



Sunland Bulletin

VOLUME 47 NO. 3

NOVEMBER 10, 2020

President's Corner

David Walp

Well, here we are in Autumn. Where has the year gone or maybe whew, finally this year is almost through. Unfortunately, the COVID virus continues to impact our lives and activities. Our familiar gatherings and celebrations are still on hold or cancelled as we safely distance and nervously track the infections in our county. Thankfully, our mitigation actions seem to be holding the pandemic impacts in our county at bay. 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 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. We have adopted the ZOOM application with webinar capacity for up to 100 attendees (this is way over the number of people who have been physically or electronically observing). Give it a try if even for a short time to get a sense of how SLOA is doing business.

Mike Phillips volunteered to join the Board of Directors and was voted onto the board at the October monthly meeting. Please join me in welcoming Mike and his wife to the community as they are new to Sunland this year. As the newest director on the BOD Mike has also accepted the chairmanship for the Landscaping Committee. Thank

you Mike for taking on these important roles.

There have been a rash of doorbell rings, car prowls and other mischief that have been reported to the Sherriff. Please remember to lock vehicles, home entrances and windows to prevent easy access opportunities for those looking to pilfer your belongings.

Lastly, let me express appreciation for our veterans on the upcoming Veteran's Day and a wish everyone a Happy Thanksgiving.

From the Vice President

Ken Bradford

As the new Vice President and Communications Chair of the Sunland Owners Association I am learning about the responsibilities that are included in my position. I am also getting more familiar with the governing documents of our association. I am currently working with First Federal bank to become an authorized signatory on the SLOA checking account.

This month there have not been any communications made to me or the SLOA office which have required a response from the committee. I do invite anyone with concerns about what is happening in their community to reach out with an email or phone call. These can be made to me directly or to the office. I would be happy to chat about anyone's concerns.



As the rental coordinator I have not received any complaints or concerns. There are currently 88 homes that are rented in Sunland. There have not been any changes in tenants in this month.



Treasurer's Report



Fall is a great time of the year when the weather gets a little brisk and the trees turn to their brilliant colors.

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



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.

Operating Checking	\$7,949
Operating Savings	\$100,515
Contingency Fund	\$35,130
CD Preserving Saving & Loan	\$11,888
Reserve Account	\$82,583
Total Checking/Savings	\$238,065

Thru September, for General Funds, we have spent \$182,379 (+allocated \$23,475 to the Reserve Account) and the details by Committee/Category are in the adjacent table:

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 was closed for the year due to Covid-19; however, maintenance is still required. 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 due not contribute to the association

General Funds			
Committee/Category	Expenses	Budget	% of Budget
Gathering Place Room	\$408	\$800	51.0%
Greenbelts & Maint.	\$49,253	\$58,925	83.6%
Landscaping	\$597	\$2,000	29.9%
Office Services	\$47,927	\$71,255	67.3%
Office Supplies	\$7,722	\$10,458	73.8%
Professional Services	\$8,738	\$6,575	132.9%
Publications	\$1,632	\$3,750	43.5%
Reserve Account (939 units *\$25)	\$23,475	\$23,475	100%
Security	\$21,405	\$22,742	94.1%
SLOA Center	\$7,449	\$11,500	64.8%
Swimming Pool	\$21,439	\$43,500	49.3%
Taxes & Insurance	\$12,534	\$17,620	71.1%
Tennis Courts	\$2,591	\$2,580	100.4%
Welcoming & Nominations	\$599	\$3,450	17.4%
Other (Bank Fees)	\$84	\$300	28.0%
Total	\$205,854	\$278,930	73.8%

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

Respectfully Submitted, Ron Rice SLOA Treasurer

RV Lot Funds		
Expenses	Budget	% of budget
\$11,948	\$17,033	70.3%

Greenbelts



Hello Fall!!! Rain, cooler temps, and changing foliage. Leaves, fronds, boughs, and needles are falling and what lovely color changes we are experiencing in the treed greenbelts. If you have not yet taken the opportunity to visit one or more of our greenbelts, put on your coat, face masks, walking shoes and take a walk. While you may find the forested areas damp, you will also find them full of life, color, and forestry aromas, all of which will give you a feeling of being alive and thankful for what a lovely and safe community we have. On the other hand, if walking in a forest is not to your liking, remember to take advantage of our open grassy areas. They offer spacious areas to enjoy a walk, take in the cool sunshine, and catch the morning dew.

And once you have finished your walk and adventure, you will certainly appreciate a nice warm cup of your favorite beverage back at home.

We have been working hard all summer to improve and maintain our greenbelts, and we still have much to do to continue to enhance their existence and useability. And yes, they are safe, but do remember to always be on the lookout for fallen branches, exposed roots, ruts, rocks, and the like. And should you ever find an unsafe situation or concern, do not hesitate to bring it to the attention of our SLOA office. I can assure you that it will be addressed in a timely fashion. Also, please remember that the greenbelts are for the use and enjoyment of all Sunland residents, and their guests. As such, please continue to police yourselves on how you use them, keep them clean, and should you ever need to access the greenbelts for service or work on your property, notify the SLOA office of your need and intent. We will review your request and work with you to ensure this can be done and cause no harm to the greenbelt, or danger to the users. For this we thank you in advance.

Unfortunately we have still experienced a few situations of “dumping” of grass clippings, tree trimmings, etc., in the greenbelts. I just want to remind all of you that while it may be thought these type of actions do no harm as they are natural elements, they do cause disruption to our ability to mow, clean, and reduce areas of rodent habitat. So again, we please ask you to not use these areas for the disposal of your yard clippings, etc. Further, while it may be thought that through natural decomposing it will contribute to the natural environment, in actuality often yard clippings, including tree and bush trimmings, contain herbicides, fertilizers, etc., that are not natural and actually will harm the natural vegetation.

To date since last Bulletin

- * Continued mowing and “weed whacking” thru out areas.
- * Corrected issue of standing water in Lot #208 greenbelt.
- * Removed hazardous tree behind 157 Sunset Pl.
- * Removed 6 potentially hazardous tree behind 163 Horizon View Dr.
- * Identified dead fir behind 155 Leslie Ln that is scheduled to come down by end of October.
- * Cleared rubbish from hill on west side of pickle ball courts.
- * Removed trash and yard debris illegally dumped around trees in tennis court areas.
- * Cleared rubbish from hill on south side of tennis courts and resolved property line boundary with Joe Fazio, property owner abutting greenspace to the south of the tennis court property.
- * Finished clean-up and damage repair of area by swimming pool with removal of CERT container.
- * Ensured all sprinkler systems currently in operation were performing as programmed and needed.
- * Started planning on weed control and planting of ground cover on west side of Foursome parking lot.
- * Finalized installation and sign-off of CERT container placement. * Finalized Greenbelt budget.

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Greenbelts continued from page 3

Planned for next quarter (into 2021):

- * Continue to inspect and clean greenbelts, as necessary.
- * Install ground cover type plants in embankment on west side of Foursome Dr parking lot.
- * Continue to address removal of potentially hazardous trees as budget allows.
- * Regrade and remove stumps in Lots # 208 and 209 (at intersection of Cassalary and Hurricane Ridge Dr, and end of Fawnwood Pl, respectively).
- * Repair of irrigation system at entrance of Taylor and Sequim-Dungeness Way.
- * Respond to residents' requests for assistance and information.

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 and continuing for 2021, 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.

We have numerous projects and improvements planned for 2021 and we thank you for supporting the budget for 2021. This increase in funding will allow us to continue to improve, enhance, and provide beautiful greenbelts; both open greenspaces that can be used for a multitude of activities, including yard games, gatherings, dog walking, and such, as well as the forested belts that offer secluded walks, bird and wildlife watching, dog walking, and interacting with nature, right here within our community.

Thank you for your cooperation and support
 Bob Eichhorn; Greenbelt Chair



From The SLOA OFFICE

As the leaves fall outside and our days grow shorter the office starts heating up. August and September revolve around preparations for the Annual Members' Meeting. This year saw an unusual change brought by Covid-19 to our voting and meeting procedures. The meeting went off without a hitch and we are looking forward to working with the Board in the coming year. We are grateful for the assistance of our ballot counters, office and IT volunteers who helped to contribute to a smooth voting process.

October has been spent gearing up for annual billing and updating the Sunland 2021 Resident

Directory for distribution as well as day to day office duties. Lisa has worked hard to create an online directory and we are very excited to release it to Sunland residents in time for the new year along with a limited printing.

While Covid-19 continues to keep us separated we have found several work arounds to see us through. We realize that while most resident business can be conducted via phone, mail or email; we fully realize that some business must be conducted in person. If you need to come to the office, we ask that you remember your mask or come back at a convenient time if you forget to

have one on you. If you need documents notarized, we ask that you call ahead to make an appointment. Generally, the same day is ok but calling a day ahead is preferred.

We will start accepting group Gathering Place reservations via email strictly on a first come, first served basis. Due to the fact that it is first come, first served we ask that you send your group reservation requests via email only. The office will be sending out a Let's Communicate with details and a group reservation form shortly that will need to be completed prior to reserving the space. PLEASE NOTE: the Gathering Place is

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RV Lot News

Sunland Neighbors,

My name is John Hammond, I am on the SLOA Board and as of September, 2020 I am the RV storage lot committee chair. The storage lot is doing great, and there is a ton of new info to share with you.

We want to thank Mike Gawley for managing the storage lot the past few years, and helping the new chair figure things out.

New rates will go into effect on January 01, 2021. The new rates are as follows

Spaces where electricity IS NOT available	\$55.00 per year
Spaces where electricity IS available	\$165.00 per year

- * The rate will no longer be based on unit length or whether or not you are hooked up to electricity. The rate will be based solely on which type of space your unit sits in.
- * The new rates were implemented to ensure we have the funds needed for anticipated fence repairs, to pay increased utility rates, and to simplify record keeping.
- * It is anticipated that some residents who do not need or want an electric available space will wish to move to a non-electric space. We will try our hardest to accommodate your needs, but the storage lot is nearly at capacity and it may take some time to move units around.
- * Even at the new higher electricity rate, the Sunland RV Storage Lot remains an outstanding value. A recent rate survey from the area reveals these costs for outside vehicle, boat & RV storage:

FACILITY	MONTHLY FEE	ANNUAL COST
CARLSBORG SELF STORAGE	\$45.00	\$540.00
ALL SAFE MINI STORAGE	\$55.00	\$660.00
COST LESS STORAGE	\$50.00	\$600.00
DEER PARK SELF STORAGE	\$85.00	\$1,020.00

As of the time of this writing, we have 4 vacant storage spaces and a waiting list of 12 residents wanting spaces. The committee has been trying to figure out ways to clear out the wait list so that everyone who wants a space can get a space. We will be more closely contacting current renters to see if they are still wanting to rent a space in the storage lot. We will be focusing on three groups:

- * residents who are renting multiple spaces to see if they can limit to a single space.
- * residents who are in arrears for annual payments.
- * residents renting spaces where units are continually in violation of the storage lot agreement

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 NOT currently open and we do not expect it to open until at least spring if not later. We will send out one email as a monthly reminder at the last of the month starting in December to let residents know if the Gathering Place will be open the following month. We understand this isn't ideal and everyone is getting anxious to socialize. We appreciate your willingness to re-main patient. Group reservation checks may be made to SLOA and need to be renewed every 6 months.

We hope this bulletin finds you well and settling in to the holidays. However you choose to celebrate, we hope this time of year brings you happiness and joy. Until we can all be together again; Stay Safe, Stay Healthy.

Warm regards,
 Lisa & Theresa
 SLOA Office



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We urge all renters to review the storage lot rules and regulations and the renters agreement. Since 97 of the spaces are rented, things are a touch more congested and we want to make sure we are all good neighbors.

To highlight a few rules:

- * All vehicles / boats shall not appear to have been abandoned.
- * All units must have current registration & licenses.
- * All coverings must be in good condition, not torn or damaged.
- * All units must be in good and operational condition.
- * No fishing gear of any kind is to be stored outside your boat.
- * No storage of any hazardous materials.
- * All storage rental fees shall be paid in full each year by January 31st.
- * Proof of insurance must be on file in the SLOA office and you must update SLOA if your carrier has been changed.



Over the next few months, the RV Lot Committee will be undertaking surveys to ensure compliance. Once again we want all renters to look over their spaces and make sure all units are in compliance with all rules. If non-compliance issues persist, SLOA reserves the right to remove the vehicle / boat from the storage lot and charge the owner(s) with a removal fee.

You will be receiving new and updated Rules and Regulations and new renter agreements sometime before the first of the year. Please fill them out promptly and return them along with your unit's current registration, proof of insurance & space rental fee so you will be ready to go in 2021.

It is our sincerest wish to work with you for a safe, clean and valued storage facility.

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President	David Walp
Vice President	Ken Bradford
Architecture	Mike Mullikin
Greenbelts	Bob Eichhorn
Landscaping	Mike Phillips
Recreation	Cyndi Carpine
Roads & Security	Phil Merlin
RV Lot	John Hammond
Office Administrators	Lisa McCord Theresa Pick

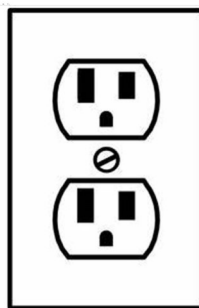
Sunland Owner's Association

Office Hours
Monday - Friday 9:00 am—3:00 pm
(360) 683-7473
sloa@olyphen.com

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The following .are spaces where electricity IS available (\$165.00 per year)

1	23	54	73	95
3	24	55	74	203
5-A	25	56	75	204
7-A	26	57	76	205
8-A	27	58	81	206
9	28	59	82	207
9-A	29	60	83	208
10	30	61	84	209
11	38	62	85	237
11-A	39	63	86	239
12	40	64	87	240
13	41	65	88	241
14	42	66	89	243
15	43	67	90	244
16	44	68	90-A	245
17	50	69	91	247
18	51	70	92	248
21	52	71	93	249
22	53	72	93-B	



The following are spaces where electricity IS NOT available (\$55.00 per year)

1-A	19	94	109	118	127	137	216	
2	32	101	110	119	128	138	217	
4	33	102	111	120	129	139	218	
5	34	103	112	121	130	140	218-A	223
6	77	104	113	122	131	141	219-L	224
6-A	78	105	114	123	133	142	219-R	225
7	89-A	106	115	124	134	201	220	226
8	90-B	107	116	125	135	202	221	227
10-A	90-C	108	117	126	136	215	222	228

Landscape Committee

We would like to thank Sunland owners for all the work and effort that was put into making the lawns and gardens beautiful throughout Sunland this year. With Autumn finally taking hold, the growing season is coming to a close. Trees are turning their fall colors and dropping their leaves. 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 preparing them for their winter rest so come Spring beautiful Sunland can once again blossom. 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.

Greener Weed Control

Submitted by Bonnie Glendenning

Roundup (and other poisons)= toxic and expensive – about \$22.00 per gallon

Homemade:

White Vinegar (\$2.50 per gallon)

Salt (\$.48 per container)

Dish soap (\$2.50 per 20 oz container)

Spray bottle: about a buck

Mix a gallon of vinegar, 2 cups salt, and 8 drops of liquid soap

Some online comments suggest that straight vinegar works just as well.

Avoid salt if you want to replant the area in the near future.

The results are best if you spray when the sun is shining, as weeds will wither and die more quickly.

Rinse your sprayer when done (salt may clog the nozzle if left to dry).

So, decide what's best for your wallet, and for the environment.

Everything we spray on the ground ends up in our water supply. Why not opt for something safe and sustainable. Encourage your neighbors, city staff, HOAs to do the same.

Producers of toxic weed killers are being sued (as you've seen on tv ads). Workers who walk around with a backpack sprayer are exposed to dangerous fumes. The company is making more money selling their product than they are paying in lawsuit settlements - at least for the time being. Just knowing you are preventing these toxic chemicals from entering your lungs and the water table is a comfort.



While SLOA uses County approved herbicides in the greenbelts, this recipe for residential weed control from Bonnie Glendenning is a winner. Thank you for sharing!



We have adopted the ZOOM application with webinar capacity for up to 100 attendees (this is way over the number of people who have been physically or electronically observing). Give it a try if even for a short time to get a sense of how SLOA is doing business.

David Walp on Virtual Board Meetings

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Bob Eichhorn, Greenbelts

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Ken Bradford, Vice President

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John Hammond, RV Storage Lot

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Landscape Committee