

# Sunland Bulletin

VOLUME 48 NO. 1

FEBRUARY 9, 2021

## President's Corner

David Walp

Happy New Year Sunland owners and residents. We have finally left 2020 behind and here we are in Winter 2021. 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. Hopefully, many of you have taken advantage of the vaccine clinic here in Sequim for at least the first of the two doses needed to achieve immunity.

For those of you wondering, we are going to continue virtual ZOOM board meetings until moving to the next phase of COVID-19 Safe Opening allows

for larger gatherings. Give it a try if even for a short time to get a sense of how SLOA is doing business. If you have an issue that you would like to comment on send an email to the SLOA office and an opportunity to speak during the ZOOM session will be set up.

Architecture, Greenbelt and Landscape committees continue to support owners to remove dangerous trees and effect cleanups between storms. If you have problems that need to be addressed due to storms, contact the office and our dedicated staff will help you connect with the appropriate resource.

My next thought is I need to start asking people to consider volunteering to run for the SLOA Board of Directors. Yeah,

know, it is only February but we need to start asking now to give you time to consider what is being asked of you. There will be three seats on the board up for election at the annual meeting in September. It would be great to have more than the minimum number of candidates. It would be amazing to have some of the ladies here in the community bring their knowledge, skills and perspectives via election to the board. A good way to get involved supporting our community is to volunteer on one of our many committees.

## Landscape Committee

Michael Phillips

Greetings from the landscaping committee. We would like to thank our Sunland owners for all the hard work and effort that they put into making their lawns and gardens beautiful. With our remarkably mild Sequim winter shrubs, plants, lawns and weeds continue to grow and still need some attention. It will not be long until spring will be upon us. We are already seeing trees and rhododendrons

beginning to bud out and at our house we have already bought our



first flat of spring flowers to put out. It is time to begin cleaning up our yards from the winter storms and planning our gardens for the spring and early summer. If you are vegetable gardeners it's time to start your early crops like beets, beans, Brussels sprouts, broccoli, carrots, cauliflower, celery, chard, lettuce, onions, peas, radishes, and spinach.



# Treasurer's Report

Ron Rice



SLOA is in good financial position. The following is the current (thru December) 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. This was contracted before COVID-19 shut down the use of such.

Operating Checking	\$141,548
Operating Savings	\$55,538
Contingency Fund	\$35,134
CD Preserving Saving & Loan	\$11,921
Reserve Account	\$82,604
<b>Total Checking/Savings</b>	<b>\$326,745</b>

Thru September, for General Funds, we have spent \$259,723 (this includes \$23,475 transferred to the Reserve Account). Details by Committee/Category are in the following table along

General Funds			
Committee/Category	Expenses	Budget	% of Budget
	2020 Expenses	2020 Budget	2021 Budget
Gathering Place Room	\$408	\$800	\$400
Greenbelts & Maint.	\$58,570	\$58,925	\$67,804
Landscaping	\$597	\$2,000	\$1,700
Office Services	\$69,775	\$71,255	\$77,345
Office Supplies	\$9,536	\$10,458	\$8,297
Professional Services	\$11,398	\$6,575	\$15,480
Publications	\$2,970	\$3,750	\$4,265
Reserve Account (939 units *\$25)	\$23,475	\$23,475	\$23,475
Security	\$28,228	\$22,742	\$22,828
SLOA Center	\$8,460	\$11,500	\$10,622
Swimming Pool	\$22,782	\$43,500	\$47,800
Taxes & Insurance	\$19,824	\$17,620	\$13,133
Tennis Courts	\$2,876	\$2,580	\$2,700
Welcoming & Nominations	\$706	\$3,450	\$1,984
Other (Bank Fees)	\$116	\$300	\$200
<b>Total</b>	<b>\$259,723</b>	<b>\$278,930</b>	<b>\$297,983</b>

The Board agreed that the under-run (\$19,207) would be split in two with half of it going into Operating Savings and the other half into the Reserve Account. The Professional Services was 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: over-run was 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 was still required. Insurance had a significant increase.

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 to the association dues.

RV Lot Funds		
2020 Expenses	2020 Budget	2021 Budget
\$16,602	\$17,033	\$18,955

Bob Eichhorn



Winter has been cold and wet throughout our greenbelts and open spaces. Hopefully as we move toward Spring the cold and wet will diminish and the greenbelts will start coming alive with ground flowers, tree sprouts, and lively activity from the wintering animal life.

If you ventured out into the greenbelts over the past few months, you most likely found them to be wet, muddy, and for the most part, not very enjoyable. Unfortunately, this is the norm, but should soon change with the coming of warmer and dryer days ahead. However, do know that we have been looking at ways and means to mitigate the accumulation of water, without damaging the nature of the areas, as well as violate local and regional codes relative of stormwater, standing water, and natural vegetation and habitats. It is a challenge, but one we are addressing, head on.

Along with the rain and cold, we have experienced several breezy, or should I say, out and out windy days and nights. This has caused much falling of branches and leaves, as well as the creation of “widow makers”; those large branches which have broken off but have snagged on adjoining branches and have not completely fallen to the ground. We are and have been actively working the grounds to remove the fallen branches and leaves, as well as removing the widow makers. BUT, with that said, do be on the look out for potential falling branches as you venture into the greenbelts. Should you notice any, please contact the SLOA office as soon as you can. When you do, be prepared to identify the location as specific as possible. We will respond to it with urgency.

Also, do remember that if you have any of the white fir species of trees on your property, SLOA is still supporting an “open season” on

the removal/trimming of these trees, and as such, you do not need SLOA or Architectural Committee Approval to have the tree(s) removed. This particular type of tree, as they age, split, crack, lose foliage, and/or have reached the end of their life cycle, do not do well in high winds and could cause personal or property damage. So do think about it. Further, we are fortunate enough to have a Sunland resident and member who works in Fire and Aviation with the USFS and is also the Regional Incident Business Lead for emergency management response through the

USFS for Oregon/Washington and Alaska. She has provided me some great information and suggestions relative to allowing light into your homes and yards, as well as providing defensible space should there be a fire that spreads. So, take a good look at the trees on your property and think about the need to trim/remove as appropriate. More information can be found at <https://www.dnr.wa.gov/firewise>.

But do remember, that if the tree is anything other than a White Fir, you will need Archi-

tectural review/approval for removal. Should you have any questions, again please contact the SLOA office and they will direct your concert to the appropriate Committee Chair.

Unfortunately, we are still experiencing “dumping” of grass clippings, tree trimmings, etc., in the greenbelts, as well as unauthorized use/access by vehicles. I just want to remind all of you that while it may be thought these types of actions do no harm, they do cause disruption to our ability to mow and clean. So again, we please ask you to not use these areas for the disposal of your yard clippings and if you need access to the greenbelt for ingress/egress of equipment, contact the SLOA office for approval.

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**GREENBELTS** *Continued from page 3*

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 since our last bulletin and update.

**To Date since prior Bulletin**

With the end of the “growing season” there was very little, if any, mowing and weed control needed throughout the areas.

- \* Removed fallen branches/leaves and “widow makers”
- \* Removed debris pile behind 173 Sunland Dr.
- \* Completed “beautification” of slope on Foursome Dr parking lot with the addition of beauty bark and rail road ties for parking protection.
- \* Removed trash etc., that periodically accumulates along Taylor Blvd. Weekly inspections are part of routine activities.
- \* Decorated Taylor Blvd entrance with holiday lights and garland. Made “temporary” repairs to electrical lines previously damaged by vandalism.

**Planned for next quarter (into 2021):**

- \* Continue to inspect and clean greenbelts, as necessary.
- \* 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). (Due to weather was not able to accomplish last quarter.)
- \* Respond to residents’ requests for assistance and information.
- \* Continue to investigate ways and means to mitigate standing stormwater in greenbelts.
- \* Clearing and Pruning of overgrowth in greenbelt that lays between Leslie Ln and Sunset Place.

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.

We have numerous projects and improvements planned for 2021 and we thank you for your support.

**The SLOA OFFICE**  
**From**



Greetings from the SLOA office!

With the first month of 2021 behind us, the SLOA office would like to take a moment to simply say thank you to the Sunland community. Your patience, flexibility and good humor make all the difference in managing the daily HOA operations and we truly appreciate your efforts. While the office is not open to walk in traffic, we

are on site Monday – Friday from 9:00 am – 3:00 pm. If in person contact is required, please alert the staff that you are here by deploying the intercom button to the left of the office door and we will be happy to meet visitor’s porch side. Please note that there is also a mail slot at the same location which is checked daily.



# RV Lot

John Hammond

The Sunland RV Storage lot remains as popular as ever.

Right now, there are approximately 4 spaces available.

The waiting list has about 15 folks on it.

Updating is being accomplished with some new signs and new space lines coming up in the next few months.

Please take a run out by the storage facility when you get a chance to check on your space and make sure things are in order. The RV lot committee performs a survey each month, and the same problems are encountered on a continuing basis:

Make sure your tabs are current.

Make sure any covers or tarps you might have used in your space are in good condition.

Make sure your boat is not filled with rain water.

Make sure there is no garbage or equipment on the ground around your space.

Make sure your vehicle or boat does not cross over your space lines or interfere with your neighbor's access to their space.

Make sure you only have 1 (one) vehicle, trailer or boat per space.

With a little effort on ALL of our parts, we can ALL continue to enjoy a high quality, economical asset in our community.

If you haven't looked in a while, we urge you to take a look at the recent changes in the Sunland CC&Rs pertaining to the RV Storage Lot.


Homeowner members of SLOA are limited to a maximum of 2 (two) spaces. If you are currently renting more than 2 spaces, you will soon be asked to relinquish any extra spaces.


Renters of Sunland houses are not eligible to use the RV lot. It is reserved for Homeowner members of SLOA .


Stay Tuned! The Rv Storage Lot will be looking for volunteers for a maintenance party sometime this spring / early summer.




## It's <sup>Not</sup> Too Late To **WINTERIZE** Your Home & RV

 Protect pipes & plumbing from freezing – don't forget irrigation/sprinkler systems


 Bring in or cover outdoor furniture & grills


 Replace batteries in smoke & carbon monoxide detectors


 Keep electronic devices charged


### Shopping Checklist:

Snow Shovel  
Ice Scraper  
Ice Melt  
Flashlight  
Batteries  
Weather Radio  
Emergency Car Kit  
Yummy Snacks

 Inspect heating systems  
Change filters

 Check/clean roof and gutters

 Check around doors and windows for drafts

 Bring in or cover vulnerable plants

*This is but the tip of the iceberg! The internet is a great resource for home and auto winterizing tips/instruction. Stay safe & enjoy the season!*

Phil Merlin

While Sunland is a safe community, we still should be careful. We have had thefts from unlocked cars. Be sure to lock cars left outside and the doors and windows of your home.

Speeding cars are still a problem. Remember the speed limit is 25mph.

The Sheriff's department has notified us that there has been an uptick in mail theft. None have been

reported in Sunland. Be aware; do not let outgoing or incoming mail stay for a long time in the mailbox.

The County has received funding for the Woodcock and Sequim-Dungeness round about and should get it completed this year. Hopefully, by reducing speed this will cut down on accidents.

The Sunland CERT team has been supporting the Jamestown

vaccination clinic. Congratulations to all volunteers on a job well done. For information on CERT please email Sunland's CERT team captain, Susan Pressman, at [psmerlin@pacbell.net](mailto:psmerlin@pacbell.net).



## Deer Committee



Thanks to all of the home owners that responded to the most recent deer survey. Matt Blankenship of the State Wild Life Department completed his review of the returned surveys. JoAnne Yerkes and Richard Labrecque of our Deer Committee are in the process of verifying and analyzing the results. We plan on presenting the results of the survey at the February 15th SLOA Meeting.

Fritz Field, Chairman

Deer Committee

President	David Walp
Vice President	Ken Bradford
Architecture	Mike Mullikn
Greenbelts	Bob Eichhorn
Landscaping	Mike Phillips
Recreation	Cyndi Carpine
Roads & Security	Phil Merlin
RV Lot	John Hammond
Treasurer	Ron Rice
Office Administrators	Lisa McCord Theresa Pick
Temp. Office Assist.	McKenzie Pick

### Sunland Owner's Association

#### Office Hours

Monday - Friday

9:00 am — 3:00 pm

(360) 683-7473

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[sunlandhomeowners.com](http://sunlandhomeowners.com)