

SunLand

BULLETIN

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PRESIDENT'S MESSAGE

Much of this fall has so far been taken up with forming a new Board of Directors. I took on the role of President in August; Jennifer Sweeney was elected by you at the annual meeting to the Board and to the position of Secretary/Treasurer; Jim Wells and Jim Hammond, both in their third year of service on the Board, have agreed to be co-vice presidents for this year.

New elected Board members have assumed chairmanship of major Board committees: Fred Smith over the Architecture committee and Bobbie Piety as co-chair of the Greenbelt and Lot Maintenance committee. Finally, the Board appointed two additional members to fill out the remainder of unexpired terms: Ken Larson will complete the one-year stint left in Jeff Edwards' term and serve as Landscape director; Steve Loska has agreed to fill out the two years remaining in Mark Ostroot's position and will co-chair the Greenbelt and Lot Maintenance committee. The final committee assignments went to returning Board members: Randy Skoglund to Security, Jim Wells to Recreation, and Jim Hammond to R.V. storage. I will serve as liaison director to both the Welcoming and Scholarship committees.

Change is also coming to our SLOA office. As you may already know, our office manager, Celeste Lilley, functions in two half-time posi-

tions, as receptionist and bookkeeper for us and also for SunLand Water District. Because of impending requirements for reading individual homeowner's usage of water, the setting up of recording and billing and accounting systems will necessitate a restructuring of Celeste's position. What that will finally be is in the process of being settled.

We have two projects that have carried over from the previous Board. One is the proposal to put in a sidewalk on Taylor Blvd. To date, it only exists as an unfunded project in the Clallam County's six-year transportation plan. The Board will have no involvement with this until some movement is indicated by the County. The second is the proposal to buy Lot 207 from the SunLand Golf and Country Club. Although the membership approved that purchase by vote at its annual meeting, the Board has still not decided, either way, on this. What is clear, however, is that the Board will make its decision based solely on whether this purchase would be a substantial addition to our SunLand community, not on other ancillary arguments for or against the purchase.

I personally thank all of you, and I do so in the Board's stead, for any of your individual efforts to enhance the quality of our life here in the beautiful setting which is our home.

Bob Willis, President

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

SECURITY & ROADS

As we enter the fall season, there are a few items that I want to bring to your attention. But first, let me address the Taylor Blvd. repair project.

According to Ross Tyler from the Clallam County Road Department the County has applied pre-leveling on parts of Taylor Blvd. This is a pre-condition applied about a year before the Chip Seal process. It is necessary for the porosity in the new hot mix asphalt to get “plugged” with winter sand and dirt otherwise the chips won’t stick very well. Taylor Blvd. will be chip sealed after July, 2015. Then in September, they will return and put a “fog seal” over the top of the chips. That will smooth the surface a little more, turns it all black and locks in the chips. Striping will be applied after the fog seal. The chip seal process is never going to be as smooth as the machine applied hot mix asphalt but most drivers won’t notice much difference once the whole process is completed. There have been many comments about the condition of Taylor Blvd. so I wanted to give you a full explanation of this process.

As we begin the fall season with shorter daylight hours PLEASE take time to make sure your front yard lights work properly from dusk to dawn. If you go south for the winter replace the 40 watt bulb to ensure the lights are on until you return. If the light fixture is broken you must have it repaired. **We have too many light violations** and I do not want to resort to fines. Help yourself and your neighbors and light the way!

Fall also brings Christmas and an increase in mail. Remember last year and the loss of mail. The bad guys are looking for gift cards and other valuable items. Get a locking mailbox and/or make sure your mail is not left out overnight or allowed to build up over a few deliveries.

Many SunLanders enjoy walking about the streets of SunLand. Mornings stay darker longer and night times get darker sooner. One of our homeowners asked to remind us to use reflective clothes or vests when walking. Some of our roads are dangerous (Taylor Blvd.) to walk on so we need this extra protection for safety.

One of our new Speed Monitors has been installed on Blakeley Road. I am pleased to tell you that the response from many homeowners has been very positive. There has been a noticed slowing down of cars along Blakeley. We will be evaluating other streets to place these Speed Monitors. We will move the two monitors to other posts and rotate for maximum exposure and effectiveness. If you want to suggest a street to receive these Speed Monitors, let me know via the SLOA office. Currently, we are looking at Taylor Blvd. and Fairway Drive as candidates to place the monitors.

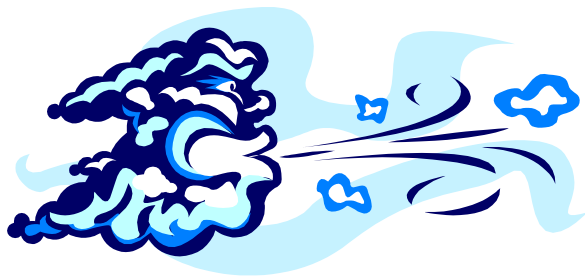


Linda and I wish all a wonderful Holiday Season and a very Merry Christmas!

Randy Skoglund

SLOA Board Meetings are held at
10:00 a.m. at The Gathering Place on
the third Tuesday of each month.

November 18th
December 16th
January 20th
February 17th



LANDSCAPING

Rain and wind are picking up for the next few months. Both contribute to downed branches, leaves and other items in our yards. Debris on steps and driveways can create a slick surface. These areas also need to be kept clean to prevent slips and falls. Please clean up your yards to assist in keeping SunLand an attractive place to live. When you see branches or other debris on Association property or in the greenbelts let the office know so we can have it cleaned up. Your attention to these matters is greatly appreciated by your neighbors and the SunLand Board.

Owners are reminded that dumping yard waste in the greenbelts is not allowed per our governing documents. Owners are responsible for making sure their tenants are aware of this. Notices are being sent out to owners letting them know of the problem.

When driving through SunLand it was noted that several vacant lots have excess amounts of brush growing under the trees. Even with the rainy weather this is a fire hazard as the material is dry. We ask that owners take the responsibility to clear their lots and keep them cleaned up. For those that are absentee owners, the SunLand office can provide a list of landscape companies that can provide clearing services.

Ken Larson, Chair

RV STORAGE

It is time to winterize the RV's, boats and vehicles you have stored in the RV Park. Colder weather may be upon us soon and you may not want to have frozen pipes or water appliances suddenly appear when you want to travel or fish.

The main gate will be getting a facelift in the next month. The entrance will be lengthened from 53' to 63' to allow longer vehicles to enter from Woodcock and hopefully eliminate a safety hazard. The lock up will remain the same with the padlock and the hasp being moved higher to make it easier to lock and unlock. New keying and locks will not be required.

Three bids were received for the installation of an electronic key pad entry system to the main gate to be accomplished during the repair and moving of the gate. Due to the cost and other limiting factors that portion of the gate project will be set aside for future consideration.

A reminder to those entering and exiting the RV Park to be certain that you keep the gate locked when you are in the park. There is a sign on the front gate to that effect. Being within sight of the gate does not relieve you of the responsibility to keep it locked while attending to your vehicles. If Richard finds someone has left the gate open while in the park, he has been instructed to remind you to lock it while in the park. In some cases he may just lock it up.

Thanks for your support. Good storage!!

Jim Hammond



RECREATION

Where did the sunshine go??? I shouldn't complain as we had a wonderful summer with warm sunny weather most of the way through September. But it was very hard to get up in the dark this morning.

Attendance at the pool was good this year. Our thanks to Tim Mannor who maintains the pool, and to Doris, Cheryl, Ann Marie, Cynthia and Penny, our pool attendants, for keeping us safe all summer.

We are proud to have a new portable Handicap Lift that will be available at the pool next summer. It is very easy to use and can be positioned to help someone into and out of the pool or the hot tub. Some remodeling will be done in the two dressing/restrooms this winter to bring them into compliance with the Americans with Disabilities Act regulations and Handicap parking will be improved. Additional pool parking space will also be added.

Please let me know how I can improve your recreation experience here in SunLand!

Regards,
Jim Wells, Recreation Chairman



TREASURER'S REPORT

As of November, we have received 100.5% of budgeted income for 2014. 87% of that income has come from our membership dues of \$195 per year. Document processing, as requested for sales and rentals, has been \$4,700 or \$1,700 over budgeted \$3,000 for the year. All other budget lines have performed as expected.

We are 83% through this fiscal year. To date, we have spent 72.1% of budgeted expenses. Only three budget lines exceed to date our expectations: swimming pool (88%), professional fees (92.6%), SLOA center (85.2%). Given that remaining costs for the pool this year will consist only for maintenance, we expect its expenses to remain within budget. Additional costs for legal consultation depend totally on specific requests from the Board. The one-time yearly costs for SLOA center have all been paid. We should end this fiscal year substantially under budget.

The Board has authorized withdrawal from our contingency/reserve fund of \$24,742 so far this year. Major outlays were for a new heat pump (\$8,417) and an ADA mandated chair lift (\$7,872) at the pool, as well as two radar speed signs (\$5,945 for revolving installation on Taylor Boulevard., Fairway Drive, and Blakely Boulevard.) The Board intends to reimburse the contingency fund at year's end with any budgeted income savings. The current contingency fund amounts to \$120,000.

(Because of an unforeseen work obligation, Jennifer Sweeney is unable to write this report. Ex-treasurer Bob Willis has done so.)

IS THAT WORKER LICENSED OR A LIABILITY?

Submitted by Judy Graves

An appliance needs to be repaired. The heating/air conditioning system is on the blink. A clogged pipe requires the services of a plumber. We have all been there and, excepting the handy do-it-your-selfer, the next step for the rest of us is to call a repairman.

Here's where the confusion begins. Most homeowners know that the company they hire must have a Washington State business license. In addition, the company needs a contractor's license through the Department of Labor and Industries (L&I) that includes their particular specialty. **But, what most homeowners do NOT know is that the technician that the company sends to their home to perform the work MUST also have their own personal certification by L&I.** Using an unlicensed technician can not only be a hazardous situation, it can also be a very expensive one.

So where does the hazard come in? In order to qualify for the required certification from L&I, one needs to first go through the process of obtaining a trainee card, and then work to meet the requirements for unsupervised certification. The trainee must be supervised while working until he gains the knowledge, skills, and experience necessary to work safely unsupervised. The certificated technician works unsupervised because he has demonstrated his knowledge by passing the proper tests and fulfilling the requirements for CEU credits to keep his card current. Although anyone can make mistakes, the likelihood is greatly reduced by using properly licensed technicians who have met the standards required to obtain proper licensure.

Where does the expense come in? If a homeowner calls an appliance repairman, or a HVAC technician, or a plumber to their

home to perform a service and the service results in some sort of damage to the home, the homeowner's insurance can legally refuse to pay the claim. This leaves the expense as the homeowner's burden. This can range, for instance, from a small fire to an entire structure burning down and because the worker was unlicensed, the homeowner foots the whole bill.

Another source of expense occurs when an unlicensed person does poor quality work. The homeowner may then have to call another company to come and rectify the situation. It isn't unusual for companies to hire unlicensed people because they can be paid a lesser hourly wage. Also companies that do not get licensed can charge less because they are not paying for licensing, bonding, and insurance. This leaves them and their employees without any workman's comp insurance should the employee get hurt on the job. Consumers often take the lowest bid in order to save money, but do not realize the hazards and expenses that can come along with using unlicensed people.

Any time it is necessary to hire a company to work at your home, verify their credentials with L&I. It can be easily done at: <https://secure.lni.wa.gov/verify/>. L&I will also help over the phone at: 1-800-647-0982.

When you call an appliance repair person, an HVAC technician, or a plumber, tell the company to make sure and send a technician that is properly licensed. When the technician arrives, ask to see their L&I License/certification card. They are required to wear them at all times on the job, so they should be able to produce the card quickly.



Owners Association
135 Fairway Drive
Sequim, WA 98382

PRSR
First-Class Mail
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PAID
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Services



**THE
GATHERING
PLACE**

FOR RESERVATIONS PLEASE CALL:

November	Stephanie Swensson stefswen@yahoo.com	681-8410
December	Ginny Friess algin@@wavecable.com Toni Tobin Tonit825@aol.com	681-0701 504-2992
January	Judy Kelley jskelley@olypen.com	477-4526
February	Lea Peron Mistyjune5351@gmail.com	(916) 760-8385

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