

# SunLand

## BULLETIN

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### PRESIDENT'S MESSAGE

SunLand's Board of Directors meets on the third Tuesday of every month. We intend to keep our work within the two hours allotted.

As president, I suggest the meeting's agenda; the Board makes as its first action, amending and approving that agenda. Ultimately, the Board itself determines what issues it will currently address.

In recent years the Board has included a fifteen-minute comment period by members of the SunLand community who are attending the Board meeting as visitors. This allows up to five comments of three minutes duration. In offering this comment period, the Board hopes to receive information about current issues affecting the SunLand community. This information may include personal viewpoints relating to these. Aside from these stated goals, the Board considers all other visitor interventions to be out of order.

Some visitors display common misapprehensions concerning this comment period. One of these purports to use this time to get useful information from the Board members: this is more fruitfully and efficiently obtained by calling the SLOA office so as to allow Celeste to supply the needed information or to direct the request to the appropriate Board

member. Another is to expect the Board to accept a comment as an agenda item for the present meeting, indeed, one that the Board must consider as a priority. At the very most, the Board may direct a given concern to a committee chairman who may or may not decide to bring it up in a subsequent meeting, not the present one.

As with any organization, some issues raise emotional responses on various sides. If some current activity or situation personally affects a homeowner, he or she may request a hearing with the Board's grievance committee. A private meeting with two or three board members will then be held, the complaint considered, and a solution made as dictated by our governing documents.

When an emotionally charged issue concerns the community welfare, visitors may most certainly use the comment period for necessary facts and viewpoints. However, to simply repeat in subsequent meetings what has already been said does not help the Board to do its job, nor does such repetition usually lead to even a forced or coerced agreement and action.

The Board according to its by-laws operates in line with Robert's Rules of Order. As the Board has only nine to eleven members, these rules are enforced by the president as

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he judges is required to get the job done in a timely, efficient, and respectful way. Essential and central to these Rules is the requirement that no one may address the Board except when he or she has been formally recognized to do so. For Board members this means giving committee reports as directed or addressing comments and discussion to those reports. For visitors, the comment period allows for both recognition and a time-limited hearing; otherwise, visitors may not join in on the Board's current discussions unless directly asked by the president for specific input on an issue under consideration. In other words, a visitor should not presume that simply because he or she has information that is relevant that permission to address the Board is given.

In conclusion, visitors to Board meetings are welcome just as long as they follow these guidelines.

Robert Willis, President



## **TREASURER'S REPORT**

Our budget has officially entered into its second quarter. The first quarter financials were strong. We have so far collected 95.2% of our total income for the 2015 fiscal year. We have collected 100% of the annual homeowner dues. Thank you to all the SunLand homeowners for your prompt payments.

In the first quarter we should expect approximately 25% of the budget to have been spent.

I am happy to announce that thus far we have only spent 20.6% of our annual budget of \$193,996. I anticipate our expenses to equal our budgeted figures after the second quarter ends (property taxes would have been paid and the pool would now be opened).

The 2014 budget ended with net ordinary income of just over \$28,000. \$25,000 of this amount was placed into our general contingency fund as the Board typically does every year. These monies will be appropriated as necessary to fund upcoming projects that have yet to be identified. On April 1, the SunLand Owner's Association became the legal owners of Lot 207. The purchase price of \$20,000 was \$5,000 less than what our members approved last year. This new asset is a wonderful benefit to our portfolio and community.

I wish you a happy Spring!

Jennifer Sweeney  
SLOA Treasurer

## **GREENBELTS AND LOTS**

We are in the process of having some dying trees removed in the greenbelts. As many of our Grand Firs are reaching the ends of their lives, this will be an ongoing activity over the next few years. We have prioritized several in the greenbelts and one of the SLOA-owned vacant lots and will be dealing with those very soon.

The golf club will be mowing newly-purchased Lot 207, for now, as they were the low bidder and have experience with the mowing.

Bobbie Piety, Chair

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## SECURITY & ROADS

Spring has arrived! What a welcoming sight to see homeowners in their yards planting and cleaning up after the winter months. SunLand has such a beautiful and inviting collection of yards and greenbelts. All of us can take pride in our neighborhoods.

Last month while taking a walk, I came across a lady who was tending to a flower bed at the corner of Emerald and Taylor Road. She was volunteering her time and talents for the benefit of all. Thank you for your contribution. This is one example of **SUNLAND PRIDE**.

I want to discuss other ways we can demonstrate our **SUNLAND PRIDE**. There is a generational change in the ownership of homes being sold. Sales are brisk. Some new owners are younger and have school age children. More and more of our homeowners are exercising at local gyms and taking long walks through our neighborhoods. Show your **SUNLAND PRIDE** by giving the walkers extra space along our roads. Watch for children on bikes and skateboards. Please keep your speed down below 25 MPH. Recently, a car was travelling along Fairway Dr. past the SLOA office. The car was caught by the Speed Monitor sign going 38 MPH. Slow down and show your **SUNLAND PRIDE** for the safety of our neighbors and children. Walkers should wear bright color clothing when out walking. Always walk facing the oncoming traffic.

Recently there were reports of car break-ins and disturbing homeowners by banging on their front doors and ringing the door bell over and over. If this happens to you immediately call the Sherriff's office and file a report. Then let us know. We did respond to these latest incidences by upping the nightly Security Patrol in the areas of concern.

Show your **SUNLAND PRIDE** by watching out for your neighbors' homes if they are away. Be sure your Security light is lighted with a minimum 40 Watt bulb. Invest a little more and buy an LED long life bulb. They last a longer time than the older bulbs. Also, due to the age of some of the older Security Light Posts the fixture and/or photocells are worn out and need replacing. I am attaching to my report two types of photocells that you can purchase at Home Depot. If you need assistance in installing the photocells a local handyman can easily do it for you.

The heavier than normal rains in March caused some flooding in different areas of SunLand. Please inspect your front drainage ditch and be sure the flow of water is not restricted by rocks or debris. You must keep the drainage ditches clear and open. If your area is blocked then the neighbors will not get the drainage they need. Do not let it get backed up. I have been in contact with Clallam County District 1 Commissioner Jim McEntire to review what action we can take to keep the flooding from happening again. Enjoy your Spring and Summer!

Randy Skoglund  
Chairman, Security and Roads

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

Your Board and the SunLand Golf and Country 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

## WE NEED YOU!!



Each year the SLOA Board needs a minimum of three new Board Members to replace those members completing a three year term of office. This is a great opportunity for members to participate in the operation of the association, and to meet other SunLanders. To serve on the Board can be very rewarding and a great benefit to the community. Any SLOA member who is interested should contact the Nominating Committee Chairman for more information. The election is held at the Annual Meeting in September.

Bob Willis, Nominating Committee Chairman,  
797-1251

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**RECREATION**

We are a little over a month into Spring and the weather has been warm. It's time to start thinking about Spring and Summer activities in SunLand. As this year's Recreation Chairman, I would like to help you and your family enjoy the facilities available here in SunLand for an active and healthy summer.

Below are some contacts and a form to fill out, so you can let me know what your interests are.

For all thing TENNIS, such as court reservations and information on who the active players are, Call C. V. Tondreau...582-9915.

For the latest PICKLEBALL new and reservations call Dave Gittleman...681-4032.

We have a nice grass area just East of the tennis courts, on the corner of Emerald and Leslie, that was used for horseshoes and has been leveled and seeded with grass. It would be a great gathering place for Badminton, Volleyball, Bocce Ball, or Croquet. If you are interested in getting a group started, please indicate so on the form below!

We may need additional pool attendants this summer. It is a paid position and requires you to complete a Red Cross Water Safety course. If you are interested, please indicate so on the form.

We are considering extending the Swimming Pool hours into the evening for our members that work or are active during the day and would enjoy an evening swim. If you would enjoy some evening hours, please let me know on the form below.

How about getting in shape or staying fit with Water Exercise Classes, led by a local instructor? We would try to arrange the class early when the pool first opens, before you get busy with all the other things you do on a summer day. Please sign up on the form below.

Would you enjoy having exercise equipment, such as a stationary bike or rowing machines in the pool area? You could exercise hard and then soak your sore muscles in the Jetted Hot Tub. Let me know below.

Do you have a piece of exercise equipment in the garage or basement that you would be willing to donate for everyone to use at the Pool Area?? Please indicate below.

We would like to have a volunteer to introduce the use of the Handicap Lift, at the Pool, for first time users. It would be by appointment and would be best done by a person with rehabilitation or physical therapy experience. If you would be willing to help please let me know on the form below.

Preliminary plans are to open the Pool on June 20<sup>th</sup> and remain open through September 20<sup>th</sup>. The final schedule will be published on emit and posted on the website and at the SLOA office.

Area of interest or comments about Recreation:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name \_\_\_\_\_

Phone or  
Email \_\_\_\_\_

If you want to chat, call me at 683-4051

Please take or mail this form to the SLOA Office at 135 Fairway Drive.

Thanks for your interest!  
Jim Wells

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## ARCHITECTURAL COMMITTEE

This spring we have seen a number of applications for fences and tree removals. One of the guidelines regarding fencing the committee has followed is to maintain a standard of appearance for SunLand. We have denied several fences in the front of houses to maintain consistency throughout SunLand. We have also approved more applications for fencing based on the published guidelines to provide privacy for your homes.

The protection of our trees has been one of the mainstays throughout SunLand's history. We have reached a point, however, that it is time to take a serious look at some of our older White Firs. The Board has had a study done this year, see the Greenbelt Report, to guide us on how to protect our homes from some of the borderline trees. What we found is the life span of these trees is generally 40 to 50 years. What this means is a lot of the trees surrounding our homes will need to be removed in the next few years.

We have already approved a number of trees to be removed this spring. They are damaging the driveways and foundations of some of the homes. We would like all of our members to take a serious look at the trees around your houses and if there are any that might seem questionable to you, give me a call and I will stop by to help. We can also provide copies of the study for any of you interested in what to look for in your trees. This will continue to worsen as these trees get older and weaker. What happens with these firs is that the winds we have here will take out the higher limbs first. These can fall and damage a house easily based on the size of some of the limbs. There are a lot of double leader trunks. These are trees with two trunks growing out of a single base. These are inherently weaker than a normal single trunk tree and

have a tendency to split easily. Take a look and see if there are any around your house that would pose a greater danger based on the westerly winds we have. If there are, these are the first you might consider for removal.

Again, if you have any questions, please feel free to contact me.

Fred Smith  
Architectural Chair



## GREENBELTS AND LOTS

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Bobbie Piety, Chair

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## **SPECIAL NOTICE FOR WATER CONSERVATION!!**

**The SunLand community lies within the Dungeness watershed which has been declared a drought area by the State of Washington. It is predicted by the Department of Ecology and the National Oceanic and Atmospheric Administration Climate Prediction Center that the Dungeness River will be the at the lowest level in 45 years.**

**The following are some reminders of what you can do to help alleviate the effects of an existing or predicted drought condition:**

- 1. Irrigate every other day and only at night**
- 2. Do not use water to clean driveways and patios**
- 3. Install low flow fixtures in your home**
- 4. Do not leave water running when not in use**
- 5. Repair all leaks in or around your home**
- 6. Report any water leaks you see in the community**
- 7. Talk to your friends and neighbors about water conservation**

**To get further details regarding this condition contact: Jeff Marti at DOE; 360-407-6627; or email [Jeff.marti@ecy.wa.gov](mailto:Jeff.marti@ecy.wa.gov)**

**Thank you for helping conserve our water resources.  
SunLand Water District**

### **THE JESS TAYLOR AWARD**

The Jess Taylor Award is presented to one of our members each year who has performed Outstanding Service For Our Community. Many of your neighbors have volunteered many hours for the betterment of the community, and your SLOA Board wants you to help us recognize them.

If you know of someone that you believe deserves this award, please submit a nomination in writing to the SLOA office, with details of how this person has contributed. The SLOA Board will consider all names submitted and will announce the name of the recipient at the Annual Meeting in September.

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THE FOLLOWING REPORT IS A REQUIREMENT OF THE DEPARTMENT OF HEALTH

**SUNLAND WATER DISTRICT CONSUMER CONFIDENCE REPORT**

SunLand Water District, which serves the 440 acres of SunLand, is a public municipal corporation, governed by three commissioners, elected at regular county elections for 6 year terms. The daily operations are performed by a manager, a clerk, an office assistant and five full time employees. The District also operates the sewer system. Commissioners hold monthly Board meetings on the second Tuesday of each month at 9:00 a.m.

Water is supplied from two on-site wells and is stored in two covered reservoirs adjacent to the wells. A pressure pumping system is located at each reservoir with a series of three pumps so as to provide a constant pressure in the distribution mains. The two systems are interconnected in such a way that each system independently can provide fire flow requirements to the entire community. Standby generators are an integral part of the system and in the event of a power outage are automated to supply power to the pumps. The major mains are 6" in size and are a looped system.

SunLand Water District has been mandated by the State of Washington to comply with the Water Use Efficiency Rule. We:

- Are installing meter setters and then meters in preparation of consumption metering to better identify where our water is used and where it is lost.
- Are gathering data and recommendations as to how we can re-define our rate structure to encourage conservation.

Last year, as in years past, your tap water met all EPA and state drinking water health standards. SunLand Water District vigilantly safeguards its water supplies and once again we are proud to report that our system has never violated a maximum contaminant level or any other water quality standard. Two bacteriological tests are conducted per month; inorganic elements are tested once every three years; and other elements are tested as directed by the Washington State Department of Health, all by an accredited laboratory. The results of these tests are available at the Water District office.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. As with most groundwater sources, calcium is picked up and transported with the tap water. Although this poses no health hazard, it is moderately hard at 170 parts per million and can leave a residue on glassware, dishwashers, and plumbing fixtures. Some residents have chosen to install softeners at their home or at the point of use to address the aesthetic issues that come with hard water. Lead and copper are two contaminants tested for at SunLand. Past tests have shown no detection of the elements in your water. This report will keep you informed of all new lead and copper results.

Some people may be more vulnerable to substances found in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. Environmental Protection Agency/Center for Disease Control guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

For more information contact your SunLand Water District Manager at 360-683-3905.



**Owners Association**  
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<b>THE GATHERING PLACE</b>	May	Karen Bulkeley kkb1@wavecable.com	681-5398
	June	Maggie & Bernie Philbin thevilla1956@gmail.com	681-3856
	July	Helen Stratton helliott136@olyphen.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*