



## BULLETIN

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### PRESIDENT'S MESSAGE

As your new Association President, I would like to introduce myself. My wife and I moved to Sequim in 2012. We are both retired; I was a college professor and Trish a Registered Nurse. A friend had recommended that we consider Sequim as a retirement destination. After three trips to scope out the area we made the decision to move here. Our son-n-law, daughter and grandkids also moved to Sequim and live across the 8th fairway from us.

You might ask what qualifies me to serve as your president. I have over 15 years' experience as an HOA Board member, Board President and manager. I have taken classes in association management. I have studied the Revised Code of Washington (RCW) as it pertains to HOA and Condominium associations; court cases involving associations and issues arising at the federal level. This experience has provided me with the insight to understand issues associations face. As your president I will work diligently in the interests of SLOA and our members.

Challenges SLOA faces:

- SLOA has some challenges that must be addressed. One concerns our Declaration and Conditions, Covenants and Restrictions (CC&Rs) as changed since the original CC&Rs were created in 1971. The Washington Supreme Court issued a decision in 2014 that affects the validity of the revisions SLOA members had approved.
- The case here in Washington impacted the ability of the association to modify or amend the Declaration and CC&Rs to wit: any addition to, modification of or deletion of a CC&R must be approved by one hundred percent of the members. The court further clarified that the intent of the original CC&Rs must prevail in any attempt to change the CC&Rs, i.e., that no change may run contrary to the intent of the original CC&Rs. If something was not addressed in the original CC&Rs, a proposed change to the CC&Rs cannot be considered if such change would run contrary to that originally intended. How then is an association to implement changes that the members want? The only solution appears to be to create By-Laws addressing the issue in question. Thus, over the next several months your Board of Directors (BOD) will review the current CC&Rs vs. the original and, where discrepancies exist, By-Laws will be created to address the issue.

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- Another challenge concerns the Sunland Golf and Country Club (SG&CC). A meeting was held earlier this year over the concern that the SG&CC was in financial trouble and may terminate operations. Since that meeting there have been several rumors and other misinformation circulating concerning this issue. A couple of letters have been circulated proposing solutions to this issue. My council is to disregard these letters and rumors. The President of the SG&CC has assured your SLOA BOD that their intent is to solve their own problems. However, with that said, it is my opinion that your BOD responsibly pursue a fact-finding agenda so that, should the SG&CC cease to operate, we know what options may be available to SLOA to protect the well-being of the association and its members. Such fact-finding will include a financial analysis performed by an outside auditing firm plus an analysis of how any decision affects the health and well-being of your association. Once the fact-finding has been completed then, and only then, can a contingency plan be discussed and formulated.

- A continuing challenge has been to induce Clallam County to fund the installation of a sidewalk along Taylor Road. This issue has hung out there for several years. It's time to take action to get the county council to fund this project. Further information will be forthcoming.

Items for Future Consideration:

- Increase social opportunities for SLOA members--dinners, dances, etc.
- Install two gazeboes where families can gather for bar-b-ques, parties, etc. One by the tennis courts and one on lot 207 on Hurricane Ridge. Each would be a covered concrete pad with tables and bar-b-que.
- Use on-line surveys to gather input from SLOA members on various topics.
- Implement passive energy system architectural standards.

Please use the online contact form on the sunland-homeowners.com website if there are items you would like to bring before the BOD and to schedule time during the comment period at BOD meetings. If you see an issue that needs to be addressed also use the online form. If you do not have Internet access, drop a note to the office. Your BOD is here to serve you with integrity, honesty, openness and transparency.

Ken Larson  
President

## *Sunny Shores*

The Sunny Shores Beach Club will be closed from December 1, 2018 through March 31, 2019. Sunny Shores will reopen for member use on April 1, 2019.

Remember, Sunny Shores is a member amenity for residents of SunLand and a great place to hold your group events including parties, receptions and reunions.

Please also remember that when you are walking with your critters along our beach access or near the club to pick up after your pet.

### BOARD OF DIRECTORS

President Ken Larson 360-912-4601  
Vice President David Walp 360-504-2072  
Treasurer Jennifer Sweeney 360-460-8168  
Treasurer Stephanie Burnett 360-912-2143  
Architecture Michael Mullikin 773-230-7994  
Communications David Walp 360-504-207  
Greenbelts & Landscaping Roger Fell 360-797-1456  
Recreation Steve Lavelly 360-477-4252  
Rentals Robert Leonard 360-681-8687  
Roads & Security Phil Merlin 360-477-4528  
RV Lot Michael Gawley 360-809-0322

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## FROM THE BUSINESS OFFICE

The business office's main goal by the end of November is to get the 2019 SunLand Directory on the website on the Members page. Once the directory has been added, all homeowners will receive a password that will give them access to the Members page. The office will then be able to make changes to the directory in real time. The directory will not be mailed out at the first of the year, as it will be available online, but several hard copies will be available at the office for those that would like one. Please feel free to call or email me if you would like to verify your information that will be in the directory

The SunLand Homeowners dues will increase in January from \$225 to \$232. Statements for dues and RV spaces will be sent out in the middle of December. Payments received before January 1st, will be processed after the first of the year.

If you are not receiving the Let's Communicate, please contact Ricki in the SLOA office to verify that I have the correct information in my database.

I am taking reservations for the Cabana for 2019. If you have dates you would like to reserve the cabana, please call Ricki at the SLOA office so I can get you on the calendar.

The SLOA board meetings will be November 20th and December 18th. They will be held at 10:30 a.m. in the Gathering Place. The Gathering Place is located below the SLOA office. The time has changed from 10:00 a.m. because of a scheduling conflict.

We have a raccoon trapper on contract. So, if you have any issues with raccoons, please call Ricki at the SLOA office to get the trappers out to your home.

If you need a notary, please see Ricki in the SLOA office. SLOA provides notary services to SunLand residents free of charge.

There are two forms on the website (sunlandhomeowners.com) that are fill in forms and can be sent directly to my email. So, now you can now fill in a Complaint Form or Architectural Submittal Form online and have it sent directly to SLOA through email.

If you ever have any questions about SunLand, or any other issue, please contact Ricki at the SLOA office. My contact information is 360-683-7473. I can also be reached by email at sloa@olympen.com.

Ricki Bele, Office Manager

## WATER NEWS

As we approach the winter season remember to drain irrigation systems and protect outside water fixtures from freezing.

One of our level 3 water operators, Dutch Williamson, has been working in the community to conduct required lead and copper testing. This testing requires homeowners to actually take the samples at their homes. Thanks to all who have been involved in this process. The test targets homes that were built before lead solder was banned for use with copper pipe. The purpose for testing is to determine if the lead in the solder ever shows up in the drinking water. Past test results have not shown lead to be leaching from copper plumbing in any SunLand homes.

You may have noticed Scotty reading the water meters from a bicycle. The District has tried this method in an effort to reduce man hours and truck time. After four or five meter reads, we're not seeing a significant savings so we're going back to a truck for now.

Due to a need to replace some expensive equipment, the District must raise the rates by 7.5% in 2019. The last rate increase was in 2016.

The District will be replacing the sewer lift station on Taylor Boulevard in 2019 so watch for changes and construction in that area this next summer.

No more smoking! We have completed the smoke testing of the sewer system at SunLand. A few residents will be contacted regarding potential issues that surfaced as a result of the smoke testing process.

SunLand Water District

360-683-3905

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## ARCHITECTURAL COMMITTEE

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). Please remember that any work commenced without prior SLOA approval is subject to reversal of any work done at homeowner expense and/or a potential fine. Just fill out a one page project request (available at the SLOA website or office) and submit to Ricki. We will contact you immediately to review your project for approval before any work is undertaken.

As we continually observe and inspect our community, we find many trees (primarily dead or dying white firs) that need to be removed. Please look around your property (discuss with your neighbors), and be proactive so we can avoid personal injury and/or property damage. Also, let me ask every homeowner to inspect their American flags and replace all those torn, tattered, and faded flags. Old flags can be taken to our local VFW or American Legion for proper disposal.

Our community is beautiful and our intention is to maintain our high standards to maximize everyone's property values going forward.

Mike Mullikin, Chair

## RECREATION COMMITTEE

The Recreation Committee oversees the needs of the pool, tennis and pickle ball courts. Now that the pool is closed it will be drained, power washed and, in early spring, repainted. More on this as we get closer to spring and reopening of the pool.

The tennis and pickle ball courts remain available to SLOA members throughout the year. If you're new to the SunLand community you will need to stop by the office to pick up a key for the courts from Rickie. You can find the rules for use on the SLOA website. With everyone's cooperation, the courts can be maintained for our enjoyment with minimal expense. Remember that SunLand's courts are for tennis, pickle ball, and badminton only.

Steve Lavelly, Chair

## COMMUNICATIONS COMMITTEE

As the new VP and Communications Chair, I am still trying to get my arms around the responsibilities that come with these positions. I am also listening to community members trying to get a sense of the things that are important to our owners. I hope to get the opportunity to interact with many more community owners as time permits. I am looking forward to being able to work on supporting the needs of SunLand.

David Walp, Chair



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**.

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## TREASURER'S REPORT

Fall is here and we are through our third quarter of our fiscal year. As of September 30th, we have received \$245,387 in income. This exceeded our anticipated goal of \$238,425 due to our RV lot, increased swimming pool usage and miscellaneous reimbursements.

We currently have spent \$182,402 which is 77.3% of our budget. At this point in our fiscal year, we should not have exceeded 75%. There were a few budgeted departments that were over. With our community enjoying the summer months and all of our wonderful amenities, the budgets should fall back into line during the remaining fiscal quarter of 2018.

In 2019, our membership dues will be increasing from \$225 to \$232 per year. As we continue to enjoy our many amenities, we realize that they will need to be fixed, replaced and maintained. It will allow planning for future care so we are not burdened with large special assessments.

I want to thank both Rick Bele, SLOA office manager, and Jennifer Sweeney, previous SLOA Treasurer, for their training and guidance. Below is the approved budget for 2019.

Stephanie Burnett Joyce, Treasurer

	2019 Budget
<b>Revenues</b>	
Dues	\$212,280
Interest	\$400
Reimbursements & Misc	\$3,600
RV Storage	\$17,000
Swimming Pool	\$4,000
Transfer Fee	\$12,000
	<b>\$249,280</b>
<b>Expenses</b>	
Gathering Place Room	\$800
Greenbelts & Maintenance	\$53,755
Landscaping	\$1,000
Office Services	\$42,922
Office Supplies	\$5,569
Professional Services	\$6,575
Publications	\$3,750
Reserve Account (915 units x\$25)	\$22,875
RV Storage	\$17,000
Security	\$21,742
SLOA Center	\$9,194
Swimming Pool	\$43,095
Taxes & Insurance	\$12,875
Tennis Courts	\$2,580
Welcoming & Nominations	\$3,450
	<b>\$247,182</b>





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

PRSR  
First-Class Mail  
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Services

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

*THE  
GATHERING  
PLACE*

**FOR RESERVATIONS PLEASE CALL:**

- Nov.*      **Debbie McGehee 360-477-4089**  
                 **debbymcgehee@gmail.com**
- Dec.*      **Toni Cline 360-504-2992**  
                 **tonit825@aol.com**
- Jan.*      **Melody Albertson 360-683-4788**  
                 **malbert516@gmail.com**
- Feb.*      **Penney VanVleet 360-682-0071**  
                 **pvv@olypen.com**

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