



# SunLand

## BULLETIN

Published by SunLand Owners Association, Sequim, Washington

May, 2016 Vol. 43 No. 2

### PRESIDENT'S MESSAGE

#### Wanted, Needed and Appreciated . . .

All of us can find joy and happiness by being graced with any one of these three values. Well, I can offer you triple the joy and happiness when you become a member of the SLOA Board of Directors. We are starting early to develop interest and action to get an active slate of friends and neighbors to run for the elections held in September, 2016. The ballot will be sent out in the August SunLand Bulletin. Deadline for signing up to run for the Board is July 8.

As you know, there is a turnover of three positions on the nine member Board every year. During that three year period there is an average turnover of 40 to 60 home ownerships per year. This gives us a wonderful opportunity to draw from a pool of fresh ideas, diverse views and problem solving skills. SunLand is THE premier neighborhood in all of Clallam County if not the Peninsula. Your talents as a member of the Board can contribute to the growing values and desire to live the lifestyle of SunLand. Serving on the Board will give you pride of being a part of SunLand. You are wanted, needed and will be appreciated for serving.

During the summer the Board will host a Meet the Board open house. This is a great way to discuss the opportunity of running for election to the Board of Directors. Plus, we may feed you a great meal!

No other neighborhood can offer the total package of lifestyle that SunLand offers:

- 1) A blended community of single family, Condos and Townhomes.
- 2) Swimming pool, tennis and pickle ball courts.
- 3) Direct ownership of our own RV Storage facilities with very attractive rents.
- 4) One of the best water and sewer facilities in the state, providing us with top quality water and among the lowest rates on the Peninsula.
- 5) One of the most beautiful golf courses on the Peninsula meandering through our neighborhoods.

Come join the leadership Team and become involved with keeping SunLand the most desirable community in which to live!!

Randy Skoglund, President

### 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.

---

## 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 (457-6426) for more information. The election is held at the Annual Meeting in September.

Fred Smith, Nominating Committee Chair

## RV LOT

We have been working on several items for the RV Lot. For starters, we have corrected several electrical problems. New gravel has been laid at the entrance to fill in the depressions that have occurred over the last several years. It is being raked each week and will settle out over the next few months as it is driven over. That being the case, we would ask that you drive over the new gravel slowly so as not to push it around more than necessary--which is what caused the uneven surface to begin with.

One set of the railroad ties that mark the rear of spaces was knocked over; please be careful when backing up so as not to damage the railroad ties or fencing. Several reports of having a hard time getting the gate locked have come in; the problem is gravel or rocks getting in the hole that the pipe needs to lower into. Please be careful not to push anything into the hole. The latch has been adjusted and it should now be easier to lock the gate.

If you see maintenance issues, please refer them to the RV Lot Chairman at [ken@thelarsons.email](mailto:ken@thelarsons.email) with the subject "RV Lot Maintenance Request". And lastly, other users appreciate it when you park your vehicle correctly so as not to intrude on the adjacent space.

Ken Larson, RV Lot Chair

## RECREATION REPORT

We are near the start of our summer and consequently our busiest season for the recreation facilities. The tennis courts have been resurfaced and are like new. If you have not used or seen these courts, take a little detour on your next drive out of SunLand and visit them. These are a valuable asset that you, as a member of the SunLand community, have an interest in.

The swimming pool is now nearing completion with a new deck all around it. The mid-June reopening is already being planned in order for all of you to enjoy it during the summer months. At this point, additional water aerobic classes are being discussed based on the demand from last year. If you have any interest in these classes, watch for an announcement that will come out early June with the schedule.

An interest has been shown for putting some Boccé Ball courts in SunLand. I would like to hear how much interest there may be in using them if installed. Please let me know if this is something you may be interested in playing.

Fred Smith, Recreation Chair

## FRIENDLY REMINDER

SunLand Golf and Country Club is a separate entity from the community of SunLand. As such, you are cordially reminded that walking, jogging, skateboarding and any other such activities are prohibited on the golf course. This is for your safety and that of your pets. If you are looking for additional places to frolic with your pets, maps showing Green Spaces that are part of SunLand are available in the office and at the Windermere Real Estate office.

And, on the subject of pets, remember all pets must be kept on a leash while walking in SunLand. Please remember to be courteous and pick up after your critters and deposit the droppings in your own garbage. One would think that this would not need to be said, but the office continues to receive complaints of pet owners either not picking up after their animals, or doing so and putting them in the neighbor's newly emptied trash containers where they stay for a week, or sometimes two.

---

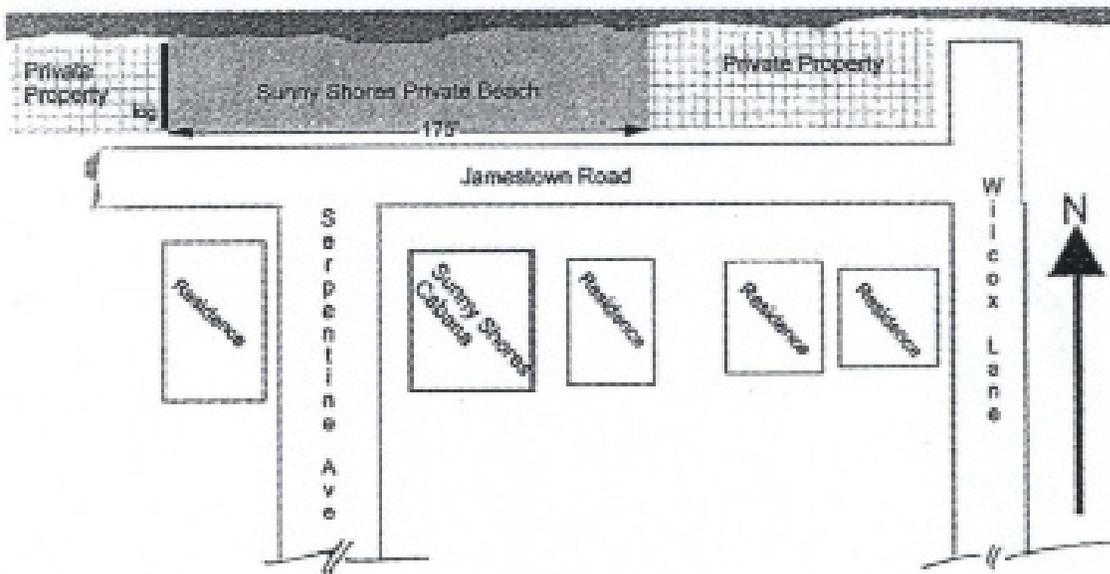
## BEACH COURTESY AT SUNNY SHORES BEACH

SunLand has received some well-justified trespassing complaints from property owners along Jamestown Road and Wilcox Lane in the vicinity of Sunny Shores Beach Cabana. The complaints were not on the “walkers” of the beach, (walkers are to remain within the property boundary of the Sunny Shores Beach Club) but rather on those who abuse the beach area by leaving trash from their visit, did not pick up after their dogs, and showed disrespect to beach owner’s requests.

The Diagram below shows the boundaries of our property. Beyond these points are PRIVATE PROPERTY: Western Boundary presently is marked by a large log laying on the beach and a PRIVATE PROPERTY SIGN. The eastern boundary is not well marked. When you or your guests visit the beach please observe the boundary lines and treat all requests with respect from adjoining property owners.

Respectfully,

The Sunny Shores Beach Club Board of Directors



## TREASURER’S REPORT

It is already that time of the year! Budgets! Beginning in April, your SunLand Board members began reviewing the budget for 2017. Over the next few months individual departments will assess their needs for the upcoming year and by the July Board meeting we will have an approved budget. In the next Bulletin this budget will be available for member’s review.

I want to thank our members again for approving the additional homeowner’s dues. Our committed contingency fund now holds \$122,675 to protect our assets which makes SunLand a destination community. Over the past fiscal quarter, we are 4.3% under budget having only spent 20.7% of our planned expenses. Almost all dues have been collected and notices sent to those members still outstanding. We have collected \$201,837 or 98.9% in dues. During the winter months we have had 11 sales in SunLand. I only see that number increasing over the spring and summer months. As such, we have increased the transfer fees from \$100 to \$200 due to the extra work anticipated.

I implore all of you to get out and enjoy the sunshine and wear sunscreen!

Jennifer Sweeney, Treasurer

---

---

## ARCHITECTURAL COMMITTEE

### “Trees”

“I think that I shall never see  
A poem as lovely as a tree.”  
Joyce Kilmer

Mr. Kilmer might well have lived in SunLand, since we are certainly blessed with an abundance of the ‘lovely’. They are everywhere...well, almost everywhere. We do see an occasional exception when someone feels a tree is not as lovely as a poem and the Architectural Committee is sent a request for approval to eliminate the ‘not-so-lovely’ from the landscape. In fact, we are seeing a significant increase in resident requests for approval to remove trees for a variety of reasons, including personal taste.

Most of the requests are approved, but there are those that are not. If “I don’t like it” or “It’s unattractive” are the rationales for removal, they will fall into the latter category of denied requests. However, getting a “yes” response to a request to remove a tree is a relatively simple process if the request meets the criteria required by SunLand’s governing documents, the Covenants, Conditions and Restrictions (CC&Rs) and Rules and Regulations (R&Rs) which have been provided to all residents. If you have not read them, we again suggest that you do, especially if you are planning to remove a tree or embark on any repairs, remodeling or painting of your home.

You will find that the R&Rs—Section II (15)—say:

“**Tree Cutting** - It is the goal of the SLOA Board to preserve the wooded nature of the SunLand community wherever practical. Protecting the evergreen trees is a priority.” So, you might be asking, “If protecting this thing is a priority, when would it be ok for me to cut it down?” Section II (15) goes on to say:

“The Architectural Committee will not approve the removal of healthy trees unless there are special circumstances, such as safety concerns. Windowing (cutting limbs from the middle of the tree) or topping of a tree is strictly prohibited.

Deciduous trees, on private property, may be trimmed by the homeowner as needed.

“These restrictions also apply to vacant lots and any tree over 20 ft. in height. In making a decision the Architectural Committee will take into account the impact any action will have on neighboring homeowners.

“In cases where trees have grown too large for their location, removal may be approved if the owner agrees to replace the removed tree with an appropriate sized tree.”

And that summarizes the Rules you need to consider when you are thinking of taking out a ‘lovely’ or a ‘not-so-lovely’ on *your* property. But what if you want to take out or trim a neighbor’s tree? Such instances are also covered in the R&R’s—Section II (10):

“Limbs or branches of trees may extend over the adjacent property line except where the owner of said property objects. Any trees which are deemed by SLOA to create a hazard to an adjacent residence must be removed by the owner.”

So, Mr. Kilmer notwithstanding, there will be times when a ‘lovely’ has to go. Hopefully, the above will be of assistance if you are considering its removal. First, know that the overriding principle is preservation. Second, the removal of **any** tree greater than 20 feet high requires the approval of the Architectural Committee. To do so without approval is a fineable offense allowed for in the CC&Rs and will be enforced.

To receive approval simply complete the Approval Request form which you may download from the SLOA website or pick one up from the SLOA office. Before you submit the form, review the R&Rs covered above to insure your request is appropriate. Submit the form and, in most instances, your request will be reviewed and a decision provided within a week.

If this piece raises additional questions that are not answered by the CC&Rs and R&Rs, please feel free to contact me. The Board thanks you. The trees thank you...and Mr. Kilmer thanks you.

Tom Merrill, Architectural Chair

---

---

## SECURITY AND ROADS

Recently we have had a number of violations of the rules on parking and vehicles on premises. Therefore below are rules:

**Parking** - Boats, trailers, campers, vans equipped for overnight use, RV motor homes, vans or pick-ups with boats on top, other RVs and any commercial vehicle (as defined below) shall be housed in the owner's garage or in the SunLand RV park. These types of vehicles may not be parked outside of any SunLand residence except to load, unload or service, for a maximum of 72 hours. Overnight parking, except as noted, is limited to garages, driveways and specially prepared gravel or paved areas in front of a residence adjacent to the street. All such parking areas must be approved by the SLOA Architectural Committee. All vehicles parked on these approved areas must be completely off the paved street. Regardless of the space available, the number of approved vehicles that may be parked overnight in front of any SunLand residence is four (4). No overnight parking on streets is permitted nor is overnight parking of any vehicle in paved, public parking areas except by permit obtainable through the Board of Directors. No vehicle storage is allowed in driveways or prepared parking areas. Semi-truck tractors and trailers must be parked outside of the SunLand development. (Rev 6119112)

While our crime rate in SunLand is low, residents should stay aware in the neighborhood. We have had reports of non-residents (mostly young people selling magazines).

Of interest to SunLand :

Be careful at intersection of Woodcock and Sequim as we just had a serious accident there.

Phil Merlin, Security, Roads and Parking Chair

## LANDSCAPE MAINTENANCE

As the weather warms and the days grow longer, I would like to remind homeowners and renters that it is time to start cleaning up this past season's debris. So, start weeding, trimming, picking up broken branches, leaves and needles and planting to make your yard look great for summer.

One other item: We still see some basketball hoops on the roadways. These need to be in your driveway while in use and collapsed and stored when not in actual use. If you have any questions or concerns, please feel free to contact me at 477-4426. Thank you.

Frank Shimek, Landscape Chair

## GREEN SPACES

As the weather is warming and the Green Spaces are drying out I have noticed people are using them more. I would advise anyone using them to be aware of possible broken hanging limbs. Tim and I are looking for potentially dangerous hanging limbs, but we may have missed some. I ask that anyone noticing large hanging limbs to please call me so they can be removed.

The SLOA Board is in the process of giving thought to establishing a set of standards for the maintenance of vacant lots in our community. I will be touring vacant lots that have not been tended to for many years and are eyesores and fire hazards as well as breeding ground for vermin. I will be attempting to contact property owners to clean them up after the Board sets some sort of accepted standards.

I wish everyone a fun and active summer in sunny SunLand.

Steve Loska, Green Spaces Chair

## WATER NEWS

It's spring at SunLand! Time to check your irrigation system for leaks, and don't forget to have an expert test your Backflow Protection Assembly. *It's the law.* The results of that test need to be submitted to the SunLand Water District.

Washington Administrative Code requires all underground irrigation systems to have a Washington State approved Backflow Protection Assembly installed between any underground irrigation system and the point where it ties into a public drinking water system/cross connection.

## YOU'RE INVITED!

Come to the SunLand Water District Public Forum on Wednesday, May 25, 2016, at the SunLand Golf & Country Club Ballroom at 4:30pm. Find out what's been going on with your water and sewer district and what the future might look like for SunLand water users.

Mike Langley, Manager

SunLand Water District

---

**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.

---

## DON'T GOLF...?

...Neither do we, and yet somehow we found ourselves living in this beautiful community on a lovely golf course. When we migrated to SunLand our realtor informed us about the many amenities that all of the real estate ads tout—the swimming pool, tennis and pickle ball courts, Sunny Shores Cabana, etc.—but, perhaps because he knew that neither of us were any longer golfers, he failed to inform us of other SunLand G&CC amenities. It wasn't until we were chatting with our new neighbors, Barb and Jimmy, that we learned about the other activities available at the SunLand Golf & Country Club through its *Social Membership*. Designed for non--or occasional--golfers, the social membership offers weekly and monthly events that include yoga classes, board and card games, bingo, movie and dinner nights, a weekly Friday Happy Hour and Seahawk game parties. Special occasion events include Christmas and New Year's Eve dinner parties with live music and dancing, holiday parties, comedy nights, wine tasting dinners, Chix Flix (movie and a dinner), Putter's Club for women (not just golfers) and anniversary and birthday bashes during happy hour each quarter. And, just in case you want to give the golf course a try, six rounds are included with your social membership.

But perhaps one of the best advantages of our social membership has been the opportunity to meet and get to know so many of our neighbors that we would otherwise probably have never met. These include other new SunLanders, long-time residents and even a few former SunLanders that were never quite able to fully leave. If you're interested in learning more, check with Mandy in the front office of the SG&CC across from the ballroom.

Greg and Helen MacDonald, Publications

## CONGRATULATIONS AGAIN!

Water consumption at SunLand continues on a downward trend per capita. To continue this positive movement you can help by checking your toilet for leaks. Put a little food coloring in your toilet tank. If, without flushing, the color begins to appear in the bowl within 30 minutes, you have a leak that should be repaired immediately. Also check your flapper every so often and make sure it's a tight fit. We can also save water by setting irrigations systems to only water every other day and not during the heat of the day

---

## ATTENTION SUNLAND LANDLORDS

SunLand's current Rules and Regulations state that landlords must notify SLOA of any changes to their properties' tenancies within 30 days, else they can be charged with a \$500 fine for failure to do so. It is paramount that we know who is living where, in case of an emergency, and how to contact them.

*If you rent out your property, be sure to notify the SLOA office of your tenants' names and contact information within 30 days of occupancy changes.*

You can send this information via mail to the SLOA office, 135 Fairway Drive, P.O. Box 3931, Sequim, WA 98382 or email [sloa@olyphen.com](mailto:sloa@olyphen.com). Failure to notify SLOA of occupancy changes will result in fines.

Bobbie Piety, Rental Communications Chair

## NOMINATING COMMITTEE

This year we will be replacing three board members who have completed their terms. Randy mentioned the need and importance of having interested, active members to go forward in protecting SunLand and our investments here.

As Committee Chair, I would like some volunteers to assist me in providing a quality slate of prospects for this year's election. This group will be short-lived in order to provide the nominees to the public during the event Randy mentioned in his article. What I have in mind is a group of newcomers and older members to provide the best cross-section in recruiting the prospects. If you are interested in helping on the committee, please let me know either in person, by phone 457-6426, or email [fsmith4952@aol.com](mailto:fsmith4952@aol.com).

For those of you already planning on running for next year's Board, please let me know, so we can get you on the list early.

Remember, if you see or have a problem with anything regarding SunLand, don't hide it; let us know about it and, at the same time, provide a possible solution. The best way to do this is to get involved on the Board.

Fred Smith, Nominating Committee Chair



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

PRSR  
First-Class Mail  
U.S. Postage  
PAID  
Olympic Mailing  
Services

**VISIT OUR WEBSITE AT <http://www.sunlandowners.com>**

*THE  
GATHERING  
PLACE*

**FOR RESERVATIONS PLEASE CALL:**

<i>May</i>	<b>Gail Nelson 582-3770 ghnelson@live.com</b>
<i>June</i>	<b>Cindy Smith 457-6426 Fsmith4952@aol.com</b>
<i>July</i>	<b>TBA tba</b>
<i>August</i>	<b>Sue Fowler 504-2934 Suefowler33@gmail.com</b>

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