

SunLand

BULLETIN

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PRESIDENT'S MESSAGE

With the New Year excitement over and the anticipation of a new "Spring in Sequim," I began pondering on life in SunLand. What blessings we have with the driest climate in all of Western Washington--clean air, clean water, farm-fresh foods, plenty of nature and, of course, those cute deer roaming all around our area. Meandering throughout our neighborhood, we have a most beautiful and well manicured golf course. Can it get much better?

Yes it can. Behind the scenes are many SunLanders offering their time and talents to make our community even better. Take for example the efforts put forth by Alice Myers and her EMIT program. Imagine the time and effort she contributes to manage the EMIT program. Alice is just one of many silent citizens doing their own volunteerism to make SunLand even better. Recently, I was driving from my house and noticed a neighbor of mine raking the culvert along Horizon View Drive. He was collecting branches and leaves left from one of our recent windstorms, not in front of his home but his work took him many houses away from his! Nobody asked him to do this he just knew it was the right thing to do to help keep water flowing and not flooding the area. Then, there was a person that had a load of firewood dumped onto his driveway. He had just injured his shoulder and could not stack the wood. A neighbor, whom he did not know, restacked the wood to the side of his home.

Recently, Celeste Lilley, our Office Administrator at SLOA, has fought a big battle with computer zombies. Maybe the power outages are to blame or maybe the

age of and the massive input needed to run the office created the problem. End result, the computer system crashed in the middle of sending out our annual billing. Several days later new programs were installed and the system is back up and running with a few exceptions. During the December Board Meeting, Celeste informed the Board of not being able to reactivate a particular program. She also mentioned the need for help getting out the *SunLand Bulletin* on time. It has grown to a big undertaking. The very day of the Board meeting, I received an email from new homeowners now living in SunLand offering their talents to put together the newsletter. The next day, Celeste received a phone call from another homeowner who heard about the computer breakdown and the inability of reopening a particular program. He came in and solved the problem. Celeste, is a happy camper! These are just recent examples of our citizens reaching out to help others and solve problems. Thanks to all of you for your contribution. We are blessed to live in a community with such generosity.

See President, page 2



President (continued)

I have asked Tom Merrill, Board member, to head up a committee to evaluate the process, procedures and needs to make our Homeowners facility and staffing more efficient and productive. With the Board's approval, Tom will be overseeing the evaluation from a professional administrative business owner and report the findings. Without changes to the decades old system we are in danger of a major breakdown. Celeste is in her 17th year as Office Administrator. She still performs her increased duties in a 4 hour work day. The second half of her day is for the Water and Sewer Department. Seventeen years ago, SunLand had about 600 homes. Today we have 854 with a potential of 50 more home sites. The Water and Sewer Department has also grown even more as government controls and requirements have expanded. Tom Merrill will report his findings and recommendations over the next few months. We will establish a budget for change and ask for your support. My goal is to set up a productive and efficient administration environment for the next ten to fifteen years.

Randy Skoglund
President

GREENBELTS, PARKS and LOT MAINTENANCE

Fortunately, so far this winter I have not had any reports of serious problems in the green spaces. Tim, our green spaces contractor, has done a good job of keeping up with downed limbs and is trimming grass areas that are not too soggy for him to get into with his mower. Green spaces that are extremely wet will be trimmed and cleaned as soon as they are dry enough.

I would ask that if you do see any problem areas to please give me a call so they can be cleaned up as soon as possible. I am hoping for an early spring so the finishing touches can be done to the Taylor Way project.

I sincerely wish everyone a Happy New Year.

Steve Loska

SLOA Green Spaces Chair

RECREATION REPORT

2016 is going to be a huge year for the Recreation Department.

We are starting off by refinishing the tennis courts. This will start as soon as the weather appears to be acceptable. Mid Pac Construction will be cleaning, filling all the cracks and patching where necessary prior to applying a total of three coats of materials to seal and color the courts. If you haven't in the past taken advantage of the tennis or pickle ball courts, this spring will be a great time for you to start. You should at least stop by to see one of your great assets as a homeowner in SunLand.

The next step will be the removal and replacement of the entire concrete deck around the swimming pool. The current state of disrepair of the deck has necessitated this move. The project will start in April and be finished by May 1st. This will give plenty of time for the concrete to set up prior to the opening in June.

This project will end up giving us more deck space for you to enjoy. We are removing the pile of rocks on the west side of the pool, which will open up that entire area for additional lounges or tables. We are going to need additional attendants this year, so if you or if you know of anyone that would like to apply, please let me know.

Fred Smith
Recreation Chair



REMINDER

All pets must be kept on a leash while walking in SunLand. Pets should not be walked on the golf course, which is not SunLand property. Maps showing Greenspaces that are part of SunLand are available in the office and at the Windermere Real Estate office. Also, please remember to be courteous and pick up after your critters.

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

TREASURER'S REPORT

Happy New Year! I am happy to report that 2015 was a positive year for our budget. Below I have shown our budgeted vs. actual income and expenses. We received 102.9% of our expected income and spent only 93.9% of our budgeted expenses.

We now have a separate account from the reserve fund which will pay for our expected costs like resurfacing the tennis courts and replacing the pool deck. Going into the years ahead our Association should thrive under this new organization and a big thank to our board members who helped make this possible!

Jennifer Sweeney
Treasurer

SECURITY, ROADS & PARKING

We have begun discussing with the County again improving the safety of the intersections on to Sequim Dungeness road. As I researched this I found it has been an open item with the County for some time with no action taken. There is no funding at the present time with the County. There was a meeting last November with both the old and new commissioners in attendance.

On Security at the present time there is no neighborhood watch in SunLand. Anyone have an interest in starting one?

There is a new service available for SunLand on line called Nextdoor.com. It is a social and safety network and is free of charge--a communication tool for SunLand.

On the crime front, please report all crimes to the Sheriff's office and to the SLOA office. We keep our Security service informed and follow up with the Sheriff.

Phil Merlin

Security, Roads and Parking Chair

	2015 Budget	2015 Actual
Revenues		
Dues	\$175,890	\$177,977
Interest	\$150	\$327
Reimbursements & Misc	\$7,000	\$7,897
RV Storage	\$15,000	\$15,256
Transfer Fee	\$5,000	\$7,400
	\$203,040	\$208,857
Expenses		
Office Services	\$35,117	\$32,846
Office Supplies	\$4,116	\$3,874
Professional Services	\$5,000	\$2,296
Publications	\$9,445	\$8,472
Taxes & Insurance	\$11,768	\$9,761
SLOA Center	\$9,200	\$8,606
Gathering Place Room	\$960	\$362
Welcoming & Nominations	\$2,060	\$204
Landscaping	\$3,400	-\$504
Greenbelts & Maintenance	\$39,400	\$39,177
Tennis Courts	\$2,780	\$2,706
Swimming Pool	\$33,875	\$42,076
RV Storage	\$18,300	\$11,706
Security	\$18,575	\$20,644
	\$193,996	\$182,226

Our net ordinary income for year was \$26,631. A majority of this surplus will be put into our contingency fund which will pay for any unexpected costs throughout the year. This type of transfer typically occurs every year. In 2015, we also spent \$23,193 in contingency funds to purchase Lot 207, complete the Reserve Study and purchase two ADA toilets for the pool.



MAXIMUM
Speed Limit
in SunLand

ARCHITECTURAL COMMITTEE

It has been a relatively quiet winter for your Architectural Committee with only an occasional request for project approval. On the other hand, we have had a number of calls from SunLand residents who are making plans to start home improvement projects when the weather gets a bit warmer and drier. Most of the calls have involved questions asking specifically what can and cannot be done or what is allowable and what is not. And they generally focused on the same issues... trees and construction (fences, decks, sheds). In almost all instances the answers to their questions could have been and were found in the *Amended Declaration of Covenants, Conditions and Restrictions* (CC&Rs) and/or the *Rules and Regulations* (R&Rs).

Discussion of these documents has been the focus of previous *Bulletin* articles. Given that questions about their applicability remain we are going to do somewhat of a reprise here.

The CC&Rs and R&Rs are the governing documents for SunLand residents and are an integral part of living in a community with a homeowners association. We all received them when we purchased our homes and they are included in the directory that each resident receives annually. They are also available for review on the SunLand website, www.sunlandowners.com. Yet, some are unaware of and many have not read them. The latter is understandable. They will never make the Sequim bestseller list. However if you are one of those planning on a springtime project, there are several reasons why you may wish to take some time to review and become familiar with them, the least of which is the avoidance of the consequences if they are not followed.

While rather dry reading, the section that deals with the Architectural Committee's functions clearly articulates what is required of residents who wish to start projects involving home exteriors and certain property improvements including the pruning/cutting of trees. Invariably, when someone has not read the documents and has started a project without the approval of the Committee they will say, "I didn't know I had to" which then at times is followed by "why do I need to ask anyone for approval?" In response, the Board takes the view that being unaware of the requirements is not a legitimate excuse given their availability; and the reason for the

project approval process is that SunLand's governing documents require it.

And this is an important point. Your Board of Directors is charged with "carrying out, on a day-to-day basis, the requirements of the *Covenants, Bylaws, and Rules and Regulations*." The documents provide protection for the homeowners and for the Association by insuring that the SunLand community operates according to these tenets. It is not an option to let something slide.

The documents articulate the lines within which we are all required to draw as well as inform us of the consequences for not doing so. These may include project do-overs, removal of unapproved projects and/or fines.

So, if you are planning to launch a home project that requires approval before you begin, please, complete an application and give it to Celeste in the SLOA office. The process is an easy one and in most instances you will hear from us within a week. Should you have a question that you feel is not addressed by the CC&Rs or R&Rs, please feel free to call me.

Tom Merrill
Chair



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All residents of SunLand should have received the new "electronic newsletter," *Let's Communicate*. This is another way for your Board of Directors to share information with you on a timelier basis than printed materials can.

You should have received this as an attachment to an e-mail sent by the SLOA office. If you didn't see it, please check your SPAM folder to insure that your e-mail from SLOA isn't being redirected. Still not there? Make sure the office has your correct e-mail address.

GOVERNING DOCUMENTS REVIEW

The last major review and updating of our Association *CC&Rs, Bylaws, Rules and Regulations* occurred nearly ten years ago. With changes in the law and court rulings over this period, it is time for a formal review. Ken Larson has agreed to chair a committee to review our documents. We are asking for five members of the Association to serve on this committee. This will involve a detailed reading of the documents to determine those items that need revision. SLOA has an attorney to provide legal counsel for questions and/or proposed revisions. If you would like to serve on this committee, please let the Association office know.

Ken Larson
Review Committee Chair



FUN FACTS

- 1962 Mar. - Development of SunLand begins.
- 1963 Oct. - First residents move into their home.
- 1971 July - Front nine holes of golf course open.
- 1972 May - Tennis Courts, first Pro Shop and Snack Bar opens.
- 1972 July - Swimming Pool opens.
- 1974 Sept.- First SunLand newsletter published by SLOA and named *SunLand Views*.
- 1975 Sept - Back nine holes of the golf course are completed.
- 1977 May - SunLand Water and Sewer District is formed.
- 1979 May - SunLand sewer treatment plan begins operation.

from *SunLand: A Fine Place to Live* by Mary Ellen Brown (now out of print, but available at the Sequim Library)

ELECTIONS

Even though it is still early in the year, before you know it, summer will be here and you will need to think about whom to vote for in the SLOA elections.

What I would like you to think about now, though, is who you think should be on the ballot. Every year when it comes time for nominees, we struggle to find people willing to serve. There are a vast number of you that have already served on the Board and gave the time and effort to preserve your investment in SunLand. That doesn't mean that you can't run again. We have no term limits in SunLand, only caring and interest limits.

There are also a vast number of you who have not served on the Board. Don't you think it's time for you to step up? It is amazing to me the number of comments, both positive and negative, that we as members receive on a regular basis about the goings on in SunLand. However, when a suggestion is made to the individual about doing something about it by running for the Board, the only running that is done is in the opposite direction.

Granted that the majority of us are retired and don't want to think about things like this, but it is necessary to continue as a community, to have a number of you say to yourself, maybe I can contribute something. Time is the only requirement that you need to insure SunLand continues to thrive. Time to help on one of the committees that protect our community. Time to help on one that takes care of the greenbelts we all enjoy. Time to make sure that our recreational facilities continue to thrive and offer enjoyment to all of us. Time to protect our investments in our homes.

We would like to see at least six to eight nominees for this year's elections. This will give all of us choices to insure SunLand thrives.

If you would like to serve or know someone you think would make a great prospect, please let me know and I will contact them in order to get them on the ballot.

Fred Smith
Nominating Chair



Owners Association
135 Fairway Drive
Sequim, WA 98382

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*THE
GATHERING
PLACE*

FOR RESERVATIONS PLEASE CALL:

<i>February</i>	Gladys Dressler gdressler@olypen.com	582-3877
<i>March</i>	Karen Clatanoff kclatsy@wmconnect.com	681-3987
<i>April</i>	Gail Nelson ghnelson@live.com	582-3770
<i>May</i>	Karen Bulkeley kkb1@wavecable.com	681-5398

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