

SunLand

BULLETIN

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PRESIDENT'S MESSAGE

First let me say Thank You for the privilege of serving as this year's President of SLOA. I feel honored to have this bestowed upon me and I will work hard to live up to all your expectations. I can honestly say that you have a great group of volunteers staffing the Board of Directors (B.O.D.). We all want what is best for the community and will work together to do whatever is necessary to carry on the strong tradition that has been started before us.

By the time you receive this newsletter, I will already have met with the Clallam County Commissioners on adding some type of paved walkway along Taylor Blvd. I pray that they will have added this concept to their S.T.I.P. (Six year transportation improvement plan) as that meeting is being held in the next week (October 3rd, before this mailing). Whether funded or unfunded, this is the only way to get started on a large project like this. This project is all about safety on our streets. I hope everyone is on the same page with this. We have been very fortunate to date that there have been no serious accidents along this very busy main boulevard in our community. As you know, it only takes one fatal accident to change our world. Why wait until that happens? We must be proactive,

not reactive, to safety concerns and issues in our community and I will continue to drive this project home as long as I am on this Board. Wouldn't it be nice to be able to walk or jog along Taylor Blvd. with no worries of vehicles being forced off the road or, worse yet, running into you? More coming soon on this topic, and please, if you have an opinion either way on this let me know. I will be happy to set up a committee to discuss this if necessary.

The B.O.D. will be seeking volunteers for work parties with concerns of overgrown vegetation to help out around our community. We are hoping for a monthly work group that will be willing to help out needy areas that are difficult to stay on top of. Please volunteer whenever possible. Volunteerism is the tie that brings communities together. Let's all do whatever we can to work together and strengthen our neighborhoods.

We are all here to help when necessary. If you have questions, thoughts or concerns please drop a note by the office, or email or call. We are all in the SunLand directory and Celeste has our contact information also. Please Thank Celeste when you stop by the office, we would all struggle without her!

Jeff Edwards, President

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

TREASURER'S REPORT

At its annual meeting, the membership elected Bob Willis to be the board treasurer for three years. It also determined that it supported an annual review of the Association's financial status rather than an audit. Whenever asked whether or not an audit is needed, I reply: "I favor an audit but I don't see that it is necessary."

In line with a helpful comment by a meeting attendee, our general "reserve fund" has been renamed to be a "contingency fund." The reason for the change is twofold: 1) the fund is actually a contingency fund; that is, it is not reserved; 2) Washington State has extended a law originally meant for condominium associations to homeowner associations relative to specific requirements for "reserve funds."

As of the end of September, the Association's revenue of 2013 is \$210,611. This is 101.1% of revenue budgeted for this year. To date the board has authorized the spending of \$134, 886 of the year's revenue. This represents 72.2% of budgeted expenditures. As we are, at this point, 75% through fiscal year 2013, we are well within budget expectations. The budget for 2014 was presented to the membership prior to its annual meeting and was overwhelmingly approved in a paper ballot.

Bob Willis, Treasurer



"12 TREES OF CHRISTMAS"

SunLand Golf & Country Club is having its Second Annual "12 Trees of Christmas" display at the Clubhouse. The decorated trees are placed throughout the facilities; each tree is sponsored by a group or individual at the club. They design their tree however they wish. Last year's trees were wonderful to see.

You all are invited to join us Wednesday December 11th, 4:30 to 6:30 pm to wander through the clubhouse and cast your vote for your favorite tree.

We are asking that you bring a donation for the Sequim Food Bank. There will be a large box in the entrance for the items and a jar for cash donations if you prefer.

The RainShadow Ringers, a Hand bell Choir; will perform at 5pm, playing Christmas music for your listening pleasure.

Hot Cider will be served and a no host bar will be open.

Come over to enjoy some music, friendship and the **"12 Trees of Christmas"**.

For more information please call Cheryl Coulter 681-2796.

SECURITY & ROADS

The security of our community involves many players such as the nightly Security Patrol, measures approved by the Board of Directors, County involvement and most important of all the observations of each of us living in SunLand.

One of the issues that is meaningful to the overall security of the neighborhoods is the outside lighting in the front of our houses. The number of burned out or inoperative light posts continues to incline. Thank you for correcting the problem when you are informed. One night, I left my garage door open. Not good! However, my neighbor across the street let me know the next morning. The point is I appreciated the contact from my neighbor and urge all of us to “watch the back” of others.

If you have an issue related to the security of our neighborhood please drop me a line at the SLOA office. Celeste will make sure I receive it.

Randy Skoglund, Chairman

ARCHITECTURE COMMITTEE

My first month on the board has been active. I have enjoyed meeting several new neighbors that have recently moved into SunLand and are actively making their new house into their new home.

One of the things I have noticed recently is the number of homes that have no security light – after driving through 30% of our neighborhood, I noted over 20 lights that weren't functional. As daylight savings nears and our nights get longer, please check to ensure your light is functional and if you

notice a neighbor with a light not lit – I'm sure they would appreciate a friendly heads up.

As the Architecture Committee Chairman, I have made a personal commitment to address your requests in a timely fashion. The application requirements are not intended to be a burden and I hope to quickly respond to requests for your home improvement projects. Applications are available at the office or on our website www.sunlandhomeowners.com I have already been able to handle every application quickly and most have been addressed within a short few days. I hope to continue that process. Your participation in the approval process ensures a beautiful neighborhood for all to enjoy.

Your neighbor,
Mark Ostroot, Chairman

GREENBELTS, PARKS, AND PROPERTY MANAGEMENT

The 2013 growing season is coming to an end, so by the time this newsletter has been distributed I and our maintenance team will have surveyed SunLand's green belts and vacant lots and completed mowing and related tasks for the year.

Next up, of course, is the coming winter and the possibility of wind or storm damage to trees in these areas. I will continue to look over the vacant lots and green belts from time to time, and I ask our residents to inform me of problems that they observe – so together we can minimize the risk of harm to people and damage to property.

Kendall Casey, Chairman



RV STORAGE

We now have a Resident Watchman living in the RV Lot. His name is Dick Boyd and is parked in space 94A. Feel free to stop and introduce yourselves to him and welcome him to the area.

A couple of weeks ago we experienced a break in at the park. Due to the vigilance of some SunLand Homeowners the culprits were detected, 911 called, local law enforcement responded quickly and the culprits were apprehended.

A reminder to those who have vehicles in the lot to be sure you have checked your units and file a report with the Sherriff's department of any missing articles.

A metal three gallon Quicksilver fuel tank with fuel line was left by the culprits. Please call Jim Hammond to identify and retrieve the tank.

Jim Hammond,
RV Storage Chairman

RECREATION

We have completed another summer of successful pool operation. Thank you Doris and all of your attendants for making this happen. Tim Mannor ably handled the duties of pool maintenance. Tim also completed the painting of the outside fence surrounding the pool, and took care of trimming the shrubs around the pool area. One problem that we were not able to resolve was maintaining the hot tub. During the winter months this is a situation that will need resolution by the Board. Finally, consideration will be given to opening the pool in June again as the weather is too unpredictable in September in the Northwest.

The tennis courts remain open and have been well maintained by C.V. Tondreau and his crew. Thank you. A new feature this year was the purchase of a portable pickleball net for use on the pickleball court (also used as the tennis practice court). For now, the net seems to be working well, and the court is receiving a respectable amount of use.

Any comments that owners may have about improving the use of either facility would be appreciated. These comments can be directed to Celeste at the SLOA office who will forward them on to me. Thank you.

Sincerely,
Ron Bell, Recreation Chairman

WELCOME

Ruby and Dennis Lanham

Ruby Lanham is an avid outdoorswoman who likes long walks and riding a motorcycle (as the passenger). A photographer, she enjoys taking pictures of Sequim's elk. She also spends time at crafts such as cross-stitch, crochet, and needlepoint.

Dennis Lanham is the family's motorcyclist but one with a green thumb, as can be seen in his garden. For many years, he has been an excellent video photographer, not only on land but also under water.

THE SUNLAND WATER DISTRICT has begun a process of long-term planning for the future of SunLand’s water and sewer infrastructure. While most of us don’t give much thought about the water from the tap and the toilet flushing, these functions require ongoing planning to ensure continued water and sewer service availability. This memo is one of a series planned to keep all SunLand water and sewer customers informed about current activities and future plans. The Commissioners and Staff welcome your ideas to make our system more efficient.

ACTIVITIES IN PROCESS:

- We are currently in the process of upgrading our sewer treatment plant. Those upgrades include removal of the 30-year old sludge from the facultative lagoon and reconfiguring that space into 2 new items. One will be an “overflow” reservoir that will greatly reduce personnel costs during the rainy season when our current system cannot process the volume of wastewater entering the plant. The second area will become an additional “digester” to more thoroughly treat our sewage. As part of this upgrade we are also adding an additional filter to better screen our Class “A” Reuse Water. Removal of this lagoon will reduce the threat of local groundwater contamination.

- We have purchased and installed a backup generator at our upper water reservoir and well to ensure that we can continue providing water if one of our well pumps failed. The pump at our lower reservoir needs replacing, and we could not “take it off line” without being able to ensure the upper well could supply all of SunLand if power was interrupted.

- By the start of 2017, we are required by Washington law to have meters installed on all water connections. We are in the process of preparing for the meter’s installation by putting in “meter setters” at all connections—over half have already been installed. Once those are all in place, we will be purchasing and installing meters into those setters. Once meters are in place we will be able to monitor water usage and detect leaks in our water main lines.

- As part of the meter installation process, we will consider purchasing computer hardware and software to collect and manage water use data.

MEETING WITH CITIZEN’S ADVISORY COMMITTEE:

- On September 25th Commissioners and Staff met with our Advisory Committee and discussed activities and tasks completed in the past year and those pending in the future. We had a lengthy, spirited discussion of water meter installation requirements and options available to us for compliance.

WATER AND SEWER RATES:

- You will see water and sewer rates increase 6-7 percent in 2014. This will be our first rate increase since 2011.



Owners Association
135 Fairway Drive
Sequim, WA 98382

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**THE
GATHERING
PLACE**

FOR RESERVATIONS PLEASE CALL:

November	Stephanie Swensson stefswen@yahoo.com	681-8410
December	Ginny Friess algin@@wavecable.com Sandy Davidson ldavidson@wavecable.com	681-0701 565-6740
January	Judy Kelley jskelley@olypen.com	477-4526
February	Gladys Dressler 2gdressler@wavecable.com	582-3877

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