

SunLand

BULLETIN

Published by SunLand Owners Association, Sequim Washington

May, 2012

Vol. 39 No. 2

PRESIDENT'S MESSAGE

SunLand Residents,

As spring tries to spring in SunLand I am reminded as to why I ran for the SunLand Board. My focus has always surrounded increasing the value of our homes. Recent Board meetings have revolved around possible changes to the root system that has been in place for many years. In a book I just read the author noted that "when things have been a certain way for a long time it is usually for a reason."

Will/Ariel Durat Lessons from History

I am paraphrasing, of course, but that was the gist of the message. The shared wisdom of many years went into the format we currently use and it has served our community very well as is evident in the maintained homes, well kept landscaping and enviable amenities.

Where do we go from here? Is this time in history different from the past 50 years? It is difficult for me to place myself in the mind set of a retired individual as my world is filled with work, my children, my wife's and my retirement and concern about the future of all of the previous. It seems that if I were in the position of a retired individual I would

want protection of all the assets I was fortunate enough to amass while in my working career, with the value of my home being a portion of that wealth. Are we managing this asset correctly?

Over and over I have heard from residents and non-residents that the condition of our homes is the envy of associations across the peninsula. We are doing things right-How can we do them better? This subject is the focus of the Board over the remainder of my term and I desire the input of our community.

I would like to share some of the angles being investigated by the Board: The value of our security service (4th largest expense of the community), Consistent landscaping and green space standards, the value of our phone book (\$4000.00/year), and the monetary return we, as a community, receive on the hard earned assets, entrusted to the Board, for future issues. Other areas involve increasing the resale value and ease of resale for all homes. SunLand needs to be a destination for buyers of every age group. How do we reach all demographics? How do we keep SunLand the special place that it has become, but also align ourselves toward future possible buyers of our homes?

Continued on Page 2

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

Continued from Page 1

My goal is to arrive at actionable items that could be voted on, by the community, at the next election.

INVESTMENT \$\$—The Board has approved the initial allocation of \$10,000 to an internal account with the goal of returning a higher rate of return on a portion of our reserve accounts.

SunLand currently receives interest on our reserve accounts at the rate of roughly less than .5% per annum. The Board has viewed this as not optimal.

The Board is seeking three volunteers, from the SunLand community, to oversee the allocation of these funds to an investment, of the committee's choice, that seeks a return of at least 5%. These volunteers would be assessing risk and allocating this initial amount as they see fit. The timeline on investment is ten (10) years or in other words we are seeking an annual return of 5% with no risk of withdrawal for ten years. The service term on this committee would be indefinite, or at the will of both parties.

This committee would meet initially to set up the account and pick investments—the Board envisions quarterly meetings after the account is set up and moving to bi-annual meetings after establishment. In other words, the account would be of a nature that it should not require a great deal of monitoring/trading. The three member committee would also include, in addition, one Board member.

These returns would be reported to the community annually at the SunLand Annual Membership Meeting. The member of the current Board that reports to the investment meeting will handle the reporting of return.

As president, I ask our local “Warren Buffett” to share their investment skill with our community

RV STORAGE - RV storage is my area of responsibility and as of the printing of this news letter we should have a new freeze proof hose bib at the wash station. Current plans for the lot also include trimming the limbs on the South and East side of the lot that overhang into the parking spots of residents. The trimming will be done later this spring. New gravel was also dumped in the lot a couple of weeks ago to cover a few rough patches.

It has been requested that I remind residents that the speed limit within SunLand is **25 MPH** and sometimes 25 is excessive with walkers and blind corners, please use good judgment. Thank you to all the wise walkers that wear reflective or bright colored exercise equipment. Being seen is the best defense against being involved in an accident.

Thank you,

John Hamer, President

SLOA E-MAIL LIST

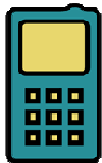
We sometimes have information that will impact you, i.e., water shut-offs, road work, etc., or we may be able to help you in the event of an emergency. Therefore we need to have your e-mail address so that we can communicate with you quickly whenever we have information that would impact you or your property.

Please contact us at sloa@olympen.com to add or update your information.

Your email address will **ONLY** be used in case of important information or emergency.

SECRETARY'S MESSAGE

I use my cell phone as my business number, but the frustration of not getting service here in SunLand has tempted me to change carriers. I sent out an email the other day to about 20 people I know here in SunLand, asking if they get better service from any other carriers than I was getting from AT&T. The replies were pretty much this: "I switched from AT&T to Verizon and it's only a slight bit better."



I talked to a young "Techie" about the situation and he recommended I get what's called a "Micro Cell" and plug it into my existing router that I receive my Wave Cable High Speed Internet through. I purchased the "Micro Cell" from AT&T (my iPhone carrier) for \$200.00. They did all the programing for me, so all I had to do was plug it in.

WOW, you wouldn't believe the difference! My cell phone now sounds as good or maybe better than my land line. I told President John Hamer about this and he went online and found some used "Micro Cell" for much less money. Verizon has the same thing.

Now that I've given everyone such a great tip.... I need some volunteers to run for your SLOA Board this summer. Please don't pass up this opportunity another year. Call or email me soon.

Diane Horton, Secretary
LgLDoc@gmail.com
360-460-4418

LANDSCAPING COMMITTEE

Spring has finally arrived and SunLand continues to be one of the best maintained areas of homes in Sequim. This happens only because of the vigilance of our homeowners who obviously have a sense of pride in the appearance of their homes and are interested in keeping SunLand's reputation and value intact.

Currently there are a lot of the junipers that have several dead patches that have not made it through the winter and are in need of trimming . Also, those pesky cones continue to fall in large numbers every time the wind blows and they do present a messy appearance in some otherwise immaculate properties. Please take a few minutes to blow or sweep them from your property, remembering that the gravel parking spaces in front need to be clean and weed free too. If anyone needs help with their yards, we do have a list of gardeners and landscapers that have been recommended by your fellow SunLanders.

Also, just a reminder that all garbage cans are to be kept out of sight and that security lights are to be no brighter than a 40 watt bulb. Security lights are to be kept on from dusk to dawn.

As you are walking or driving through the neighborhoods, take time to notice the wide variety of landscapes in SunLand, ranging from English country gardens to some marvelous hardscapes all of which reflect the homeowners interests. There are hidden treasures in many of the yards – from statuary to bird houses to plantings.

Thanks to all of you who have consistently maintained your property even with all of the nasty winds and rains we have had this winter and to all who are keeping SunLand the most desirable place to live in Sequim.

Eleanor Guion, Chairman

ARCHITECTURALLY SOUND

This year I am responsible for making decisions based on the rules and regulations SunLand has established over the years regarding the destruction of mature trees. Our basic Community philosophy is "...to preserve the wooded nature of SunLand" as stated in our CC&Rs, and we hope to do that by restricting "the removal," of them, as stated in our Rules and Regulations, by requiring approval from our Architectural Committee.

Do we have any assurance that the Architectural Committee will have a person qualified to assess the safety risk of a tree? Well, no we don't. I do know of one Homeowner who hired a certified tree risk assessor because, I must presume, she wanted an opinion she could have a higher level of confidence in. I salute her wisdom. Wouldn't that make sense just to be on the safe side? Well, as a scientist, that's the recommendation I intend to put forward as policy once all of the details can be properly evaluated, and as an emergency interim wind warning safety back-up as soon as I can persuade my colleagues to agree.

Let's look at our Regulation that says "topping or windowing of healthy trees." We put it in our Regulations, but what does it really mean?

Here's what the International Society of Arboriculture says: "*Topping is perhaps the most harmful tree pruning practice known.* People fear that tall trees may pose a hazard. Topping, however, is not a viable method of height reduction and certainly does not reduce the hazard. In fact, topping will make a tree more hazardous in the long term."

Here's what happens when you top a tree:

- Leaf surface is lost, cutting off food supply, causing rapid growth of abnormal vertical water straws, and sapping stored reserves, decreasing density.
- Resulting flattened forms with vertical water sprout growth is unattractive. Add branch stubs, pruning cuts and broom like branch growth ending up with trees as tall as others in their families but with mutant shapes which can reduce real estate values of trees considerably.
- Large wounds are slow to close and vulnerable to insect attacks and fungal decay which can spread into the trunk, killing the entire tree.
- Weakened limb stubs are more prone to wind and storm breakage because they dry early and begin to die back or decay quickly.
- Increased sun exposure on trunk and branches can lead to severe bark damage and further weaken parts subject to wind loss.

So, now we have some scientific facts about topping a tree. It's more dangerous than destroying it entirely and will eventually kill it anyway.

A favor please: I often write well into the wee hours and would appreciate your not calling my home office prior to noon. Thanks for understanding.

Both the small project and tree removal applications have been revised and can be obtained at the SLOA office, the website, or by email. They must be filled out completely and will not be processed without address, phone, and owner's signature. An e-mail address expedites communication.

Steve Schermerhorn, Chairman

SUNLAND WATER NEWS

Black Gold

When you see the drilling rig working in the field next to the treatment plant don't get your hopes up. We're drilling new monitoring wells as a requirement of our new reclaimed water permit, not oil wells.

Main Lift Station Panel

Thank you for conserving water usage on April 10th. That was a big help as the control panel was being replaced. This action is like doing a brain transplant on the wastewater collection system. Well, it's done and this new equipment should keep the sewage flowing for a good long time.

Headworks Improvements

Water District personnel are busy getting ready to install equipment to screen out more of the non-biodegradable material from the wastewater stream coming into the treatment plant. State and federal law mandates that this be done by July of this year.

Meters/Setters

This year we plan to install meter setters on Sunset Place, Hogan's Vista, Taylor Blvd, Leslie Lane, Hurricane Ridge, and a percentage of all multifamily units in SunLand. Thank you for your cooperation in this effort and remember we are required to address backflow prevention assembly issues at the same time.

What Not to Put in a Garbage Disposal

From: About.com Plumbing

Throughout the ages, people have used the garbage disposal to rid the kitchen of slimy, sticky and stinky things. Well not really throughout the ages, just since its invention in 1927. Since that exciting day, the garbage disposal has become an appliance of legend and wonder. Despite what you may have heard, not everything can go into a garbage disposal. It's called a garbage disposal, not an in-sink trash can. Here

is a list of common items that should never be put into a disposal unit:

- Rice and pasta- No matter how much water you run or how long you run the appliance, you can never break rice or pasta down small enough. Both items swell when they are in contact with water, so the small pieces will eventually gather in the trap and swell until it is closed.
- Animal bones- The garbage disposal is just not strong enough to break these down small enough to fit through. Animal bones are the most common thing that jams disposals.
- Grease- The grease will eventually solidify and clog a portion, or all, of your drain.
- Egg shells- Despite what you may have heard, egg shells do not sharpen disposal blades. I'm not even sure how someone would think that would work. Mostly they just end up clogging the line.
- Any kind of stringy or tough-peeled vegetable- This includes asparagus, lettuce, celery and potato peels. Maybe in a small amount the disposal can handle it, but I wouldn't try it.

The old adage of "less is more" definitely applies to the garbage disposal. Only small amounts of table scraps should go into the disposal.

SUNLAND WATER DISTRICT PUBLIC FORUM

**Tuesday, May 1, 2012 4:30 p.m.
SunLand Golf & Country Club Ballroom
109 Hilltop Drive, Sequim, WA 98382**

Agenda Items:

Welcome

Accomplishments

PWTF Loan Application

Water Meters

Reclaimed Water Permit

Treatment Plant Projects

& Other Issues

GREENBELTS, PARKS & LOTS

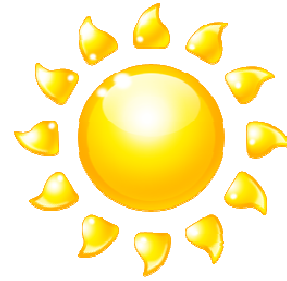
Our vacant lot total has now decreased by two with one new home being completed last fall and another home to begin construction soon. That leaves a total of 63 vacant lot properties in SunLand, excluding those yet to be developed in SunLand North.

A number of these lots are heavily wooded with fallen trees and limbs in their interior which raises concern of potential fire hazard. It is my opinion that we need an official survey of these wooded lots to determine if they pose such a hazard and thus require the removal of old and decaying tree residue. Only the Fire Marshall is in a position to make this determination, so I intend to ask him to make a survey of the lots in question soon. I will then notify the owners of those lots designated as potential fire hazards and in need of removing any troublesome debris.

For those lot owners contracting with our SunLand mowers, I will ask them to complete the additional work after having alerted you as to the need. For those lot owners who maintain their own properties, I ask your cooperation in clearing out the dead foliage in a timely manner once you have been notified.

I truly feel such a survey is long overdue and, quite frankly, will make me feel more comfortable regarding my responsibilities to the homeowners of SunLand.

Monica Ostrom, Chairman



RECREATION

We are in the early process of preparing the swimming pool for summer. The swimming pool officially opens on Father's Day, June 16th, 2012, at 10:00 a.m. For those interested in getting a pool pass early, a pool attendant will be at the pool on Saturday, June 15th, 2012 from 1:00 to 3:00 p.m.

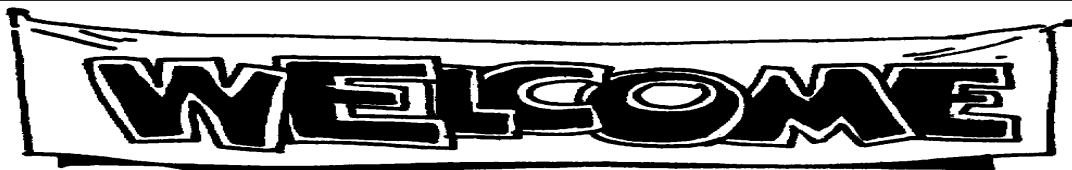
There are a number of things happening. We are working with the Golf Course Café to come up with a new pool side menu. The menu will have items from \$1.00 to \$8.00 and all sandwich items will come with chips, a soda, and sales tax included. We will have menus available for your use. They will also have a refreshment machine at pool side.

We are asking for your help in cutting down the amount of garbage we generate. We will be providing two cans. One will be for garbage only and the other will be for plastic and aluminum cans. Your help in keeping the pool area clean will be greatly appreciated.

I have been in touch with C.V. Tondreau, the tennis guru, and he said the tennis courts are in good shape and only need minor maintenance. We will be doing this maintenance once the weather improves.

Hope the weather cooperates and the pool will be open on schedule.

Larry Laing, Chairman



NEWCOMERS TO SUNLAND

BRUCE & EVELYN LEIGH

212 Sunset Place

Bruce and Evelyn came to us from the Bay Area and Sacramento, California, looking for cooler summers and a quieter place to live. Bruce was born and grew up in Seattle and is a graduate of the University of Washington in Seattle. He then went to the University of Chicago and received a Ph.D. in History of Christianity. He then returned to the U.W. for a J.D. and practiced law in California for over twenty years.

Evelyn was born in Germany from an Air Force family, has lived in Texas, Germany, and California as a child, and has travelled between many states. Living all her adult years in California, she calls California home, where she received degrees in Psychology from the University of California at Berkeley and at San Francisco State University. She then worked 15 years as an administrator in San Francisco's Department of Mental Health.

While raising their daughter, Evelyn was active in the school system as a volunteer, handling administrative, library and fundraising tasks. They have one daughter who is a Freshman at Cornell majoring in Marine Biology with minors in Economics and International Studies. Coming to visit her parents in their new home here for the first time for the

holidays, she says she likes Washington!

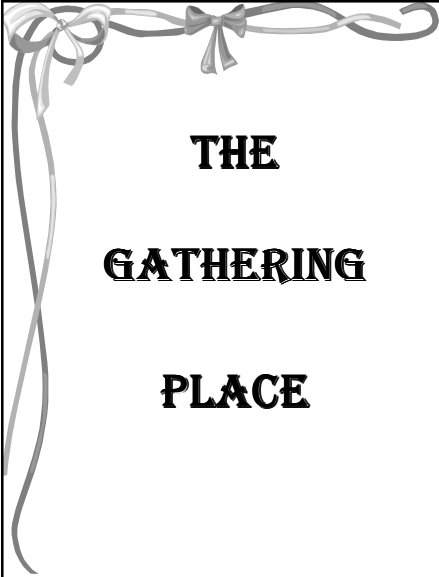
Bruce and Evelyn met in California while participating in a folk dancing group, enjoying one of their interests in common. They also enjoy many other types of music. Reading, sailing, and woodworking are some of Bruce's other interests, while Evelyn adds cooking and nutrition, the fine arts, church choir and needlework to her list. In her younger years she loved to snow ski and travel. She is interested in organizing a local Book Club. Bruce and Evelyn also have a beautiful white Samoyed named Blue, whom they both enjoy walking.

Bruce and Evelyn are looking forward to making new friends in Sunland and Sequim. Bruce can be reached at bruceleigh@hotmail.com and Evelyn at leighbek@msn.com.

Submitted by LaNice Korus



TREASURER'S REPORT



FOR RESERVATIONS PLEASE CALL:

**THE
GATHERING
PLACE**

May	Karen Bulkeley k kb1@wavecable.com	681-5398
June	Stephanie Swensson stefswen@yahoo.com	681-8410
July	Helen Stratton helliott136@olypen.com	681-2137
August	Renee Jones rjnjjwa@yahoo.com	582-9683

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
U.S. Postage
Sequim WA
Permit No. 23