

SunLand

BULLETIN

Published by SunLand Owners Association, Sequim Washington

November, 2011

Vol. 38 No. 4

PRESIDENT'S MESSAGE

I would like to take this opportunity to thank the members of the Board that have recently left our service: President Eldon Dennis, Co-President Dan Faloni, Gary Fortmann, Ron Coleman and Bob Rhodes. All of SunLand appreciates your service.

Over the past year the Landscaping Committee increased its standards to a level I do not believe SunLand is accustomed to. This is not to say the level is unwarranted, but it is a change in past practice. The increase in standards has been met with a great deal of support, but has also brought forward issues concerning our fines procedure and our methods of communication with our homeowners. During last year's term the Board voted to change the fine structure to be more realistic as we were actually fining homeowners for non-compliance. The Board felt that the previous fine structure was excessively harsh and the fine amounts increased so rapidly that that they seemed indefensible in relationship to the issue.

The second issue, of a communication

method, was not entirely addressed. The sequence of letters and method was agreed upon, but more "holes" in the system were discovered through implementation. This will be addressed this year as I see no point in moving forward until we have this process hammered out. All of this being said, the key component to a positive outcome for a homeowner with a fine issue is communication. When the homeowner made the effort to talk to the Board and use the grievance process the results were, for the most part, in the favor of the homeowner.

The Board has always agreed that the goal is not fines, but compliance. Please always contact Celeste or myself concerning any compliance letter so that the issue can be resolved without further letters, fines or liens. For the Board's part I would like the members to think about how we want to communicate concerns to our homeowners, keeping in mind we have approximately 900 homes under our watch and most Board members do not want to spend 40 hours per week trying to track down homeowners to ask them nicely to mow their lawn.

John Hamer, President

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

GREENBELTS, PARKS & LOTS

It was with a unanimous vote of gratitude that your SLOA Board chose Mr. Don Leslie as this year's recipient of the Jess Taylor Award at our annual meeting in September. His 26 year dedication to sand and apply a fresh coat of varathane to our entry SunLand sign each and every year definitely needed to be recognized. Once again, thank you Don for your work of love!

As previously mentioned, while working to restore the damage at the front entry, we discovered that our aging irrigation system needed some long overdue attention. So we brought in an irrigation company who replaced two electric valves, seven sprinklers, several nozzle heads for better coverage and unplugged many others. The timer system also required additional upgrades. The total cost came to \$1,170.39.

Now, a gentle admonition to folks who have been tempted to discard tree trimmings and grass cuttings on adjacent empty lots and greenbelts. Not only is it disrespectful to the vacant lot owner, but it is a potential fire hazard. I am going to have the fire marshal come out in the spring to evaluate our heavily wooded areas and lots, and give us an official assessment. So please, if you are guilty of the above, be a good neighbor by retrieving and properly disposing of those unlawfully discarded trimmings.

Monica Ostrom, Chairman



LANDSCAPING COMMITTEE

SunLand is looking beautiful these fall days. Driving around the neighborhoods pride of ownership is evident and that makes a great impression on visitors and potential buyers.

As our fall clean-ups are underway, please remember to discretely keep the bags of leaves out of sight until they are picked up on garbage day. Also, some of our residents are forgetting to keep their garbage cans out of sight until the Tuesday pick-up and then forgetting to replace them in the garage or out of sight until the next pick-up.

Also, some of our residents may not know that the area between their landscaped yards and the road is also their responsibility to keep clean and weed free. This also includes the drainage ditches that many of us have. SunLand does not maintain this area and the weeds do not just magically disappear.

Things are looking great these days and a drive around the neighborhood will give everyone the feeling that SunLand is, indeed, a beautiful place to live.

Eleanor Guion, Chairman

ARCHITECTURAL COMMITTEE

In the few short months that I have been chairman of the Architectural Committee we have actually had an encouraging event. Even in this ugly economy, an established local builder who has previously built in SunLand, will be building a custom, single story, 2800 square foot, 3 bedroom home at 163 Horizon View for a new neighbor. We have granted him one exception to the 6 month exterior completion rule because it works in everyone's favor. He will be pouring the foundation before the muddy season,

but will not begin framing until January. I think we can all appreciate being saved from the muddy truck tracks on our roads, and I need time to inspect a survey of the finished foundation to insure setback compliance before framing begins anyway.

I have visited the sites and spoken to the homeowners who have proposed small structures for lawn maintenance equipment and approved two, after suggesting that they keep their neighbors informed of their intentions.

It's good to keep in mind that your Board only looks through the blinders of the By-Laws and the CC&Rs, but it's your neighbor that sits out on their patio.

Steve Schermerhorn, Chairman



RECREATION

The swimming pool is officially closed and winterized for the season. The painting of the fences inside and outside of the pool area has been completed. Working through the winter months, we will be repairing the damaged tables and benches and any other fixes that are needed.

Due to the number of cases of vandalism at the pool, area we have asked our Security Chairman, Tom Fitzgerald, to look into upgrading our pool security system. We will also be looking into upgrading our pool signs.

Larry Laing, Chairman

WELCOME TO NEW BOARD MEMBERS

At the annual meeting on September 12th, the membership voted to approve the 2012 budget and an annual financial review. The three new Board members elected by the membership were Diane Horton, Larry Laing and Steve Schermerhorn.

The SLOA Board also had two other vacancies to fill. Eleanor Guion was appointed at the regular Board meeting in September, and Dan Gellert was appointed at the regular Board meeting in October.

Thank you to all who have stepped forward for the benefit of the community.



NEWCOMERS TO SUNLAND

Frank & Kelli Carr

133 Hogans Vista
681-8640

Kelli and Frank Carr, and their two sons, are from Middle Tennessee and they moved to Sequim in August of 2010. They rented in SunLand for the first year, off of Taylor Court, and then they bought a house on Hogans Vista. They moved to Sequim so that Kelli could go to work for the Public Utility District (PUD) as a senior electrical engineer, as she previously has over twenty years of experience in the utility industry. Frank retired from the military in 2003, and he worked for the State of Tennessee the last few years that they were there.

Kelli and Frank's two sons, Frank III and Kenny, go to Sequim High School and Sequim Middle School respectively; Frank is a senior and Kenny is in 8th grade. Their lives right now revolve around the boys and their plan is to go snow skiing and hiking with them.

They enjoyed their first year in SunLand so much that they decided to buy a house here. They found out that the neighbors and people here are very special. They go to St Luke's Episcopal Church here in Sequim, and they have been very happy with the community throughout Sequim and Port Angeles. They said that "the people here are so friendly and kind and the surroundings are so beautiful; it is just a great place to live."

Rebecca Penrose

127 Hogans Vista
907-723-9381

Becky is a California girl who moved to Juneau, Alaska where she raised her four children and lived for 33 years. She is a paralegal and has worked as a Marriage Commissioner and for the State legislature. She moved here from Alaska this fall and is having fun painting and fixing up a unique house.

Along with enjoying her family and doing projects with her 15 grandchildren, Becky loves kayaking, boating, bicycling, skiing, skydiving, scuba diving, gardening, traveling, beach-walking, playing cards, chess, book reading/discussion, photography, wine tasting, camping and thrift shopping. She has ridden an ostrich in Africa, a camel in China, and bungee jumped in New Zealand. Becky loves visiting with people and doing anything that needs doing. Above all she honors God.



Submitted by LaNice Korus, Chairman

WATER NEWS



WINTER

Winter is quickly approaching and the word is it's going to be cold and snowy. Please don't forget to shut off and drain those irrigation systems. The water district gets many calls each winter to come out and turn off a water service because a sprinkler has frozen, thawed, and broken.

RATES

Your water commissioners along with district personnel are working very hard in an attempt to budget for next year without any rate increase for water or sewer. We are well aware of the hard times everyone is having in this struggling economy. However, there are some costly things we are required by law to do next year. For example we are required to replace the headworks assembly where the raw sewage enters the treatment plant. This alone comes with a cost of \$100,000.00. With another \$50,000.00 for additional reclaimed water filtration and \$10-15,000.00 for three new required monitoring wells, it's quite a challenge to craft a budget with higher expenses and flat or reduced revenue, and may unfortunately require an increase in some of the rates.

WATER METERS/SETTERS

Scott has been very busy installing the meter setters and has completed more than 80 so far this year. Thanks to all for your cooperation and patience. I know the questionnaires are a bother but they can really make the meter setter installation process smoother and less expensive.

OLD MEDICATIONS

Thank you for remembering to not put old medications, plastics, or personal care products in the toilet. Any plastics or personal care products should go in the garbage, and the proper place to dispose of old medications is the Sequim Police Station located near Frick Drug.

OUCH!

Willy is recovering from back surgery resulting from a fall while servicing a fire alarm at the treatment plant. All of us and most of you at SunLand know Willy and are hoping for a swift recovery and return. We all miss him here.

WEB SITE

The SunLand Water District's web site is still www.sunlandwater.com.

Mike Langley, Manager





**THE
GATHERING
PLACE**

FOR RESERVATIONS PLEASE CALL:

November	Gail Nelson nelsonsduckpond@msn.com	582-3770
December	Ginny Friess algin2@wavecable.com Sandy Davidson ldavidson@wavecable.com	681-0701 683-5292
January	Judy Kelley jskelley@olypen.com	477-4526
February	Gladys Dressler gdresler@olypen.com	582-3877

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



Owners Association
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