



## BULLETIN

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### PRESIDENT'S MESSAGE

Welcome to 2019!

As we start a new year it is important to remember that we are a community and as such we should be able to rely on one another to uphold the standards we have agreed upon in the governing documents. The last couple of months high winds have caused branches and trees to fall on neighbor's property; when this happens, it is the responsibility of the owner of the tree to remove the debris. This should be done in a timely manner. Each of us is responsible for the maintenance of our property which may mean we have to have the property cleared of dry brush and dead or dangerous trees. I know this can be expensive, but it is the *right thing* to do.

There have been some concerns about my last article in which I addressed the issue of the Washington Supreme Court's decision concerning Association CC&Rs. I have provided the members of the Board with a copy of the opinion that clarifies my comments concerning the amending of our CC&Rs. The opinion was published by Martin-Baker a full-service litigation and homeowner association general counsel law firm addressing the Wilkinson v. Chiwawa Communities Association case.

“The Court's decision turned on interpretation and application of the Chiwawa governing documents that authorized amendments that “change [the] protective restrictions in whole or in part. The court interpreted this language very narrowly, finding that the authority to ‘change [the] protective restrictions in whole or in part’ does not authorize the association to ‘create new’ covenants.”

How does this effect SLOA's CC&Rs? Notice the above “create new” covenants language. The original CC&Rs were created June 30, 1971 and have been updated several times over the decades (see Article 1 of the CC&Rs). Several of these updates created new covenants which are the current issue. In order to ensure that these “new covenants” the SLOA members have agreed to are enforceable, the simplest way is to create Bylaws that reflect the intent of the membership. The Revised Code of Washington gives the power to create Bylaws to the BOD. Therefore, my suggestion is to form a committee to compare the current CC&Rs to the original and where necessary create Bylaws for the BOD to consider and implement that would cover those current CC&Rs in question. This committee approach was approved in the January 2019 BOD meeting. Upon completion of this review the revised documents will be reviewed by the Association's attorney for correctness and any conflicts addressed.

Another issue that keeps raising its ugly head is the Sunland Golf and Country Club's (SG&CC) future. This issue has been discussed extensively at the last two BOD meetings. To put this issue to bed, know that currently

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there is no action plan or other activity being considered by your BOD concerning this issue.

One of the concerns raised in a letter to the BOD was that the documents creating SLOA were the final word. That is incorrect as the SLOA documents are at the bottom of the legal hierarchy and thus subject to any laws, rules, regulations or ordinances of government bodies or court decisions--starting with ordinances of Clallam County up to and including the United States Constitution. Thus, any decision by the Washington Courts takes precedence and overrides SLOA's governing documents just as any changes to the ordinances of Clallam County or the laws of the State of Washington or the Federal Government that affect Associations take precedence. In the end it is the fiduciary responsibility of the BOD to ensure that SLOA would prevail in a court of law should any part of the governing documents be challenged. That's why we have an attorney to consult for any proposed changes to our governing documents.

In a few months the weather will, hopefully, change to sunny and warm days. As the plants in our yards start to bloom, please take care of weeds and other unsightly growths. Keep lawns mowed, flower areas and planters weed free. If you are planning any major changes to your yard or home, please consult with the Landscaping and/or Architecture chairs prior to initiating work. Owners of rental homes are responsible to insure your renters comply with the documents addressing appearance of the home and yard.

If there are any issues that you wish the BOD to address, please send an email or letter to the office rather than phoning. There is also a contact form on the Association website ([sunlandhomeowners.com](http://sunlandhomeowners.com)). We keep a record of all issues from initiation to resolution. May you have a happy and prosperous 2019.

Ken Larson  
President

## COMMUNICATIONS COMMITTEE

As the Vice President and Communications Chair, I welcome community input regarding communications and ways to improve the communication processes. I hope to get the opportunity to interact with many more community owners as time permits. I continue 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/>

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## FROM THE BUSINESS OFFICE

It has been a very busy month so far.

My husband and I moved into SunLand over the holidays and we are loving it!

I want to thank all of the residents that have made their payments for the annual dues. The annual dues are \$232 and needed to be in the office by January 31, 2019. If you have not received a statement, please call me and update your billing information and I will accept a late payment.

Unless you have contacted me, a late fee of \$25 will be applied each month on the first until payment is received. A lien may be placed on your home or property on the fifth month of nonpayment. If this happens, you will also be responsible to pay the \$179 fee to add and remove the lien.

There was such a flood of payments that some of my other tasks had to be put on the back burner. Now that I am caught up with the payments, I will be focusing on my other tasks.

There will be several landscaping letters being mailed to residents that need to attend to their landscaping. If you receive a letter, please contact me so we can discuss what needs to be done. I receive the information from Roger Fell, the landscaping committee chairman. He will be taking pictures of the landscaping and issues I will address, so that I can see what needs to be done.

By the time this bulletin comes out, the 2019 directory will be online. You should have received an email granting you access to the Members Only page on the sunlandhomeowners.com site. If there is an error or you would like to be removed, please contact me and I can get it corrected.

I am also looking for any groups that would like to have their contact information on the members page. This would give residents a way to get involved with the community and have some fun. So, if you are the lead of a group (such as knitting, bunko, bridge, etc.), please let me know.

SunLand Owners Association also provides the service

of a notary for residents. If you need a notary, please call me and set up a time to come to the office. If you need me outside of office hours, please call my cell phone at 360-460-1665 to see if I am available at that time.

If you have a date you would like to reserve the cabana, please call and let me know. Reservations are starting to come in.

Richelle Bele, SLOA Office Administrator

## ARCHITECTURAL COMMITTEE

We continue to process architectural project submissions (tree removal, fences, decks, painting, roofs, etc.) from SunLand homeowners who wish to modify their property. Project approvals require adherence to SLOA CC&Rs and setback requirements (available on line or at the SLOA office). Please remember that any work begun without prior SLOA approval is subject to reversal of the 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. My committee has identified several properties with "at risk" trees and those owners will receive letters requesting remediation within 90 days. Please look around your property (discuss with your neighbors), and be proactive so we can avoid personal injury and/or property damage.

I would like to thank all those who have replaced their old faded, and or tattered **American flags**. There are still a few more, but we have a great start. 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



# *HAPPY 100th BIRTHDAY*



*CAL MURPHY*



# HAPPY 100th BIRTHDAY



*KIT NILL*



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## ROADS, SECURITY AND EMERGENCY

Clallam County has allocated some money to start the planning process for the Woodcock/Sequim-Dungeness roundabout. \$50,000 has been allocated for 2019 and \$500,000 for 2020. The county is pursuing grant funds to complete the project.

Stay safe and secure. While SunLand is a very safe area, you are urged to please lock your doors, windows and cars. Locking cars in public lots when you are doing errands is especially important; there have been a number of car prowls in Sequim and in the county.

In case of emergency KQSM 91.5 FM has a generator and will continue to broadcast as they did during the last power outage. Donations to the radio station will buy propane to keep the generator running!

EMIT will discontinue service at the end of January. Another alternative is Nextdoor.com. Enter your address and it will connect you to the SunLand page. Thank you to Alice for all her hard work on our behalf.

The SunLand Community Emergency Response Team (CERT) now has 24 members. These volunteers learn skills to perform search, rapid triage and first aid in preparation for a large earthquake along the Cascadia fault. Twenty-four people to search 900 homes in the first three days following the event is a lot to expect. Please protect yourselves by storing food and water enough for 30 days. If you wish to find out more about becoming a CERT team member, send an email to Cindy Zechenelly at [czechenelly@ccfd3.org](mailto:czechenelly@ccfd3.org).

### 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

Another way to assist your CERT team is to Map Your Neighborhood. If your cul de sac or block prepares in this way, your block captain can notify the CERT team of how many homes on your block are OK or need HELP. Please call Joel Ogden at 360-504-2459 and he will conduct the Map Your Neighborhood program with you.

Phil Merlin, Chair

## RECREATION

Where did the sunshine go? I shouldn't complain as we had a wonderful summer and fall with warm sunny weather most of the way through September.

Temperatures in the 30s and 40s continue to keep SunLand recreation activities for the most part in winter mode. The tennis and pickle ball courts are getting limited use between showers, if at all.

When the temperatures near 60 degrees, we will start to clear the debris from around the pool area, tidying it up for the June opening. The pool will be open to both SunLand residents and non-resident members of the SunLand Golf and Country Club through the purchase of a pool membership.

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. Pickle ball is a fun game for all skill levels. Get a friend or neighbor to give you a few pointers and get out and have some fun and get a little exercise as an added plus. You should at least stop by to see one of your great assets as a homeowner in SunLand.

Steve Lavelly, Chair



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## TREASURER'S REPORT

As we reconcile 2018, I reflect on how I became the SunLand HOA treasurer. I thought “put your name on the ballot, what are your chances?” I did not know a lot of people, but here I am!

The 2019 budget was already approved when I started, so it will serve as a guideline for upcoming years. In 2018 we did see a drop in escrow payments, but that was anticipated due to the slowing of the real estate market.

At the close of December 2018, our Reserve Account is at \$80,609 and the contingency is at \$35,055 and our CD is at \$11,502, which will mature on 11/13/20. The RV lot is self-sustaining, so the payments we receive for the RV lot cover any expenses they may have.

As of 1/14/19 we have received 686 payments for annual dues. I am hoping for 100% compliance by the end of January 2019.

As many of you know, I am spending quite a bit of time in the office learning about policies and procedures.

Here is to a bright future going into 2019. Thanks to our wonderful office manager, Ricki Bele, for the training.

Stephanie Burnett, Treasurer

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## ~~~~~WATER NEWS~~~~~

Thanks for conserving!!! You used 3 million gallons of water less in 2018 as compared to 2017.

You already know the unpleasant news that water and sewer rates have increased with rising operations and materials costs. That said, the goal of the SunLand Water District is to provide the highest quality of service, for the longest period of time, for the least cost. If you have not received your annual bill for 2019, please call the SWD office at 360-683-3905.

Most of you have seen Scotty zipping around reading water meters for the last several months. You can help Scotty by keeping your water meter boxes clear of landscape, bark, fences, etc. The importance of this visibility becomes so very obvious when you need to have the water shut off for emergency plumbing repairs and can't find the meter box. Every water meter box requires at least 3 feet of clearance in all directions. And, the fire department requires a 180 degree sight path for all fire hydrants. In the event homeowners can't maintain these clearances, the District will do the clearing and bill the homeowner for this service. The District is not planning to bill by consumption in the near future, unless required to by the State of Washington.

On the recent annual bill, there is now a graph showing your water consumption over time.

On most bills, the first reading looks very high because our reader measured consumption from the time the meter was installed to this first reading, and does not reflect actual consumption for that month. After the initial reading, if you see subsequent spikes in the graph, it's time to check for plumbing leaks or irrigation issues. When District staff notice these high consumption spikes, we try to inform customers of potential problems.

Also, please remember do not put pharmaceuticals, personal care products, or handi-wipes down the toilet and don't put non-consumable items down the sink disposal.



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

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

*THE  
GATHERING  
PLACE*

**FOR RESERVATIONS PLEASE CALL:**

*Feb.*      **Penney VanVleet 360-682-0071**  
**pvv@olympen.com**

*Mar.*      **Dawn Kerns 406-370-2984**  
**Dawnie\_59808@yahoo.com**

*Apr.*      **Patty Lavelly 360-477-4252**  
**splavelly@gmail.com**

*May*      **Patty Lavelly 360-477-4252**  
**splavelly@gmail.com**

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