

# SunLand

## BULLETIN

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### PRESIDENT'S REPORT

In 2004, Mary Ellen Brown published *SunLand: The History of One Sequim Community*. It found a place under our Christmas tree this holiday season. Since then I have been savoring the fruits of her, and our, story.

It begins with the vision of A. N. Taylor in the late 1890's. He coveted the ridge of land south of his farm. He waited for his chance to buy it. This would be "a fine place to live." In 1902 the moment arrived; Archie Taylor acquired the land. However, it took his son Jesse to realize his father's dream.

Jesse met Al Balch, a land developer from the Seattle area, in 1961. A contract was signed. Promises were made. By 1967, although twenty families had located here, little concrete had been accomplished to fulfill Jesse's hopes. He sued Balch; the superior court vacated the contract; the SunLand Owner's Association was born. Most importantly, the court demanded that the original owners engage a new developer so as to bring into fruition the amenities owed the hopeful homeowners: a golf course, swimming pool, tennis courts, and beach club, plus the necessary furnishing of electricity, sewage treatment, and a reliable water supply. The suit was settled in 1973. Thirty-

three families waited for the dream to become reality.

SunLand's history now turned from vision to development. This required the joint efforts of the original property owners, the new developers, especially Kevin Estes, and the growing community of homeowners. Gradually, both vision and court mandates took shape: the sewage treatment plant by 2000; an 18-hole golf course ready for play in September 1975; the swimming pool and tennis courts open in May 1972; and the Sunny Shores Beach Club incorporated in December 1982. Needless to say, this happened only through the untiring efforts of volunteers from the SunLand community.

Development now gave way to maintenance of our way of living in SunLand. By September 1977 its Board of Directors consisted for the first time of nine homeowners. The membership approved Covenants, Conditions and Restrictions (CC&R's) in June 1993. This became the ruling document, the common agreement, on what would guide the directors and the membership in furthering the realization in day-to-day practice of the dream of this community. By-laws followed. They made explicit the organization of SLOA as such was needed to act in concert with the CC&R's. Over the years, as

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circumstances changed, the Board of Directors established Rules and Regulations required to make specific the obligations we all assume to further our common good here in SunLand.

It strikes me that we must incorporate in our actions SunLand's history. We must not lose the original vision of a "fine place to live." At the same time we must be forever on the lookout as to how we may continually develop this community so as to enhance our quality of life here. Moreover, we must continue to assume, mutually, our responsibility to each other. All of this will be accomplished through the ongoing generosity of shared skills and efforts of our residents.

As Mary Ellen Brown rightly points out in her book's dedication, "This book is dedicated to those volunteers, past, present, and future, who have given so freely of their time and talents to make our community of SunLand truly 'A Fine Place to Live.'"

Robert Willis, President



## TREASURER'S REPORT

A big thank you to Bob Willis for filling in for me last quarter. Allow me to officially introduce myself. My name is Jennifer Sweeney and I am SLOA's recently appointed treasurer. Since taking over the position, I have been able to modernize our current budget and give your Board members the ability to update their individual department budgets.

Preliminary figures for 2014 show a net income of \$1,116.62. This figure is derived from the net ordinary income plus any miscellaneous incomes like reserve account interest minus any contingency fund draw and miscellaneous expenses. Our net ordinary income was \$28,046 and our miscellaneous income and contingency expenses were -\$26,929.51.

Overall we received \$204,082 or 101% of the income projected. The small increase was primarily from the transfer fees that take place during a home purchase transaction. This is also good news for our community as we are seeing less "for sale" signs than we have in past years. As for expenses, we budgeted \$198,450 and spent 88.7% of that or \$175,982. We saw decreases in numerous departments including landscaping and RV Storage. These budgetary gains were offset by the use of our contingency funds. We used \$25,741 from our contingency account for items like radar signs (\$5,945) to help curtail the speeders. In addition, we had significant pool expenditures. This included installing a new heat pump (\$8,417), federally required improvements to add a new ADA chair lift (\$7,872) and the installation of a back-flow assembly (\$2,973).

In our upcoming Board meetings we will begin working on the budget for 2016. We will also be voting on replacing the contingency funds used in 2014 and determining what large expenses we may see coming down the pipeline. I look forward to serving SLOA in 2015.

Jennifer Sweeney  
Treasurer

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## SECURITY AND ROADS

Welcome to 2015! May the New Year bring you health, happiness and joy.

First, there is great news regarding the theft of mail and vandalism we experienced last year. Many of you installed a locking mail box or made sure your mail delivery was picked up in a timely manner. The results were that **no known theft of mail was reported** to SLOA. Also, through our Neighbor watching Neighbor program, there was **no reported vandalism of Christmas decorations or theft of lights**. Good job. Let's continue to convert to locking mailboxes and keeping an eye on unusual activities in your neighborhood.

The Board of Directors recently passed a change to Rule 8 – Security Lighting. This rule as changed will apply to those homes/townhomes and condo's originally built with a security light post and fixture. Some of the older homes (built before 1979) were not required to have a stand alone security light post and fixture. These homes are **grandfathered in and will not need to add a security light** unless they choose to do so. **Division 7 along Hilltop is also exempt to Rule 8**. The reason is that the front yard depth is so shallow that the builder did not install a post and fixture for a security light. Those homeowners along Hilltop will need to put a dusk to dawn sensor on the lights attached to their garage fronts. Many units already have this feature. Check your front lights and make the change if needed.

From time to time there have been “extra activities” at night by individuals at the tennis court parking lot. There is some lighting but not enough to light up the entire lot. Working with Jim Wells, Recreation Chairman, we will enhance the lighting of the lot.

We now have all six posts installed for mounting the two Speed Monitor signs. Once a month, the location will change. Currently, the Monitors are installed on the east and west side of Blakely. In February, the Monitors will be located on Taylor about ¼ miles in from the entrance and on Fairway Dr. just south of the SLOA parking lot. On the first of March the two Monitors will be moved to the east end of Taylor just west of the 17<sup>th</sup> green and on Sunrise View south of Madigan. We will repeat the cycle in April. If you see that the speed reader does not light please let SLOA know and we will replace the batteries. We will automatically replace the batteries every 7 to 10 days but we found out that heavy traffic may use up the batteries sooner. Your help will be appreciated.

Randy Skoglund, Chairman

## LANDSCAPING

Landscaping is a significant expense for our association; but, it's also a major factor in curb appeal. Your Board considers it a long-term investment in the community. Consider the value of landscaping to our community.

- Landscaping saves money. Replacing turf for perennial or drought-tolerant ground cover reduces maintenance and water use.
- Landscaping can screen unsightly utility boxes or antennae, reduce noise and provide privacy.
- A well-planned landscaping scheme will provide color throughout the year.
- Properly placed landscaping directs common-area pedestrian traffic.
- Landscaping can correct or stabilize steep slopes, wetlands and other challenging areas.

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- Landscaping provides visual interest, especially when it incorporates elements like fountains, arbors or decorative walls or fences.

Your Board and the SunLand Golf and County Club appreciate your efforts in maintaining our community appearance. Should you see something that needs attention let us know.

What you can do as spring approaches to enhance SunLand's appeal. Cleaning out and sprucing up your yard are good low-cost alternatives to major home improvement. Whether you hire a professional or have the skills and tools to do it yourself, here are some tips to improve your lawn and landscape:

- Weeding, edging, planting beds and mulching go a long way toward improving a yard's look.
- Planting colorful annuals in beds or pots around the house and patio, in hanging plant holders or in flower boxes makes a house look cared for and cozy.
- To solve problems or add interest, plant new trees and shrubs to create focus areas, or to camouflage foundations and old fencing, or block unsightly views.
- Have your trees and shrubs professionally pruned, fix brown spots in the lawn and remove and replace diseased plants.
- Homeowners who want help with their yard should seek an evaluation by a professional lawn or landscape firm. A professional can assess the health of the lawn, plants, trees and shrubs and offer recommendations for improvements.
- For more information on maintaining yards, combating pests, gardening, trees and shrubs, vegetable gardens and more check out <http://gardening.wsu.edu>.

Ken Larson, Chairman

## **GREENBELTS & LOTS**

The Greenbelt and Lots Committee will be addressing weeds, shrubbery and other plant-related issues on SunLand's greenbelts and vacant lots. While this is the slow-growth season, crews are busy cleaning up storm fallout, weeds, and brush, and will be busier when spring arrives and plants begin growing faster.

We would like to remind SunLand residents that tossing yard clippings onto greenbelts is NOT allowed. Past ivy clippings have resulted in ivy overgrowth in one of the greenbelts.

If anyone sees a SERIOUS weed or overgrowth issue, or fallen tree branches that require SLOA involvement, please report it to Steve Loska or Bobbie Piety.

Bobbie Piety, Chairperson

## **OFFICE ADMINISTRATION**

SunLand Water District has hired Wallene Eichhorn as a part time office assistant to Celeste. She may answer either telephone line (SWD's or SLOA's) Please give her a warm welcome.



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## MORE WATER NEWS

- ❖ Much has happened at the SunLand Wastewater Treatment Plant.
- ❖ The thirty year old contents of the old facultative lagoon at the treatment plant are gone! Trucked away to an approved receiving facility for this type of material. Thank you for tolerating any bad odors while this work was completed.
- ❖ The chlorine gas disinfection system at the treatment plant is also gone! Replaced with a safer liquid hypochlorite system.
- ❖ A huge change is the general mode of operation at the plant from one of reaction, basically controlled by the weather, to one of pro-action, where the inflow can be stored in a pre-equalization basin and metered into the treatment process.
- ❖ Thank you all for helping to conserve water usage. Though the community actually used more water in 2014 than in 2013, that fact is quite likely all or in part due to our very dry summer in 2014. And that said, the water use continues to be on a downward trend over the last five and even ten years.
- ❖ Please welcome Wallene Eichhorn to the water district's team of hard workers. Wallene comes to SunLand following her work with the Port of Port Angeles and the Battelle Marine Sciences Laboratory. She will be working half time in the district office Monday through Friday.
- ❖ If you don't yet have a water meter setter at your address please get in touch with the water district so we can help you schedule that. We are quickly approaching the legal deadline for metering all water connections.
- ❖ And don't forget our usual rants and reminders:
  - ✓ Put non-digestible items and personal care products in the trash, not the garbage disposal or the toilet.
  - ✓ Take old medications to the police station.
  - ✓ Have Backflow Protection Assemblies tested and send the results to the water district.

Mike Langley, District Manager

SunLand Water District



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

PRSRT  
First-Class Mail  
U.S. Postage  
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Services



**FOR RESERVATIONS PLEASE CALL:**

<b>THE GATHERING PLACE</b>	February	Lea Peron Mistyjune5351@gmail.com	916-760-8385
	March	Karen Clatanoff kclatsy@wmconnect.com	681-3987
	April	Gail Nelson ghnelson@live.com	582-3770
	May	Karen Bulkeley kkb1@wavecable.com	681-5398

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