



BULLETIN

Published by SunLand Owners Association, Sequim, Washington

August 2018 Vol. 45 No. 3

PRESIDENT'S MESSAGE

This will be my final quarterly message after four years on the Board. While normally at this point, I think I am supposed to say how much I have enjoyed serving the community, thanking everyone for their support and finish up with all the platitudes that would apply.

However, since this has not been a normal year, I will skip all of that and try to inform all of you of my vision and intent during my tenure. When I was originally approached to run for the Board, my initial inclination was probably like most of you in a similar situation. No way. However, having recently moved into SunLand at that time and previously exposed to the happenings in SunLand by my time in the Golf Shop, I realized there was a lack of activity of the more recent Boards to protect my investment in my home. There had been the acrimonious time when someone thought a proposal had been made to make all residents contribute to the Golf Course, no real activity to protect and improve our assets, and no plans to offer more activities to our members. At that point I decided to change my mind and run for the Board. The past four years might not have been the most popular time for some residents, but no one can claim that the Boards were not active. The pool renovation, adding a pickle ball court, resealing the tennis and old pickle ball court, sealing and striping the parking lot, adding the ADA compliant wheel chair ramp and painting the SLOA building are all things accomplished by the current Board. Plans are in place to repaint the pool after the close of the season this year.

The SLOA office management has definitely changed over the past three years. We started with a plan of streamlining the operation and bringing in a modern best practices concept. During that period we changed our office manager in the hiring of Ricki Bele. This proved to be a very effective move. Ricki has organized the office and, with Jennifer Sweeney's knowledge and perseverance as Treasurer, has developed and brought our accounting system into the 21st Century. To further strengthen the office the Board voted unanimously to add an additional part time position. This will provide coverage during the times Ricki is not there. This will need an increase of your annual dues by \$7.00. We are sure that you will find this small figure a bargain in the years to come.

(continued page 2, President)

(President, continued from page 1)

The green belts have been addressed and numerous areas have been cleaned of overgrown ivy, that had been tossed out by homeowners and invaded and killed numerous trees. The entrance has been cleaned, the sign refinished and plans are being made to improve the right side of Taylor as you come into SunLand to make a more favorable image.

The Landscaping Committee has become more aggressive to insure that all our lots and homes are brought up to standard. This might have created issues for those that don't care or can't afford regular maintenance, but a more attractive appearance on all our homes does more to insure our investments grow as we enjoy living in SunLand.

The Architectural Committee led to differences of opinion among the Board on interpretations of some of the architectural requirements on building new homes. Some of the homes built in Division 17 exceeded the 23 ft. height limit by a couple inches and the debate arose over how to proceed. One element wanted to fine the developer for all past units over the limit while the other element thought that a more common sense approach in future units should be followed. If we went back and tried to fine for every past offense, what would stop us from going back over the past forty years and fining for everything we could possibly find wrong around all our homes? The debate led to a resignation of one of our Board members and naming a successor. We currently have several new homes being built or scheduled to be built on the few remaining vacant lots in SunLand. Since we are approaching the point of total development, the future of SunLand will require a slightly different approach from the past. We will no longer be adding homes, but I can see a point in the future that a request will come from someone to demolish an older home in order to build a new one. The more we maintain our homes and landscaping around the homes, the longer this point will be in the future.

The RV lot has seen considerable improvement over the past year. Ricki and Mike Gawley together have organized, cleaned and rearranged the area to the point that we now know what we have. Several older, non-registered, non-used, boats, vehicles and trailers were either brought into compliance or towed out of the lot.

A couple had not moved or been registered for over 10 years. We now have a map showing every slot, who and what is in that slot and, after rearranging a little bit, more spaces for you.

The election that we are currently in the middle of is an important one for SunLand. This will be the first where the incoming Board will elect the officers from among themselves for the coming year. I believe that this will provide a new and stimulating group to serve SunLand in the future.

Since I have only one month left to serve on the Board, I will say that this has been a challenging experience. The numerous years that I worked in business supervising dozens of sales reps, service techs and administrative support personnel pales in the experience of working with 900+ homeowners and the 900+ opinions they express. I thank you for the support you have provided, the insight into all avenues of human endeavors you provide, and also for the sometimes frustrating times you have provided. It has been a rewarding experience.

Fred Smith, SLOA President

COMMUNICATIONS COMMITTEE

Ricki is working on final verification of homeowner data and plans are to launch the Members Only website/2018 Member Roster in August. Once the site is live, the password will be sent to all homeowners. The beauty of the on-line **Roster** is that it will be updated as changes are received in the SLOA office, offering homeowners current contact information.

The SLOA BOD had planned to implement the *One Call Now* Emergency Contact system this summer; however, it has been determined that the cost does not warrant purchase, as the *Let's Communicate* e-mail system is adequate for the needs of residents at this time.

Thanks to all of you for your patience as we work to improve not only communication, but also quality of life for all of us who call SunLand home.

Missy Church-Smith, Chair, Communications Cmte.

ROADS, SAFETY & SECURITY

First, there is an election coming up on 8-7-2018 and I encourage everyone to vote. Why you might ask? We are dependent on the county for a lot of our services such as roads and sheriff. Politicians will always look at voter interest as they decide where to apply tax dollars. The higher the turnout, the more they pay attention.

On the crime front there has been some thefts in SunLand since the 1st of the year. Big reminder, be sure to keep doors locked as this has been the main reason.

Our nighttime security service will do home inspections. Security Services Northwest, Inc. offers individual SunLand homeowners patrol services. If you are going to be gone and would like to make sure your home has a nightly patrol from our officer, please contact us directly. This service is in addition to what we currently provide for the Association. Cost \$15.00 per night (discounts for longer periods) Contact: Jennifer Scott, jen@ssnwhq.com or call 360-797-8480.

The SunLand Community Emergency Response Team (CERT) is still looking for more members. Contact blaine.zechenelly@outlook.com

Phil Merlin, Chair, Roads & Safety Committee

Sunny Shores

The Sunny Shores Beach Club Annual Membership meeting and picnic will be held on Saturday, September 8th at noon in the Cabana. A short business meeting including a financial report and election of officers will be followed by the picnic.

RSVP to Alice King 360-683-4447 or Maja Cox 360-683-0659 or e-mail: clamdigger@wavecable.com no later than September 5th please.



One of the many ways *Soroptimist International of Sequim* contributes to our local community is through the *Medical Loan Closet*. New and used equipment is loaned on a short-term basis to those living within the Sequim school district free of charge, however donations are welcome.

For more information: <http://sisequim.org/what-we-do/medical-loan-closet/>

To borrow equipment: call 360.504.0231; leave a message and a *Soroptimist* member will contact you to set up an appointment at the Medical Loan Closet.

ARCHITECTURAL COMMITTEE

I assumed the responsibility to chair this vacated position in March 2018. We continue to process architectural project submissions (tree removal, fences, decks, painting, roofs, etc.) from SunLand homeowners to potentially modify their property. Project approvals require adherence to SLOA CCRs and setback requirements (available on line or at the SLOA office). In addition to our SLOA requirements, the golf course also requires a 20 ft. setback (unless a variance is granted) for any structure. For the most part everyone has been very diligent in submitting their respective architectural requests. Any work commenced without prior SLOA approval is subject to reversal of any work done at homeowner expense and/or a potential fine. Please fill out a project request with Ricki at the SLOA office and we will contact you to review your project for approval before any work is undertaken.

Our community is beautiful and our intention is to maintain our high standards to maximize everyone's property values going forward. If you have any questions about our CCRs or setback requirements, please call or text me on my cell listed below

Mike Mullikin, Chair, Architectural Committee

(773-230-7994)

THE GATHERING PLACE

The *Gathering Place* is a great asset to our SunLand community. Located downstairs from the SLOA office, this room (with a full kitchen) is available, by reservation, for SunLand Homeowners to use for meetings, classes, book clubs or other gatherings that are not political, fund raisers or religious in nature. There is a \$75 refundable cleaning deposit.

Make reservations by contacting the current month's volunteer who keeps the most up to date calendar of usage. The list of schedulers and contact information is always on the last page of the SunLand Bulletin.

LANDSCAPING COMMITTEE

Now that summer has finally arrived, I'm hoping that everyone is taking time to "smell the roses." So far it's been a busy summer and seems to be passing way to quickly.

The Landscape Committee has been busy as well and has seen some beautiful yards as we go through the neighborhoods. You should be proud of the contribution you've made to keep SunLand looking great. We are starting to have a few challenges with the parking strips in front of the homes becoming overgrown with grass and weeds and, as it turns brown, it takes away from the overall appearance of the landscaping. It is our responsibility as homeowners to control the grass and weeds in these areas. Please check the space in front of your yard and if it needs attention, please give it some TLC.

Recently I've had a number of calls from neighbors asking why nothing is being done after notifying me of a neglected yard, etc.. In some instances it's been as much as 90 days since we first contacted the homeowner and nothing has been done. Our normal procedure when we notice an issue with the landscaping is to try to contact the homeowner by phone or leave a message to ask that they deal with the issue. The vast majority of the time, the neighbor takes care of the issue and life goes on. If nothing happens after phone contact, the homeowner is sent a postcard asking that the issue be resolved as soon as possible. If the owner still does nothing, they receive a certified letter stating that the issue must be resolved or the Association will correct the issue and bill the homeowner. We are currently in the process of having a worker do the work that the homeowner was asked to do but didn't. I should point out that the number of these situations in SunLand are rare but do happen. It is our hope that the number of these instances can be reduced to zero. Enjoy the summer and the beautiful northern peninsula!

Jerry Ahern, Chair, Landscaping Committee

TREASURER'S REPORT

BUDGET Time!! Your SLOA Board has recently approved the budget for 2019. It is published in this newsletter for you to review and affirm or reject with the provided ballot.

	2019 Budget	2018 Budget	2017 Actual
Revenues			
Dues	\$212,280	\$205,875	\$208,416
Interest	\$400	\$200	\$405
Reimbursements & Misc.	\$3,600	\$2,350	\$3,101
RV Storage	\$17,000	\$16,000	\$16,959
Swimming Pool	\$4,000	\$1,500	\$3,590
Transfer Fee	\$12,000	\$12,500	\$19,200
	\$249,280	\$238,425	\$236,875
Expenses			
Gathering Place Room	\$800	\$1,000	\$751
Greenbelts & Maintenance	\$53,755	\$45,062	\$41,145
Landscaping	\$1,000	\$1,000	\$1,110
Office Services	\$42,922	\$34,987	\$30,803
Office Supplies	\$5,569	\$5,097	\$6,306
Professional Services	\$6,575	\$8,575	\$10,291
Publications	\$3,750	\$11,750	\$8,000
Reserve Account	\$22,875	\$22,875	\$22,675
RV Storage	\$17,000	\$15,780	\$15,573
Security	\$21,742	\$22,400	\$18,939
SLOA Center	\$9,194	\$9,716	\$9,398
Swimming Pool	\$43,095	\$40,696	\$41,239
Taxes & Insurance	\$12,875	\$11,635	\$10,981
Tennis Courts	\$2,580	\$2,820	\$1,974
Welcoming & Nominations	\$3,450	\$2,700	\$169
	\$247,182	\$236,093	\$219,353

In my four years on the Board as your Treasurer, I have seen our Association grow leaps and bounds. When I first began, our budget was completed with simple notes by the board members based on what they thought their upcoming costs would be. Now we have actually a yearly meeting to review each individual department and there is an Excel spreadsheet, which shows real costs over the last seven years. I believe with this data and process, future Boards will have an easier time generating the budget and help keep the costs of dues as low as they can be.

With that said the Board has voted on a \$7/year increase in the dues. Dues for 2019 will now be \$232/year if the community affirms the proposed amount. To live in SunLand, it still costs less than \$20 a month (if not in a condo). Smaller communities like Dungeness Meadows cost almost \$1000/year. Big changes in the budget for 2019 are as follow:

(continued page 7, Treasurer)

ELECTION CANDIDATES

Annual Meeting
September 12, 2018 5:00 P.M.
SunLand Ballroom

Chris Clark

My name is Chris Clark and I am interested in serving on the SunLand HOA Board. My wife Nicole and I moved from Juneau AK, to SunLand in 2008 and built our home. Part of that decision was the beauty of the SunLand community as well as the protection provided by the structure of SunLand's HOA CCRs.

I am a full-time County employee in the IT department. I am very interested in reducing the amount of time and effort required of Board members, as well as being able to help our SunLand employees become more effective in their roles, through technology.

Impressed with the structure and accomplishments of the current Board, I wish to further contribute to strengthening our community. Every property is a reflection of our community, negative or positive. I feel it is important to ensure that all residents and visitors are able to enjoy the same quality experience and have respect and understanding for the CCRs that we all have worked so hard to develop and maintain over the years.

As Sequim and the surrounding areas grow, it is imperative that SunLand continue to be a desirable community to live in based on an earned reputation and the commitment of its residents to maintain our quality of life.

I appreciate your consideration.

Roger Deets

My name is Roger Deets. My wife of 27 years, as well as my best friend, have lived in SunLand for 2 years. We have lived previously in Silverdale, WA; Camarillo, CA; Wichita, KS; and Port Orchard, WA.

I am a military veteran. I served in the United States Air Force/California Air National Guard for 8 years, from 1971-1978

My interests include exploring, fishing, and skeet shooting.

I have 44 years of Military/Commercial/Business/Aerospace Aviation experience.

Work Experience: Aircraft Mechanic/Flight Line Supervisor, Aircraft Airframe Overhaul/Flight Test Mechanic, Manufacturing Planner, Metallic and Composite Detail/ Major sub-assembly Component Fabrication Manufacturing Engineer, Composites Engineering Manager, Procurement Manufacturing Off-Load Technical Representative, Metallic/Composites Manufacturing Engineer/Field Supplier Sub-Tier Field Program Manager and ISO 9000/9001 Quality System Auditor/Source Inspector.

I desire to become a member of SunLand Homeowners Board of Directors. I am logically minded and detail-oriented with 44 years of experience in program/personnel management, team building and technical/quality issues resolution.

Stephanie Burnett Joyce

My name is Stephanie Burnett Joyce. I live at 117 Ridgetop Place in SunLand. I retired to SunLand three years ago. In addition to raising four children, I had a career in finance. I moved here from California, although I was born in Illinois.

I would like to see our part of the Association represented. I work well with other people and am able to be impartial and look at both sides of an issue.

Richard Labrecque

My name is Richard Labrecque. Sharon, my wife of 48 years, and I have lived in SunLand since 2007.

Until I retired, I worked for Boeing as an engineer manager for 18 years, and in aerospace for 42 years.

I enjoy landscaping and hiking. I am active as a deacon in my church.

I would like to keep SunLand a great place to live, raise families, and retire.

(continued page 7, Election)

Election, continued from page 6)

Phil Merlin

My name is Phil Merlin. Having retired from the insurance industry several years ago, my wife and I relocated to Sequim in 2014.

While in the insurance business, I secured insurance for a large number of condominium associations. In addition, I taught continuing education classes for insurance agents and employees as well as insurance classes for the Community Association Institute (an association of condominiums.)

For several years running I served on the board of directors for the condominium association in which I lived in the Los Angeles area. Most of the years, I was the association treasurer. My last post was as association president.

I have a degree in business administration from the University of Colorado and a background in management and management consulting.

For the last three years I have been on the SLOA Board in charge of Roads, Security and emergency planning. During that time, I have developed strong relationships with the county and want to continue to serve SunLand with those relationships.

David Walp

David Walp and his wife Vicki discovered the SunLand community in 2012 while vacationing with their family. The small town environment and the golf course community intrigued them. Sequim and SunLand were quickly put on the short list of places to relocate to after he retired. They moved to SunLand in December 2015 and are very happy to be members of this community.

David was recruited to be a candidate for the Division 17 Board of Directors and was elected in 2016. He has served in the capacity of secretary to that board since then. His experience as a member of the Division 17 board and previous experience as a member of an architectural control committee in another community owner association qualifies him to serve as a member of the SLOA Board.

David believes that volunteering to participate on the Board is important to the wellbeing of the community.

David is an eight-year Navy veteran. David earned a Bachelor of Arts in Management and completed a 39-year career as a systems engineer for various defense companies supporting our armed forces. David and Vicki have one daughter who is living in Lake Stevens with her husband and three children.

(Treasurer, continued from page 5)

- Greenbelts – increased ground cleanup by \$8,000. The major storms in December 2017 cost our Association \$7,000.
- Office Services – increased by \$8,000 to add a very part-time person to help our office manager and to learn the ropes. This will also allow for redundancy and not create another one-person reliance.
- Publications – decreased budget by approx. \$8,000 by moving to electronic bulletins and mailings.

I have enjoyed my time on the Board even during the difficult times and I appreciate our community more than ever. SunLand will live long and prosper

Jennifer Sweeney, SLOA Treasurer



RV LOT

The RV lot continues to be an interesting challenge of balancing the needs of SunLand residents and the limited resources available in the lot. I will continue to do my best to accommodate everyone who needs to park a vehicle or RV in the lot, but I ask that you wait until you own an RV, or have a firm delivery date, before reserving a parking location. Once parked in the lot, it is important to properly maintain your RV by ensuring the tab is current, the RV is movable, and it is reasonably clean. I inspect the lot periodically and provide Ricki with a list of concerns, which prompts her to send notices to the owners advising them of these concerns. Should circumstances prevent you from following up quickly, please contact me and I will make reasonable adjustments to help you out. Space in the lot is at a premium now and it is important that the lot does not become a dumping ground for derelict vehicles. Also, there should be no loose items on the ground (cement blocks, ladders, wheels, etc.) or on the fence. Any items found will be subject to removal without notice. I would like to thank the vast majority of you who keep your RV clean and up-to-date, which ensures that the lot will remain an attractive and secure place in our community. Do not hesitate to contact me with any questions or suggestions you may have.

Michael Gawley, RV Lot Chair
360-809-0322



WATER NEWS

Summer's here and everyone is irrigating. Remember to set your irrigation controllers to water every other day; even-numbered addresses on even-numbered dates and odd-numbered addresses on odd-numbered dates. Thinking about irrigation systems, remember that any homeowner with an underground irrigation system who is connected to a public water system is required to have a state-approved Backflow Protection Assembly; to have that assembly tested annually; and to submit the results to the water purveyor (SunLand Water District).

Also, included here please find a copy of the annual SunLand Water System Consumer Confidence Report.

SunLand Water District

360-683-3905

SWD's Annual Consumer Confidence Report is attached to this Bulletin on page 9.

For those paying for water and sewer service quarterly, third quarter payments were due July 1st. Accounts not paid by August 1st, will incur a \$25.00 late charge. Fourth quarter payments are due October 1.

Please mail or drop off payments to the SunLand Water District office at 5762 Woodcock Road, Sequim, WA 98382. Office hours are 9 to 1, Monday through Friday. There is no drop box. Please do not drop off your SWD payments at SLOA, as that requires someone to make a special trip to pick them up and delays posting to your account. If you have any questions, call the SWD at 360-683-3905.

The SunLand Water District has new e-mail addresses, as follows:

mike@sunlandwater.com

judy@sunlandwater.com

karen@sunlandwater.com

THIS REPORT IS A REQUIREMENT OF THE DEPARTMENT OF HEALTH

SUNLAND WATER DISTRICT CONSUMER CONFIDENCE REPORT

Sunland Water District, which serves the 440 acres of Sunland, is a public municipal corporation, governed by three commissioners, elected at regular county elections for six-year terms. The daily operations are performed by a manager, a clerk/bookkeeper, an office assistant, four full time hourly and two half time hourly employees. The District also operates the Sunland wastewater collection and treatment system. Commissioners hold regular monthly Board meetings on the second Tuesday of each month at 9:00a.m. in the District Administration Building located at 5762 Woodcock Road.

Water is supplied from two groundwater wells and is stored in covered reservoirs adjacent to the wells. One of the wells is located on Sunset Place and the other is on Woodcock Road next to the RV parking lot. A pressure booster system is located at each reservoir to provide a constant pressure in the distribution mains. The two sources each have emergency power generators to maintain volume and pressure in the event of a power outage. The water distribution system has a single pressure zone and either of the two sources can provide potable water and fire flow independently for the entire community. The primary water mains are 6" and looped to provide water service to all addresses from two directions. All water service connections in Sunland are metered.

The Sunland Water District meets or exceeds all water quality requirements of the Washington State Department of Health. Two bacteria tests are performed monthly and other testing of the potable water is conducted as required by the WSDOH. Currently the District does not add anything to or remove anything from the drinking water. The District does not chlorinate the drinking water.

As with most ground water sources, calcium is picked up and transported with the drinking water. Although this poses no health hazard, it is moderately hard at 170 parts per million and can leave a residue on glassware, dishwashers, and plumbing fixtures. Some Sunland residents have chosen to install water softeners at their home or at the point of use to address the aesthetic issues that come with hard water.

The District is required to test both sources for nitrate levels annually and is below the maximum contaminant level (MCL). The District uses Spectra Laboratories in Poulsbo (an independent testing facility) to conduct most of the water and wastewater testing.

Some people may be more vulnerable to substances found in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers.

EPA/Center for Disease Control Safe Drinking Water Hotline (800) 426-4791

For more information contact the Sunland Water District office at (360) 683-3905

SUNLAND HOMEOWNERS ASSOCIATION

SCHOLARSHIP COMMITTEE

The SunLand Homeowners Scholarship Committee is proud to announce the 2018 Sequim High School scholarship recipients.

Thanks to the generosity of homeowners who contributed over \$12,000 to the SLOA Scholarship Fund, three \$4000.00 scholarships were awarded to the following students who maintained 3.75 or higher GPAs, completed AP classes, and are Honor Society members. They have contributed to their school and community through athletics, academics, and community service.

Homeowners wishing to contribute to the Sunland Homeowners Association Scholarship Fund may do so by mailing or delivering your tax-free donation to the SLOA Office at 135 Fairway Drive.



Angela Carrillo-Burge is attending Washington State University where she plans to major in biology and minor in Spanish with her goal being graduate school in veterinarian science. Angela has a true love for animals, she is bi-lingual, and she is a perfectionist in whatever she is pursuing.



Amanda Dodson is excited to be attending Pacific Lutheran University where she plans to pursue her love of science. She has worked at the Elks as a dishwasher and is very involved in the Weekend Meals for Students program. She has devoted her time to becoming more diverse in her interests and her knowledge.



Jazz Andrew Weller is graduating first in his class at Sequim High School. He plans on attending Brigham Young University where he will major in computer science and/or engineering. He is eventually interested in working in the Artificial Intelligence arena or in prosthetics design and construction---anything where he can work with his hands. He is an accomplished pianist and is presently studying the harp.

ATTENTION
SUNLAND HOMEOWNERS

A SPECIAL MEETING HAS BEEN SCHEDULED ON
WEDNESDAY, AUGUST 15th AT 5:00 P.M.

THE MEETING WILL BE HELD IN THE
BALLROOM AT THE GOLF CLUB HOUSE

Editors Note: The purpose of this meeting is to discuss the future of the SunLand Golf and Country Club as described in the “Let’s Communicate” that you should have received on July 30. If you missed it, be sure to request a copy from Ricki.





Owners Association
135 Fairway Drive
Sequim, WA 98382

PRSRT
First-Class Mail
U.S. Postage
PAID
Olympic Mailing
Services

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

*THE
GATHERING
PLACE*

FOR RESERVATIONS PLEASE CALL:

- August* **Sue Fowler 360-504-2934**
suefowler33@gmail.com
- Sept.* **Bren Owens 509-952-3629**
bjowens25@gmail.com
- Oct.* **Gail Watkins 360-775-6450**
Retiredgail1950@gmail.com
- Nov.* **Debbie McGehee 360-477-4089**
debbymcgehee@gmail.com

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