details are finalized. This should help provide peace of mind to those who store vehicles in the park.

A reminder to periodically check your vehicles stored in the park for unusual happenings, such as leaving your doors unsecured.

Jim Hammond, Chairman

## LANDSCAPING


So far the winter has been good to SunLand. We saw some gorgeous roses the other day on Medsker as we were driving past. However, we are seeing some signs of dead branches on shrubs and trees in our neighborhoods which we encourage homeowners to trim as the weather permits. For the most part, everyone has been on top of the job of keeping our properties in neat and attractive order. There are a few garbage containers

that are not put out of sight after the garbage truck comes on Tuesday and some slightly unkempt looking yards. Spring is on the way and we are sure that all of these matters will be taken care of as soon as the robins return.

Parking, however, is another problem that seems to be escalating on our streets. Please remember that according to our parking rule (Section II, 1) there is to be no parking on the surface of our streets and to park only in your driveway or on your graveled parking strip. If more parking space is needed for some reason, please remember to ask your neighbors for permission. Also, commercial vehicles are prohibited from overnight parking. There are fines in place for violations.

Thank you all for the great job you are doing to keep SunLand beautiful. The Christmas lights were unbelievably beautiful this year. Soon the memory of them will be replaced by the displays of daffodils, tulips and flowering shrubs with the smell of freshly mown lawns in the air.

Eleanor Guion, Co-Chair  
Myrna Runkel, Co-Chair



**FOR RESERVATIONS PLEASE CALL:**

<b>THE GATHERING PLACE</b>	February	Gladys Dressler gdresler@olypen.com	582-3877
	March	Karen Clatanoff kclatsy@wmconnect.com	681-3987
	April	Heidi McGinnis Johnson hjohnson919@comcast.net	1-603- 568-8769
	May	Karen Bulkeley kkb1@wavecable.com	681-5398

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