



## BULLETIN

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### Presidents Report

All members of SLOA are invited to attend the Board of Directors (BOD) monthly meetings in the Gathering Place the third (3<sup>rd</sup>) Tuesday of each month beginning at 10:30am. There is an open comment period at the beginning and ending of the meeting during which time SLOA members may take up to three (3) minutes to comment on any issues they wish to address. Comments from those attending the meeting will only be allowed or recognized during the BOD discussion during the open comment period.

I want to thank Wallene, Stephanie and Jennifer for their assistance in the office over the last several weeks. Without their generous commitment to SLOA, I would not have been able to handle all the issues that are the norm in the SLOA office. We will be sorry to lose Wallene at the end of May as she has been a tremendous asset to SLOA. A new Administrative Assistant, Theresa, has been hired to assume the duties that Wallene has so skillfully done. Wallene and Stephanie will be training Theresa over the next month.

As everyone knows we have made a change in the office staffing. As Human Resource standards dictate, the BOD will not discuss the reasons behind the decision. The BOD is currently reviewing applications for the Office Administrator position.

In the last Newsletter I addressed a court case that may affect SLOA. A committee of members reviewed the issues between the current (2017 update) and the original documents (1971). They completed the review and I reviewed their findings. Next, I contacted SLOA's attorney and had a lengthy conversation with him after he had the opportunity to review the court cases concerning the issue. He is sending a written opinion as to the effect on SLOA's CC&Rs. During our discussion it became obvious to me that there was more to this issue than just the one case I mentioned last month; in fact, the issue is more complicated than I had imagined. In layman's terms as he explained the issues to me, a contract (the 1971 Declaration, CC&Rs, By-Laws and Rules and Regulations) created covenants between SLOA and the lot owners; when the lots were sold *that* contract (covenants) is what runs with the land. He explained that under common law in order to amend or modify a contract all parties

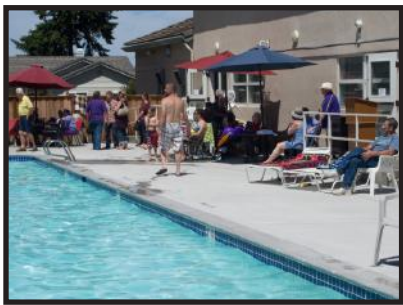
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to the contract, not just 2/3 of the members as we had previously believed must agree. As far as can be determined the amendments to the CC&Rs over the decades have never been approved by 100% of the owners. This means that some of the amendments to the covenants contained in the 1971 version were never correctly approved. This being the case, your BOD which has statutory authority to create, amend and dissolve By-Laws, will move to create By-Laws reflecting those covenants in the CC&Rs that are in question. Doing so will maintain the covenants that we have agreed to abide by.

Over the last several weeks we have been reviewing office policy and procedures to streamline them and insure they accurately reflect the needs of the Association. As part of this endeavor the office computer systems have been updated, checked and cleaned of any malicious software and we included new security measures to insure the safekeeping of records. The



office filing system, both electronic and paper, have been reorganized. Additionally, new door sets and security keys have been installed. The new keys cannot be duplicated except by the approved

BOD member responsible for the keys. This has also reduced the number of keys needed to meet the needs of SLOA.

As part of improving office procedures, we request SLOA members communicate with the BOD members via the form on the website (sunlandhomeowners.com). This provides a record of the communication and assignment of same to the appropriate BOD member. Mailed communications should be sent to:

**SunLand Owners Association, 135 Fairway Dr.**

**Sequim, WA 98382-9320.**

The Gathering Place is now being managed out of the SLOA office, same as the Cabana. Reservations to use either should be made a minimum of three (3) business days prior to your planned event. Individuals and groups who have reserved space already do not need to submit a new reservation, as all current reservations will be honored. For those who want a one-time reservation the sooner you reserve the space the greater the chance is of getting the day/time you want as reservations are on a first-come basis. Those groups that meet *weekly* will be given a permanently assigned key that opens the building door and Gathering Place. For those meeting less than weekly and during normal business hours (9-3 M-F) the office staff will open the doors for you. For those meeting outside normal office hours, you can pick up the key on the day of your meeting or on Friday if meeting over the weekend. All keys must be returned to the business office the following business day or dropped in the box by the building door. There is a \$40.00 key deposit required at the time the key is picked up to cover the cost of replacing the keys. Failure to return the key on time will result in the forfeiture of the deposit.

BOD openings: We have openings for volunteers who would like to be involved in the management of SLOA until September this year when BOD elections will be held. The positions are Green Spaces, Recreation and Secretary. The Secretary position insures that the minutes are recorded for each BOD meeting and reviews the typed summary for correctness; the minutes are typed up by the office staff. The Recreation position has oversight responsibility for the various recreation committees and insuring that these activities are conducted within the boundaries of the SLOA governing documents. The Green Space member insures proper maintenance of green spaces is done.

Several of our members have expressed a need for easier access to the office. I am currently looking into the possibility of having an ADA approved handicap lift installed for those that find climbing the stairs difficult. Cost is the major factor, of course. If a lift can be installed within the current budget using contingency fund monies, the BOD will discuss and consider installing such a lift.

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## ARCHITECTURAL COMMITTEE

**ATTENTION** - Your SLOA board has just approved “open season” on all white fir trees in our community. As of May 1<sup>st</sup>, you may remove any (and only) white firs on your property **without** SLOA approval. Disease is going to eventually take all these trees and there are too many for my committee to address individually in a timely fashion. We are anxious to remove these trees before they hurt someone or damage property. Attached are example pictures of “at risk” white firs. Generally, the bigger (older) they are the more at risk they are. Younger white firs (under 20’), that are healthy-looking need not be a priority at this time. If you are unsure about a tree, please contact me at 773-230-7994 and my committee will come out to review with you. We urge you to replace any tree taken with a new healthy tree.

**Do not** remove other tree species without getting architectural approval, as it may result in a fine. We will continue to identify at risk trees and notify homeowners as they are prioritized. If your neighbor has a dead or dying tree, please discuss potential removal with them (or contact me) before any damage is done.

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.

Mike Mullikin, Chair

Examples of White fir trees (right) that can be removed without a lengthy review. If you are in doubt about your trees, either consult an arborist or contact SLOA to insure that your trees fall into the “open season” exemption. Open season is designed to allow for the removal of diseased and/or dying trees. It is not intended for “view enhancement.”



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Another issue is members and/or renters not cleaning up immediately after their dog deposits their poop wherever deposited. Owners of rental properties are responsible to insure their renters are picking up their dog's poop. Members are reminded that not picking up dog poop is a finable violation of the Association covenants. Another issue is throwing cigarette butts on the ground. The same requirements for picking up dog poop apply to cigarettes.



Please remember that the speed limit in SunLand is twenty-five (25) miles per hour. We have noticed a trend to drive faster and people are starting to walk on the roadways, which can create a dangerous situation. For those that do walk, try to avoid walking on Taylor Blvd. due to the increased traffic and lack of shoulders.

In order to enforce covenants, the procedure is to send out violation letters. That letter will always state what the violation is, the covenant(s) being violated, the expected corrective action to be taken by the member, the further action that SLOA may take if the corrective action is not completed within the stated time frame and the appeal process. Appeals must be submitted to the SLOA office within ten (10) days of receipt of the letter if the member wishes to appeal; the appeal should state the reasons for the appeal. The appeals committee will review the appeal and may request that the member appear before the committee for further clarification of the appeal. Following the review by the appeals committee, the committee will make a recommendation to the BOD, which has the final decision-making authority.

Warmer months have finally arrived and the pool will be opening in June. Startup maintenance is currently being performed. A "Let's Communicate" will be published when pool passes are available.

Ken Larsen, President



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**.

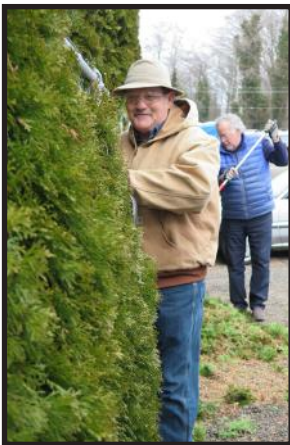
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## RV LOT

The RV Lot is presently full and there is a waiting list. If you own a spot and do not plan to use it, please consider giving it up and allowing it to go to someone who needs it now. Also, if you plan to leave your spot for more than a month, let me know and I will put it on my list of temporary parking locations and you will have it available when you return. As mentioned before, I am not making assignments based upon the premise that someone is “thinking about buying an RV one day”. Rather, those who currently own an RV, and are ready to move in will be given priority. Another issue concerns small campers assigned to large spots. The Board is considering modifying the Rules & Regulations to allow the RV Committee to relocate campers to more appropriate locations, thereby achieving better utilization of the Lot. Meanwhile, I continue to search for ways to park more RVs in the existing lot, and we are considering the possibility of leasing, or purchasing, additional property to accommodate more RVs. As always, do not hesitate to contact me if you have any questions.

Michael Gawley, RV Lot Chair

PS: Thanks to Division 17 members for spending a recent day cleaning up the RV Lot. Great job!



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## COMMUNICATIONS

I am putting on my “communications committee” hat and reaching out to the SunLand community for input and volunteers. Specific input is being sought to identify activities that people in the community will support. I envision the steering group taking on the role of identifying events and seeding other volunteers to organize, plan and bring the event to life. Volunteers are needed to participate in a steering group to identify community activities and then select some number that can be achieved during the 2019 calendar year. The communications committee through SLOA will get out the word about planned events and provide other support approved by the Board of Directors.

I am looking forward to the events that the steering group identifies. With over 900 homes in SunLand, I am certain there will be some interesting and exciting ideas proposed. Some of these ideas and activities may lend themselves to being annualized and some may be one-time events. Watch for future “Let’s Communicate” e-mails for more details. If you are interested in joining with other SunLand owners in making SunLand an even better place to live, drop by the SunLand office and provide us with your contact information and interest for either steering group or organizing/ implementing volunteer.

David Walp, Chair

### BOARD OF DIRECTORS

President Ken Larson  
360-912-4601

Vice President David Walp  
360-504-2072

Treasurer Stephanie Burnett  
360-912-2143

Architecture Michael Mullikin  
773-230-7994

Communications David Walp  
360-504-207

Greenbelts & Landscaping Vacant  
xxx-xxx-xxxx

Recreation Vacant  
xxx-xxx-xxxx

Rentals Robert Leonard  
360-681-8687

Roads & Security Phil Merlin  
360-477-4528

RV Lot Michael Gawley  
360-809-0322



## Osteoporosis And....

There used to be a medical philosophy that bed rest was essential for many people recovering from illness and post-operative procedures. Today we know that for best health we need to mobilize patients as soon as possible. Science research has helped us gain more knowledge.

Discussing osteoporosis: a medical condition in which the bones become brittle and fragile from loss of tissue, I found like most of us, you may have become accustomed to thinking that only common weight bearing exercises, such as, walking, running, jumping, and lifting provide enough stress on your bones to maintain or increase their density. New research noted that yoga's established benefits, including better balance and coordination, protect against falling, a major cause of osteoporotic fractures. They wanted to determine whether the yoga poses they selected might also increase bone density by imposing force on the spine and hips.

In a Harvard study in 2016 their research showed that 227 participants, 202 of whom were women, practiced a yoga routine at least every other day for two years. Their average age was 68 when they entered the study, and 83% had lower than-normal bone density. The DEXA scans they submitted at the end of the study showed significant increases in bone density in the spine. Great findings and another way to find another option to stay in good health!

Shelley Stratton, RN, R-EYT

Contact: [boditryogastudio@gmail.com](mailto:boditryogastudio@gmail.com)



The Olympic Peninsula Men's Chorus is offering all men a great opportunity. Come and sing with us. Even if you have never sung a note before or haven't sung since high school. We would like to see you come to a rehearsal. We meet at 6:30pm Tuesdays at Sunland Golf and Country Club 109 Hilltop Drive.