



Sunland Bulletin

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JUNE 2020

President's Message

David Walp, Acting President

Since the declaration of the pandemic in March, your board has continued to perform committee duties to keep Sunland Owners Association functioning. We have been working in the background to respond to architecture, landscaping, recreation, safety and requests as quickly and as close to normal as we can. Although we cancelled the April Board of Directors meeting, we are back on track with virtual meetings until further notice. When state rules for social distancing and group gatherings allow, we will once again conduct meetings in the Gathering Place. If the Sunland owners desire, virtual attendance will continue.

Indoor group activities like card playing, social meetings and other uses of the Gathering Hall will not startup again until statewide rules and guidelines permit. Parties and family outings at the Sunny Shores Cabana will not be allowed although you can still exercise, walk or look for shells and sea glass on the Sunny Shores beach. Sunland owners can use the cabana parking lot when using the Sunny Shores beach. As always, please pay attention to the

boundaries for the beach access and cleanup after your pets.

Last, I would like to address the issue of the CERT storage container. In March, the board voted to place the storage container near the pool as that location satisfied the most functional criteria from among the known available site locations. Since placing the container, new information about a SLOA owned site and the high additional costs required to make the selected location less visually jarring made the board reconsider the decision in March. Added to that was greater than expected community disapproval for the selected site. After much discussion of proposed alternatives, the board approved moving the storage container to the Foursome Drive parking lot. Please bear with us as we work through the permit process and complete the steps necessary to execute the move.

I am currently the acting President and heartily endorse the president's comments. I still read and respond to communications and comments from owners as appropriate. If someone else wants to be President, we still have an

Landscape News

We all purchased homes and properties here in Sunland for different reasons including how beautiful the environment is, especially in the Spring. Unfortunately, for some of us, Spring growth can get ahead of our ability to manage it. Weeding, pruning and lawn care becomes daunting. Still, maintenance of our properties is our responsibility. The CC&Rs, By-laws and R&Rs, that we all agreed to abide by, require us to maintain our properties – single homes, townhomes, condos or unimproved/vacant lots. Owners in townhomes and condos landscaping tasks are usually solved by contracting someone else to do all that maintenance. Owners of single homes and unimproved/vacant properties get no reprieve from the continuing care responsibilities. For some of us getting older makes it increasingly difficult physically and more than we want to do. Our choices are to continue to perform the tasks ourselves or find a reliable and reasonably priced landscaper to do it.

The Landscape Committee empathizes and sympathizes. Unfortunately, we must enforce the rules governing maintenance for homes and unimproved/vacant properties. Unkempt lawns, gardens and gravel or grassy areas between property and roadways and unimproved/vacant lots are targets for violation notices. The tools we employ to keep Sunland beautiful are sending violation notices, issuing fines and where deemed appropriate contracting to have the necessary work completed at the owner's expense. Committee members do not enjoy having to send violation notices or taking the more extreme actions. Our governing documents require us to take these actions. Please do your part to make sure Sunland remains the beautiful

Vice-President's Two Cents Worth



open seat on the board. When we have filled all the open seats, the Board of Directors will conduct an organizational meeting and determine the President & Vice President for the rest of the year.

New officers are elected after the annual meeting in September. Anyone who is interested as serving as a volunteer on the board or on one of the committees, contact the SLOA office at sloa@olypen.com or 360 683-7473)

Most of all, remember the concept of “good neighbor” has never been more important. Reach out and help your neighbor!

Architectural Committee Report

It's not all bad news out there. Our Sunland community looks great, our beautiful summer weather has just started, and our local battle with Covid19 has been a resounding success so far. We should be congratulated on our conscientious and continued vigilance. As we keep our social distance and take care of those projects around the house, please remember to submit

(those required) for SLOA approval. The Sunland standards we have developed over many years is key to keeping Sunland the best place to live. Sunland CC+R's are available on our website. We encourage you to remove the diseased White Fir trees when possible, (no approval needed), and consider replacing them with a healthier species. We discourage privacy fences as we want to keep

Sunland open and inviting. The height limit on privacy fences remains 6' but as of April, a 14" decorative top is now required. Please check the condition of your American flag for our upcoming anniversary. Most of all, remember the concept of “good neighbor” has never been more important. Reach out and help your neighbor!

Roads, Security & Emergency Planning

The good news is this year we have had only one reported crime in SunLand which was a theft from an unlocked car. A reminder to keep cars and homes locked.

We do have two problems in SunLand. Firstly, there have been reports of a nighttime prowler. He has been seen with a flashlight looking in windows. This has been reported to the Sheriff's Department and to our nighttime patrol service. If anyone experiences this, call the sheriff (911) immediately and notify the SunLand office the next morning.

Secondly, there is continued speeding in SunLand. The speed limit in SunLand is 25 mph. Please check your speed when you drive in our community. Also, I am told many people are rolling the stop sign on Cassalary Road.

The SunLand Board is working on moving our emergency container to its permanent location. CERT4 will use the container for communications and emergency supplies and equipment.

RV LOT NEWS

The RV lot remains at capacity, with a wait list of about 15 individuals. Should you decide to vacate your spot, please notify the office immediately so it can be reassigned to someone who needs it. Meanwhile, a portion of the fence separating the large portion of the lot from the west portion is falling down and will be repaired shortly. Also, we had some gravel left over from the last repair of the lot and it is stacked near the north end of the east fence. If you need to fill around your spot for any reason, help yourself to some of the gravel. Finally, I wish to remind everyone that ANY loose items laying on or around your parking spot are subject to removal without notice as we wish to keep the lot safe and attractive for everyone who uses it. Also, be sure your tabs are current and your RV is in clean, running condition. Call me if you have any questions. Mike 360-809-0322

Greenbelt Happenings



Well its SPRING and everything in the Greenbelts is “springing up”. Sunshine mixed with the rain showers we have been experiencing have certainly stimulated rapid growth across all the greenbelts. In preparation for this season we examined all the greenbelts to identify specific areas of need, such as dead/hazardous trees, shrubbery overgrowth, invasive weeds/plants, water/drainage issues, as well as need for beautification to ensure availability and usage by all residents. During this process we found and removed 16 trees, trimmed and opened the greenbelt between Sunland Dr and Leslie Lane and the greenbelt at the junction of Cassalary and Hurricane Ridge Dr. We also found and identified need for extensive work in the greenbelts between Leslie Lane and Sunset Pl and the greenbelt at the end of Fawnwood Pl. All these areas are on the “project list” for clean-up as well as putting focus on where the standing water is coming from and how to eliminate/mitigate that issue

in these areas. Additionally, new native plants were planted in the greenbelt area along the new fence of 199 Sunset Pl abutting Taylor Blvd.

So, with the current growth activity, we have been actively mowing all areas, as well as cleaning up fallen branches and as needed spraying to eliminate/retard the encroaching English Ivy, Wild Carrot, Thistle, and Dandelions. We will continue to strive to keep the greenbelts open, usable, and “park like”. During the upcoming months, your Greenbelt Chair will continue to inspect the areas, respond to your queries about the areas, and work with you as needed.

And three more notes:

★ We have noticed some signs of unauthorized vehicle traffic in the greenbelts. If you need to use a greenbelt to gain access to your property for whatever reason, please contact the SLOA office or the Greenbelt Chair for approval. Most likely there will not be an issue, but we must know of the use and possibly regulate your access due to other activity and/or conditions. Also, you will be held responsible for any damage that may be caused due to your use.

★ The greenbelts are not

to be used for the discarding/dumping of your own yard work. Here again we have noticed several situations where yard trimmings and debris have been left in the greenbelt. If in your activity you need to use the greenbelt for a temporary staging location, please contact the SLOA office or the Greenbelt Chair to make arrangements, including estimation of when the material will be removed. And lastly,

We will continue to strive to keep the greenbelts open, usable, and “park like”.

★ Unfortunately, we have experienced items “disappearing” from the greenbelt areas. While the greenbelt is not to be used for storage of your personal items, we are fully aware that this is being done, and to the most part is not a problem. However, be aware that we have had reports of personal items (firewood; tools; yard art; chairs, etc.) disappear. Its too bad, but it is a reality. Be vigilant.

Thank you for your cooperation and support

Bob Eichhorn;
Greenbelt Chair

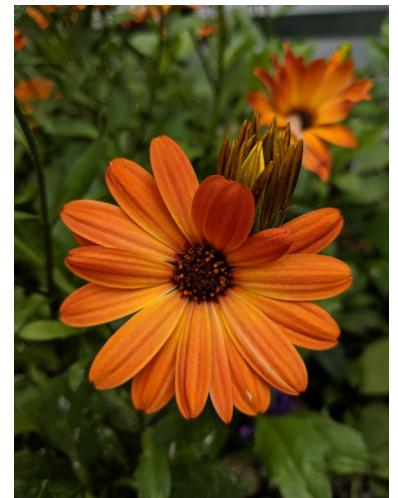


Photo Courtesy of Theresa Pick



Quarterly Treasurer's Report

Enjoying the weather but tiring of the stay at home directive? You're not alone. Spring is here and the weather looks promising. Let's enjoy the outdoors.

SLOA is in good financial position. The following is the current (thru April) status of our financial accounts:

Operating Checking	\$39,783
Operating Savings	\$165,410
Contingency Fund	\$35,122
CD Preserving Saving & Loan	\$11,794
Reserve Account	\$107,102
Total Checking/Savings	\$359,211

SLOA sets monies aside on a yearly basis to cover repair and replacement costs for such items as: asphalt, street signs, RV Lot fencing, tennis courts, pool maintenance, etc. These monies go into the Reserve Account.

Thru April, we spent \$87,160 (+ allocated \$23,500 to the Reserve Account) and the details by committee are in the following table:

Committee/Category	Expenses	Budget	% of Budget
Gathering Place Room	\$408	\$800	51.0%
Greenbelts & Maint.	\$20,103	\$58,925	34.1%
Landscaping	\$597	\$2,000	29.9%
Office Services	\$19,144	\$71,255	26.9%
Office Supplies	\$3,248	\$10,458	31.1%
Professional Services	\$5,728	\$6,575	87.1%
Publications	\$128	\$3,750	3.4%
Reserve Account (939 units *\$25)	\$23,500	\$23,475	100.1%
RV Storage	\$6,355	\$17,000	37.4%
Security	\$11,228	\$22,742	49.4%
SLOA Center	\$3,629	\$11,500	31.6%
Swimming Pool	\$3,121	\$43,500	7.2%
Taxes & Insurance	\$12,429	\$17,620	70.5%
Tennis Courts	\$955	\$2,580	37.0%
Welcoming & Nominations	\$0	\$3,450	0%
Other (Bank Fees)	\$84	\$300	28.0%
Total	\$110,600	\$295,930	37.4%



The Professional Services are over budget due to moving the trapping expenses from Greenbelts and not moving any budget. The Reserve Account has been fully expensed this year. Security is running ahead of budget due to the CERT container expense which was a non-budgeted item. Swimming Pool is a seasonal expense. Insurance is a one-time fee and has been paid. Due to the COVID-19 and subsequent shutting down of the Gathering Place, no expenses have occurred for this Committee/Category.

Over all, I feel confident, at this time, we will under run the 2020 total planned expenses.

Respectfully submitted by Ron Rice, SLOA Treasurer

From the SunLand Office

I think we can all agree that we didn't see this year coming! It has been quite the challenge figuring out how to run the office remotely, hold virtual meetings and generally roll with near daily changes to work/home/life requirements. We have had a few bumps in the road but things are getting back to a rhythm. A huge shout out to our Sunland Community - almost everyone has been kind, patient and supportive during quarantine and we cannot thank you enough.

As our county slowly opens back up, we want to make you aware of certain temporary changes to the office. Lisa and I have transitioned back to working on site and we could not be happier to be supporting our community with full office hours. Out of an abundance of caution we will be keeping the doors shut to walk-ins at this time as we do not have the resources needed to maintain the level of sanitizing necessary for the health and safety of our residents and staff. Please call or email the office with any problems and we will work

As we end this bulletin during a time of monotony for many, we thought we'd end on a high note. Hopefully you saw bright balloons and happy graduating Seniors on June 5th. Your SLOA Crew, along with volunteers McKenzie and Sierra Pick, went around in the early morning on graduation day delivering balloons, a card and facemasks (in the Sequim High School colors) to every SunLand graduate from the Class of 2020. During times of crisis we need to actively create joy. We encourage you to find outlets for your passion, creativity and service.

Lisa & Theresa, Your SLOA Crew



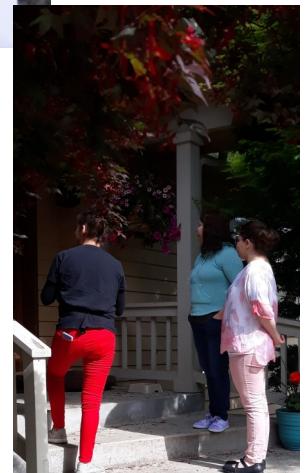
Custom Masks by Loop N Stitch, LLC Sequim



Recreation

Sunland's Pickleball and Tennis Courts are open to residents with safety protocols posted at each gate.

Discussions are currently underway regarding the opening of the SLOA pool amid COVID-19 safety concerns. Cyndi Carpine, Recreation, is considering all options and will announce the Board's decision regarding a *possible* July opening once a safety plan has been presented and approved. Watch for an update soon!



Board of Directors

Acting President: David Walp

Vice President : David Walp

Architecture: Michael Mullikin

Greenbelts: Bob Eichhorn

Recreation : Cyndi Carpine

Rentals : John Hammond

Roads & Security: Phil Merlin

RV Lot: Mike Gawley

Treasurer: Ron Rice

Sunland Owner's Association

Office Hours

Monday - Friday 9:00 am—3:00 pm

(360) 683-7473

sloa@olyphen.com

www.sunlandhomeowners.com

**A BIG thank you
to**

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