

# SunLand

## BULLETIN

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### PRESIDENT'S MESSAGE

Fall is a wonderful season at SunLand. It is also a reminder for us to prepare our homes and yards for the coming winter season. Please take time to inspect your yards and drainage areas and keep them clear from debris or blockage. The culverts that run along the front of many of our homes should allow free flow of rain water runoff. If your culvert is blocked or drains slow it can cause a back up or flooding up the line.

The new Board of Directors is now in place and we are beginning to formulate many new activities and actions to enhance life in SunLand. Soon, you will be receiving a series of informative emails from SLOA and committees within SunLand giving you information or advice about life in SunLand. **If you have not given your email address to Office Administrator Celeste Lilley please do so.**

On Thursday November 12<sup>th</sup> at 4:00PM SLOA will be hosting Clallam County Commissioner Jim McEntire at the Golf Club Ballroom. Commissioner McEntire will be discussing road concerns regarding Medsker, Taylor Blvd. and Woodcock Road access to and from Sequim-Dungeness Way. Please plan on attending and participating in this discussion. It is a great opportunity to ex-

press your concerns about access into SunLand as well as the traffic speed along Sequim-Dungeness Way. Mr. McEntire asked for this meeting and values your input.

I am pleased to announce that we have set up three AD HOC committees to deal with major issues. The three committees and the Chairs are:

- Cell Phone Tower – Bobbie Piety
- CC&R Review – Ken Larson
- Walking Trails – Berta Warden

I thank all three of our Directors for adding these additional duties to their responsibilities. They will be asking for assistance to fill out their committees with an emphasis outside the Board of Directors. If you are asked to serve please get involved.

During the Summer of 2015, I sent out a survey to determine interest in having a SunLand Garden Tour next June. There was a tremendous positive response. We need three more gardens **and one of you to take on the chairmanship of the committee.** If you would like to offer your home/garden for the tour or you will accept the duty of Chairperson please contact Celeste Lilley at the SLOA office. Our deadline to go forward will be **December 15, 2015.**

Randy Skoglund, President

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

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## TREASURER'S REPORT - THIRD QUARTER

Fall is officially here and we are now through our third quarter of our fiscal year. As of September 30<sup>th</sup>, we have received all membership dues and exceeded our income goals for document processing (new home purchases). In total, we have received \$206,123 of the \$203,040 anticipated, which represents 101.5% of our income budget.

Our overall expense budget is also on track. We have spent \$135,035 or 69.6% of our expense budget. At this calendar point we should have not have exceeded 75%. Only a few budgeted departments are over this 75% guideline. One department is Recreation and specifically the pool. With the help of past board member, Jim Wells, we added new features to the pool that were not anticipated in 2014 when the 2015 budget was approved. This is not expected to happen again as we are now going to have a solid reserve fund.

In 2016 our membership dues will be increasing from \$195 to \$225 per year. Five dollars (\$5) of this increase will be going directly to customary increases in department budgets. Twenty-five dollars (\$25) will be going into the reserve fund account. I hope everyone is now aware that SunLand has entered into a new stage of its economic life and we need to protect our current assets. Many of our amenities are well-used and will need to be fixed, replaced and maintained. This reserve fund study will directly allow us to plan for those fixes over time so we are not all burdened with large special assessments.

Thank you to everyone who voted and approved our 2016 budget!

Jennifer Sweeney  
SLOA Treasurer

## ARCHITECTURAL COMMITTEE

As 2015 winds down we are seeing an increase in activity from SunLand residents who are finishing projects on their homes before the winter weather sets in, days are shorter and wetter, and staying warm and dry becomes the priority. These repairs, improvements and additions, both major and minor, all make a significant contribution to the special and unique nature of our community and ultimately to the value. The Architectural Committee is responsible for insuring that this work is consistent and in harmony with the community standards outlined in the Covenants, Conditions and Restrictions (CC&Rs) and the Rules and Regulations (R&Rs), the governing documents for the SunLand Development.

All homeowners have received copies of both the CC&Rs and R&Rs. Many have read through them, some have not. If you are planning to paint, make changes to your home's exterior, build a fence, remove a tree or any other activity involving the exterior of your home or property, we suggest that you review the requirements found in the documents including the process that is necessary to receive approval for your project. Familiarizing yourself with the different sections of both documents will provide you with needed information and also possibly save you from the consequences of inadvertently doing something that may require a re-do, removal and/or subject you to a fine.

If you have misplaced your copy of the CC&Rs or R&Rs you can find them on the SunLand website at [www.sunlandowners.com](http://www.sunlandowners.com). In future issues of the *Sunland Bulletin* we will be highlighting some of the more common concerns and questions residents have that are addressed in the documents. In the interim should you have any questions please feel free to contact me.

Tom Merrill  
Architectural Chair

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## **SECURITY, ROADS AND PARKING COMMITTEE**

As the new chairman of this committee I have learned that SunLand is very dependent on the county for both road maintenance and police protection.

With that in mind I would encourage everyone who is a registered voter to vote and if not a registered voter to register. It has been my experience that 2<sup>nd</sup> only to large campaign donators, a large active voter base will get listened to by politicians.

If you would like to volunteer for this committee please let me know.

Phil Merlin, Chairman

## **GOVERNING DOCUMENTS REVIEW**

Your Board of Directors is conducting a review of the Association's Governing Documents; the CC&R's, Bylaws, Rules and Regulations to bring them into compliance with current law. The last major review was in 2006 and a lot has happened legislatively and judicially since then. Ken Larson has agreed to lead the effort and needs a small number of members to assist in this effort. If you would like to be involved send a short letter with your name and contact information along with why you want to serve and what you can contribute to the committee to the SLOA office. Five members will be selected to comprise the committee.

The effort will involve reading and understanding the Revised Code of Washington (RCW) for both Condominiums and Homeowner Associations along with other sections as appropriate. Committee members will be

given summaries of judicial decisions affecting Associations and introduced to the Common Interest Ownership Act that will be forthcoming during the 2016 Legislative session. A review of previous Governing Documents will be studied.

Following this foundation effort the committee will apply their new knowledge to our current Governing Documents making adjustments and/or changes as necessary. Upon completion of the revised documents they will be reviewed by the Associations attorney. Finally, the revised documents will be submitted to the entire membership for approval at the 2016 Annual Meeting of the Association.

As you can surmise this is not a trivial undertaking and committee members need to know that this will take several months with "homework" and meetings. An organizational meeting will be held in January 2016. So, with what has been detailed above if you are still interested let Ken know by leaving the information described above with the Association Office. Selected committee members will be notified in December 2015 with information about the organization meeting in January.

Ken Larson  
Governing Document Review Chairman



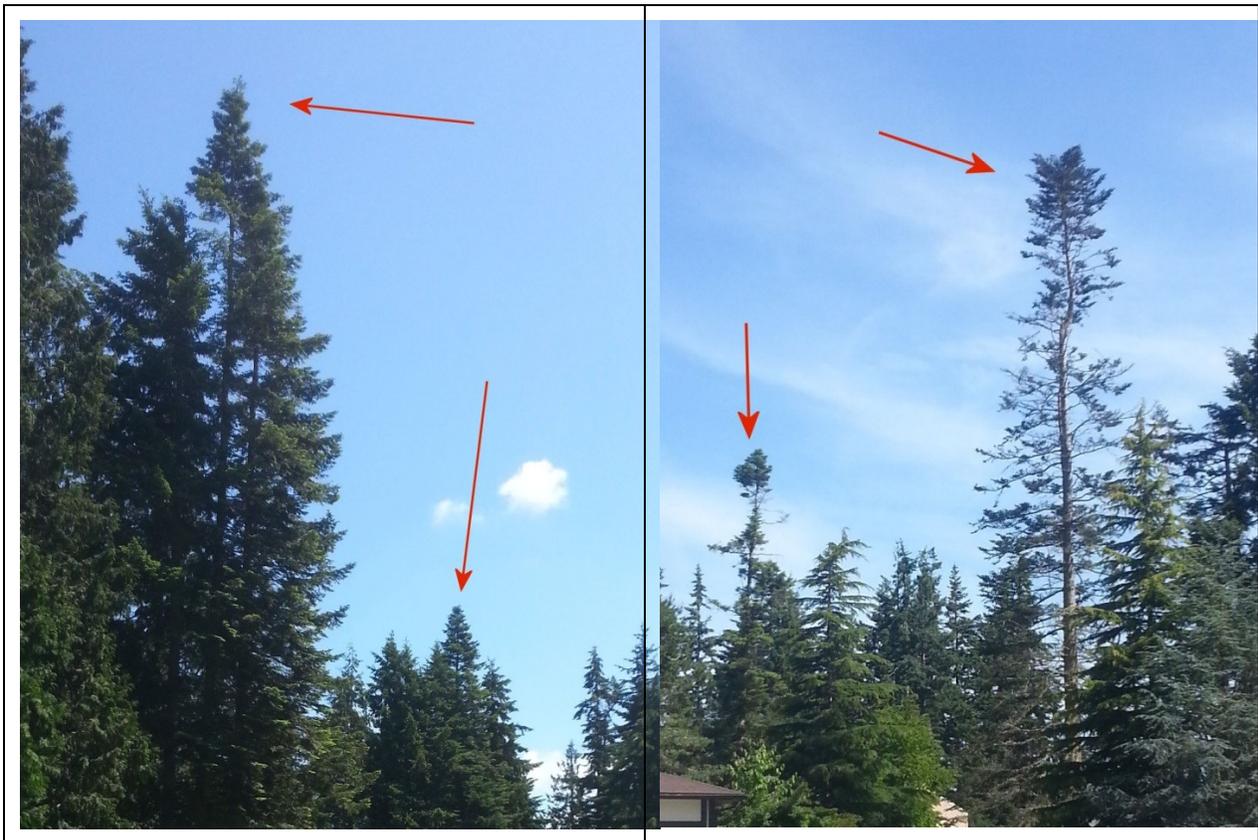
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# Aging Trees in SunLand

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If a tree falls in SunLand and no one is around to hear it, does it make a sound? We may never know for certain, but it *can* cause injury to people or property. The varieties of trees found in SunLand are what provide the ambience of the subdivision and separate it from all the small treeless subdivisions in the greater Sequim area. We have Douglas Firs, Grand Firs, Western Red Cedars, Port Orford Cedars, various pines, and several other varieties, both conifers as well as broadleaf trees. But, some of the grand firs—comparatively short-lived trees—are nearing the ends of their lives. These can often be identified by dying branches along much of the trunk and a flattened or split top.

Healthy grand firs have a conical shape to their tops, as shown on the left. But, sickly trees have the look on the right. The tops lose the conical shape and flatten or get rounded, like a lollipop. Foliage below the top gets sparse and dies off, beginning near the bottom and working up the trunk. The two trees shown in the right photo are nearing their maximum ages and will likely die completely within, perhaps, 5 years.



SLOA has been working on having these old, sick trees in the greenbelts removed to reduce the likelihood of one of them coming down in a wind storm and damaging people or property. We urge all homeowners to ensure that trees on their properties are healthy and to proactively deal with old, sick trees, as they are a potential liability. If you have a questionable tree (continued.)

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on your property, please contact an arborist for confirmation. Trees growing too close together, where their trunks are touching near the bottom, gradually force each other apart, weakening their root systems and this can also cause a tree to get weak and fall in a wind storm. Some large trees' branches can also fall, causing injury to people or property. If you have any uncertainty about a tree on your property, please contact an arborist.

Grand firs are not the only tree variety that are dying—all trees have finite lives, but most are longer-lived than these. Healthy conifers usually have a conical, pointed top that is a vigorously growing leader, with larger branches progressively following. Foliage is healthy-looking and green. Sparse or dead branches, oozing sap, tree mushrooms growing from a tree, are all signs of an unhealthy tree. Parasites, fungi, ivy, and even viruses can attack trees and eventually kill them. If you have uncertainties about the health of a tree, contact an arborist or a tree professional. Here are some that that SLOA has used in the past:

- Arborist: Richard R Hefley – Consulting Arborist 360-385-2921
- Tree Professional: Blue Mountain Tree Service (Jeff) 360-452-7706 Cell: 360-461-9926
- Tree Professional: Town & Country (Bob Neil) 360-681-4256 or 360-385-1161
- Tree Professional: Root Zone (Neville Aitken) 683-8570 or Cell 477-2709

**Note that any tree removal must be cleared by the SLOA Architectural Committee prior to any work commencing.** Contact the SLOA office for this.

Bobbie Piety, Board Member

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## GREENBELTS PARKS & LOT MAINTENANCE

The first stage of beautification of the Taylor Blvd Entrance to SunLand is complete with the removal of the tangled underbrush that had been allowed to re-grow over the past few years.

The next stage will be lifting and transplanting select Rhododendron's at the south side of the Taylor Blvd entrance to improve drivers' line of sight when approaching from the south onto Taylor Blvd. They will be replanted in the SLOA green spaces where we can be somewhat assured of their survival. We will attempt to locate as many sites for planting them along Taylor Blvd as possible.

Before the end of the year, we will be removing as many sick trees from the green spaces as the budget will allow, that have been previously identified by a contracted arborist.

Steve Loska, Chairman



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## RV STORAGE NEWS AND TIPS

For our newer residents I would like to remind you that RV's, trailers and boats of any type are not to be stored in driveways or outside the home. The Association has an RV lot available for a minimal cost to store our "toys". There is an onsite dump station, electrical (30 amp and 20 amp) on selected sites and a "resident" security person onsite. It is the responsibility of each user to keep the RV storage lot clean and user friendly which means that vehicles parked are to be in their assigned spaces and not interfering with adjacent space usage. A major security issue is ensuring the gate is locked except when entering or leaving the lot. If you spot anything amiss please let the office know immediately so it can be corrected.

### Preparing for Winter Storage

As winter approaches it is time to think about preparing your motorhome, trailer or boat for storage. If you don't plan on using it over the winter months now is the time to check things out and prepare for the colder and wetter weather. I searched multiple websites and came up with the following tips.

- If you cover your unit make sure to use a breathable material to prevent mold and mildew.
- Inflate the tires to the manufacturers recommend max cold pressure. Covering the tires will protect them from harmful ultraviolet rays.
- Remove tires if possible, otherwise try to periodically move the vehicle to prevent flat spots on the tires.
- Close all windows and blinds to avoid sun exposure to the carpet, drapes and upholstery which can fade the colors.
- Inspect all roof seams, body seams and window sealant for cracks and openings which will allow water to enter.
- Using a graphite spray lubricant on locks and hinges will prevent them from freezing.
- Turn off all LP appliances at the main gas supply valve and cover the gas regulator to prevent freezing.
- If your unit is equipped with a LP gas leak detector it's a good idea to remove the fuse to prevent discharging the batteries. Just be sure to air the unit out and replace the fuse.
- Insects are attracted to the odorant that is added to LP gas. To prevent bugs from building nests in and around your gas appliances, cover the refrigerator vent, the furnace vent and the water heater vent.
- It's a good idea to defrost the freezer compartment and leave the refrigerator doors open to prevent odors from developing.
- Remember that batteries can freeze. If possible remove the batteries and store in your garage or other place where they won't freeze. Batteries in storage will likely need to be recharged before use so it's a good idea to check the charge periodically and recharge as necessary.
- If you don't plan on starting your vehicle's GAS engine for several months it is a good idea to use some fogging oil to prevent internal rust from developing in the engine. This is especially important for marine engines.
- Finally, fill the fuel tank and add a fuel stabilizer. Run the engine long enough for the stabilizer to move through the whole fuel system.

Ken Larson  
RV Storage Lot Coordinator

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## RENTAL PROPERTIES IN SUNLAND

SunLand property owners, who rent out their properties, must inform SLOA of the names and contact numbers—as well as any property managers and their contact information—every time there is a change in tenancy or in Landlord’s contact information. People get busy, change their telephone numbers, mailing addresses; tenants leave, new tenants move in; a new property manager is hired to manage the property—all these are action items to notify SLOA of the changes. We must be able to contact property owners and tenants, especially if there is an emergency.

Additionally, SunLand property owners must provide a copy of the CC&Rs, as well as the Rules and Regulations to their tenants, as it is the property owner who is responsible for any violations that are carried out by the tenants. Both are available on the SunLand Website: [Sunlandhomeowners.com](http://Sunlandhomeowners.com)

SLOA needs up-to-date contact information for ALL residents in SunLand, whether owners or renters, so please ensure that we have your phone numbers, mailing addresses, and optionally, email address.

Bobbie Piety, Coordinator



Good news on our treatment plant project that was begun three years ago. Back in 2012 we began an upgrade of the waste water treatment plant on Woodcock Rd. The project was to:

- Empty the facultative lagoon of 600,000 gallons of accumulated waste, some of which had been there since the late 90s, dispose of the material on an approved site and remove the rock and liner
- Divide the basin by constructing a berm
- Build a third digester which would increase our capacity and offer an alternative in case of emergency.
- Line the balance of the lagoon and pipe for use as an overflow basin.
- Install a new, less dangerous sodium hypochlorite disinfection system.
- Install a series of new filters and piping to increase efficiency, safety and flexibility on the wastewater treatment process.

The project was financed by a loan from the State Public Works Trust Fund. The total project was \$1,942,000. Under the terms of the contract, if the project was completed in three years from the date of the contract and SWD paid 15% of the amount from district funds, our interest rate for the 20 year life of the loan would be 0.25%.

On the last day of August we received certification from the state that all conditions had been met and our interest rate would be the lowest rate available (0.25%).

Mike Langley, Manager



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

PRSR  
First-Class Mail  
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Services



**THE  
GATHERING  
PLACE**

**FOR RESERVATIONS PLEASE CALL:**

November	Stephanie Swensson stephswen@gmail.com	681-8410
December	Ginny Friess algin@@wavecable.com Toni Tobin tonit825@aol.com	681-0701 504-2992
January	Judy Kelley jskelley@wavecable.com	477-4526

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