

Sunland Bulletin

Volume 47 No. 2

August 2020

President's Corner

David Walp

Hurray! Summer has finally arrived in Sunland. Unfortunately, the COVID virus continues to impact our summer activities. Our familiar gatherings and celebrations are largely on hold or cancelled as we safely distance and nervously track the infections in our county. Thankfully, our mitigations actions seem to be holding the pandemic impacts in our county at bay. With continued diligence and compliance with the distancing and masking rules, my hope is we can get to a vaccine or effective medical treatment without the pain being experienced by other locations in the

state and around the country. Be safe and enjoy our community as best you can within the Safe Start Phase 2 conditions.

Your board continues to perform committee duties to keep Sunland Owners Association functioning. We are working hard to respond to architecture, landscaping, recreation, safety and other requests as quickly and as close to normal as we can. We are going to continue virtual board meetings until Phase 3 allows for larger gatherings. Observation for the May and June meetings was provided via digital media and will con-

tinue going forward.

We are preparing our 2021 operating budget and will be releasing our approved draft when all the details have been worked out. Be on the lookout for a future communication containing the draft budget.

Last, I would like to address the issue of the CERT storage container. As many may have observed, the CERT container has been painted a dark green and rehomed to the to the Foursome Drive parking lot. All that remains from the permit process is the final inspection and sign

off.
The container will be made available for the Sunland CERT team use in the near future.

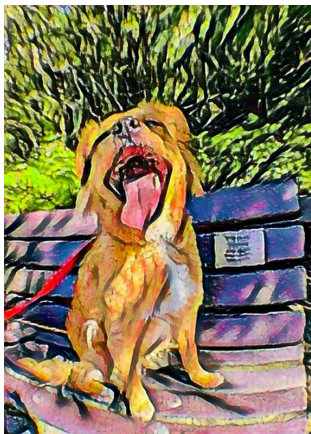


Vice President's ^{Two} Cents ^{Worth}

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. Recently, there has been an increased number of complaints about pets off leash, being uncontrolled by their humans and being barking nuisances. A reminder to pet owners seems to be in order, so here goes. Pet owners are responsible for controlling their pets. Allowing dogs to bark intermittently for long periods or continuously, whether indoors or outside

in a fenced yard to the extent that neighbors become annoyed, constitutes being a nuisance. Cleaning up after your pet and disposing of the smelly deposit in your home refuse container is required. Our CC&Rs and Rules and Regulations clearly delineate owner responsibilities and possible remedies that the SLOA BOD can take

for offenses. Owners, please help your pets be good neighbors.



Although we have filled all the open seats on the current board, there is still time to self-nominate or submit someone as a candidate for the three seats up for election at the September Annual Meeting. The Board

of Directors has selected September 21st this year for the annual meeting. Unless we are in Phase 3 of the Safe Start process, the meeting will be conducted virtually. Anyone who is interested as serving as a volunteer on the board or on one of the committees, please call or email Lisa or Theresa in the SLOA office (SLOA@olypen.com) or 360 683-7473)



Greenbelt Happenings

Well it seems Summer has finally decided to grace us. And with it comes the explosion of weeds, thistles, and drying grasses and foliage. This keeps our ground maintenance contractor terribly busy and requires use of heavier equipment and occasional herbicides. As such, keep on the lookout for equipment and notification via Let's Communicate when we do have to use herbicides. This is all in effort to keep the greenbelts open, usable, and to your liking. While we do not no pretend to be able to please everyone in and with the work that is done, we do exert all effort to maintain the greenbelts to the best of our ability within budget constraints. Now with that said, lets review what has been done to date and what is planned for the near future.

DONE



- All greenbelts mowed and areas requiring such, weed whacked.
- Removed tree from behind 151 San Juan Dr.
- Removed an exceptionally large dead tree behind 157 Sunset Pl.
- Removed dead trees and over growth in area behind 106 North western Pl.
- Removed three dead trees on slope over pickleball courts.
- Repeatedly pumped out standing water from lot 208 (junction of Cas salary and Hurricane Ridge).
- Replaced beauty bark at Taylor Blvd entrance.
- Replaced "stolen" lights at Sunland sign at Taylor Blvd entrance.
- Responded to multiple requests from several residents to "walk" and inspect greenbelts behind their homes to better understand where greenbelt starts/ends and who is responsible for what.
- Repaired leak in irrigation system and updated control valves in system at tennis courts

TO DO

Planned for next quarter

- Mowing, weed whacking, and general clean-up of all greenbelts.
- Removal of 6 (six) trees along Taylor Blvd behind 151 San Juan Dr.
- Install of French drain system in lot 208 to eliminate ongoing standing water.
- Clean up greenbelt that lays between Sunset Pl and Leslie Ln, as well as do further investigation into the issue of standing water in various areas in this greenbelt.

- Respond to requests for service, tree removal, irrigation issues, etc., as they arrive and are doable within our budget.

Additionally, much administrative and planning work has been done to prepare for the 2021 budget for the greenbelts. While the 2020 budget was \$5,000 more than prior years and as such allowed us to address more of the aged/at risk white firs, as well as cleanup of some of the overgrowth, we will be left short of financial needs to fully address the following:

Ongoing issues of standing water in lot 209 (at end of Fawnwood Pl – and encircled by San Juan Dr.) which impedes our ability to mow and maintain the area.

Our aged and declining irrigation systems at the entrance, tennis courts, and greenbelts along Taylor Blvd.

The many aging white firs that will



Photo courtesy of Theresa Pick

eventually need removal.

Further, as we have exerted more effort this year and have interacted with large numbers of residents as we have walked and worked the greenbelts, we have received significant input as to what more work they would like to see. As such, the Greenbelt committee has asked for additional funding in the 2021 budget, with detailed explanation and rationale, for this work to be done and for the betterment of the greenbelts and value add to the overall community and usability.

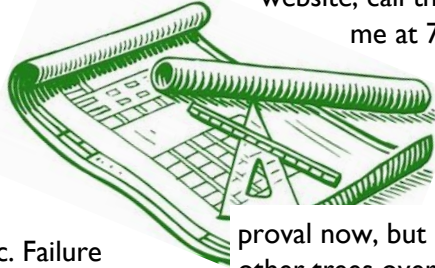
All work that has been completed, in addition to work that is planned in the near- and long-term future, is focused on the improvement of the areas and enjoyment for all. As this year's current chair, I thank you all for your input and hope that you will all continue to support the wants, needs, and costs for maintaining safe, usable, and attractive greenbelts within our community.

Thank you for your cooperation and support.

Bob Eichhorn; Greenbelt Chair

Architectural Committee

Please remember to submit your architectural requests for new roofs, fences, trees, sheds, paint, driveways, propane tanks, etc. Failure to provide a request and getting prior approval for that project can lead to a fine. This requirement is just to ensure our community standards are maintained. If you are unsure if your project needs SLOA approval just check the CC+R's on our



website, call the office, or call me at 773-230-7994.

You can bring down your White Firs without ap-

proval now, but removal of all other trees over 20 ft must be approved. You also can limb trees without approval, but they cannot be topped or windowed.

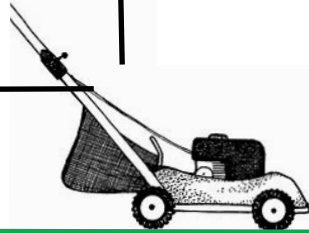
Look after your neighbor and stay safe.

Recreation

As many of you have heard, the Sunland pool will not be opening this year due to Clallam County remaining in Phase 2 of the Stay-Home, Stay Healthy order.

Although the pool is closed, our tennis and pickleball courts remain open.

Maybe it's time to pull the racket out, blow the dust off and schedule some court time!



Landscape Committee

We would like to **Thank** owners for all the work and effort that was put into making the lawns and gardens beautiful throughout Sunland. With summer finally taking hold, everything has matured turning our community into an arboretum. Well almost. We recognize that there are still a few properties that need owners to up their game and bring them into compliance. We are working to get properties that are lacking up to acceptable standards. Please attend to your properties during the busy growing season and be one of the



Photo Courtesy of T. Pick

many who we are thanking for their pride of ownership and community.

If you have questions about tree issues or overgrown shrubbery or need professional help in taming plants and trees send us an email or give us a call and we may be able to provide some recommendations.

“With summer finally taking hold, everything has matured turning our community into an arboretum.”



Treasurer's

Report

It's great to see some of you out walking around the neighborhood enjoying the beauty of Sunland and maintaining our social distancing.

SLOA is in good financial position. The table to the right is the current (thru June) status of our financial accounts.

Operating Checking	\$16,334
Operating Savings	\$145,465
Contingency Fund	\$35,125
CD Preserving Saving &	\$11,834
Reserve Account	\$82,562
Total Check-	\$291,318

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. Since our last reporting, re-surfacing of the swimming pool contributed to the big hit on the Reserve Account. This was contracted before COVID-19 shut down the use of such.

Thru June, for **General Funds**, we've spent \$124,555 (+ allocated \$23,500 to the Reserve Account) and the details by **Committee/Category** are

General Funds			
Committee/Category	Expenses	Budget	% of Budget
Gathering Place Room	\$408	\$800	51.0%
Greenbelts & Maint.	\$31,813	\$58,925	54.0%
Landscaping	\$597	\$2,000	29.9%
Office Services	\$31,628	\$71,255	44.4%
Office Supplies	\$4,832	\$10,458	46.2%
Professional Services	\$7,513	\$6,575	114.3%
Publications	\$165	\$3,750	4.4%
Reserve Account (939 units *\$25)	\$23,500	\$23,475	100.1%
Security	\$13,944	\$22,742	61.3%
SLOA Center	\$6,837	\$11,500	59.5%
Swimming Pool	\$12,663	\$43,500	29.1%
Taxes & Insurance	\$12,439	\$17,620	70.6%
Tennis Courts	\$1,400	\$2,580	54.3%
Welcoming & Nominations	\$232	\$3,450	6.7%
Other (Bank Fees)	\$84	\$300	28.0%
Total	\$148,055	\$278,930	53.1%

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; and, due to COVID-19 may not operate at all this year. Insurance for the year has been paid in full.

Since the **RV Lot** is a self sustaining entity, the SLOA Board has agreed to separate these funds from the **General Funds**. RV Lot

budget and expenses do not contribute the association

RV Lot Funds		
Expenses	Budget	% of budget
\$9,337	\$17,033	55%

dues.

Over all, I feel confident that at this time we shall under run the 2020 budget.

Ron Rice, SLOA Treasurer
Respectfully submitted,





City of Sequim flower basket
Sponsored by Sunland
Located near Habitat for Humanity

**Coming
Soon**
**The 2021
SLOA BUDGET**
The SLOA Board announced that after months of revisions, the budget is nearing completion. The final revision will be released to the Association later this month.

From the Office

We hope this bulletin finds our residents happy, healthy and soaking up the gorgeous sunshine currently gracing our little town. Things certainly heated up in Sunland during the month of July! We have seen many great pictures of our residents scanning the sky for Comet Neowise, photographing lavender and sharing video memories of family time and RV'ing adventures. We love seeing our residents out happily landscaping and enjoying everything our community has to offer.

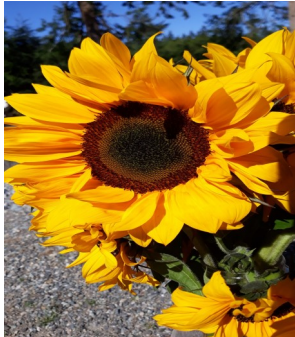
Your office staff is gearing up for the annual Member's Meeting in September. Between collecting bios and preparing the voting packet for mailing in a few short weeks you can imagine we are running full tilt. No one knows what September will hold but we are working closely with the board to prepare a plan that will result in a successful meeting and smooth voting process.

Lisa and I work hard to stay abreast of the restrictions Covid-19 presents as related to you and your HOA. We will always post necessary information and keep you up to date on the ever-evolving dynamics of meeting HOA demands during a pandemic. If you have any questions or concerns please contact the office.

Keeping our residents happy and healthy are our primary goals and we encourage you to reach out via email, telephone, or the old-fashioned way by dropping us a note in the mail and we will do our very best to accommodate your requests in a timely manner. If you are in need of Notary Services, please call the office to schedule an appointment and remember to bring a mask.. We offer notarization at no cost to our residents and only ask that you call ahead to schedule an

appointment and remember to bring a mask. In case you are not aware, this is a free service to SLOA residents! We are on hand to meet your SLOA needs and we hope you won't hesitate to reach out.

Lisa and Theresa
Your SLOA Crew



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
Member at Large: Ken Bradford

Sunland Owner's Association

Office Hours

Monday - Friday 9:00 am—3:00 pm

(360) 683-7473

sloa@olypen.com

www.sunlandhomeowners.com



Your Name Here

**August
17**

SLOA Board
Meeting

We Need YOU



To join the Sunland
Owner's Association
Board of Directors

Contact the SLOA office for details !

**September
21**

Annual Meeting