

Sunland Bulletin



President's Corner

David Walp

Happy Spring! Thought it would never get here. Just a quick reminder that it is time to tend to our landscaping and spruce up our properties after the long winter.

For those of you who have been asking about the results of the **Deer Surveys**, the wait is over. Results and analysis of the surveys can be found on the SLOA website. If you do not have computer access, call the SLOA office and request a paper copy.

On the good news front, SLOA is finalizing plans to open both the Gathering Place and the swimming pool. The Gathering Place is planned to open before the end of May at 50% capacity. That means parties of 25 or less can schedule their events. Procedures and rules for use of the space will be posted at the entrance to the room. Look for a Let's Communicate with highlights for using the Gathering Place. For more information about pool opening check-out the Recreation Committee section in this bulletin and watch for Let's Communicates about the opening and use over the coming weeks.

*"For those of you who have been asking about the results of the **Deer Surveys**, the wait is over. Results and analysis of the surveys can be found on the SLOA website."*

For the third time, someone has vandalized the Sunland entrance sign at Taylor Boulevard and Sequim Dungeness Road. The lighting that illuminates the Sunland sign have been ripped off their mountings and the wiring has been pulled out back to the power connector box. If you have seen or heard anything about this latest incident, please contact the SLOA office. You can do so anonymously by dropping written comments in the drop box at the SLOA office entrance.

Landscape Report

Michael Phillips

Welcome to spring although it's a bit chilly still. As I wander the Sunland neighborhoods there are a number of empty lots and a few homes that need attention and a little loving care. Please take a little time and catch up on your lawns and lots to bring the overly tall grass and weeds under control. With the warming temperatures and spring rains they can get away from you quickly. For those who are renting in Sunland, please check your lease to see who is responsible for outside maintenance. If it is the owners, please inform them if the yard/landscape needs attention.



Treasurer's Report

Joseph Rees

We have ended the 1st. Quarter on sound financial footing. While we still have some outstanding dues to collect as well as projected transfer fees we are at 90.9% of our budgeted revenue for the year. With expenses at 13% of budget we are right on target. As the weather improves, costs to maintain the greenbelts will increase as will the costs to maintain the pool.

Our reserve account is established to cover future costs of repairing or replacing our fixed assets as needed. These include the swimming pool, tennis and pickle ball courts, and possible equipment we may need. This reserve account is funded annually using a formula of (939 units x \$25.00) = \$23,750.00. Funding of this account was done in April. We also maintain a smaller contingency account to cover potential unexpected expenses that may occur during the year. We try to keep this balance at less than 1.25% of annual revenues.

Cash Position On March 31, 2021	
Operating Checking	\$ 23,386
Operating Savings	\$252,965
Contingency Fund	\$ 35,138
CD Preserving S&L	\$ 11,395
Reserve Account	\$115,707
Total Checking/Savings	\$439,131

Overall SLOA is in good shape financially and positioned to meet our financial goals for the year.

Since the RV Lot is a self- sustaining entity, the RV Lot revenues and expenses do not contribute to or rely on the association dues.

RV STORAGE LOT FUNDS

	2021 Budg- et	2021 Actual	% of Budget
Reve- nues	\$18,933	\$17,939	94.8%
Expenses	\$18,933	\$6,162	32.5%



From the SunLand Office

The SLOA office and parking area are scheduled for a Spring cleanup this month! Pressure washing, pruning, weeding and raking are all in the works with regular monthly maintenance to follow. Also, after much planning and testing, the Members Only section of the SLOA website is ready to launch. Watch your inbox for the official announcement that will include instructions for access. This is the first of many user-friendly options we hope to introduce and encourage you to send any suggestions for the site to the SLOA office for consideration.

It is almost that time again— is this the year you will run for the SunLand Board of Directors? Share your knowledge and make a difference in the community by considering running for a position this September. Contact the office for details.

Treasurer Cont. from page 2

<u>General Funds</u>	2021 Budget	2021 ACTUAL	% of Budget
Revenues			
Dues	\$ 284,517.00	\$ 268,946.00	94.5%
Interest	\$ 450.00	\$ 66.00	14.7%
Misc./Dep.		\$ 340.00	
Swimming Pool	\$ 2,000.00		0.0%
Transfer Fee	\$ 12,000.00	\$ 2,400.00	
Total Revenues	\$ 298,967.00	\$ 271,752.00	90.9%
Expenses			
Gathering Place Room	\$ 400.00	\$ 9.00	2.26%
Greenbelts & Maintenance	\$ 67,804.00	\$ 9,226.00	13.6%
Landscaping	\$ 1,700.00		0.0%
Office Services	\$ 77,345.00	\$ 13,175.00	17.0%
Office Supplies	\$ 8,297.00	\$ 1,903.00	22.9%
Professional Services	\$ 15,480.00	\$ 427.00	2.8%
Publications	\$ 4,265.00	\$ 70.00	1.6%
Reserve Account (939 units x\$25)	\$ 23,425.00		0.0%
Security	\$ 22,828.00	\$ 3,522.00	15.4%
SLOA Center	\$ 10,622.00	\$ 4,855.00	45.7%
Swimming Pool	\$ 47,800.00	\$ 4,087.00	8.5%
Taxes & Insurance	\$ 13,133.00	\$ 332.00	2.5%
Tennis Courts	\$ 2,700.00	\$ 1,088.00	40.3%
Welcoming & Nominations	\$ 1,984.00		0.0%
Other (Bank Fee)	\$ 200.00		0.0%
Total Expenses	\$ 297,983.00	\$ 38,694.00	13.0%

Greenbelts

Bob Eichhorn

Spring has Sprung and our greenbelts are coming alive. Combined with the recent windstorms and spring showers we will most likely continue to get, our landscaping/maintenance contractor will be busy. Mowing and weed eradicating has begun, as well as branch and debris clean-up. If you are concerned about any areas, just be patient as we are working as best we can given limited staff and funds. But do not hesitate to contact the SLOA office if you have specific concerns. The condition and safety of our greenbelts is important to us and we do not want to have inadvertently overlooked any areas or conditions.

As weather permits (less rain – more sunshine) we will be removing potentially dangerous white fir trees throughout the greenbelts. Understand that this is not a “clear-cut clearing” we will be undertaking, but selective removal of those white firs that have been identified by our arborists to be dead, dying, and/or have potential of splitting in high wind situations. Additionally, we will be accomplishing the removal of the heavy brush and overgrowth, along with the filling of low wet spots, in the greenbelt between Leslie Ln and Sunset Pl. This of course is also subject to “no rain and a nice dry period”.

Again, I must bring up that 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. Please do not use these areas for the disposal of

your yard clippings and if you need access to the greenbelts for ingress/egress of equipment, contact the SLOA office for approval.

Last quarter we had planned to regrade and remove stumps in Lots #208 and #209 (at intersection of Cassalary and Hurricane Ridge Dr, and end of Fawnwood Pl, respectively). While we did have the stumps removed in Lot #208, we found it still to wet and muddy to do any activity in Lot #209 or regrading in either lot. With hope of having the dry weather we need; this work is planned for this coming quarter. We are also planning on installing drainage piping in Lot #208 which will reduce, if not totally eliminate, the issues of standing water. When we have final schedule for completing the work in these lots, a “Let’s

Communicate” will be sent out to inform everyone of the temporary closures.

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 Chairperson, I thank you all for your input and hope that you will continue to support the maintaining of our greenbelts within our community.

As always, I thank you for your support and cooperation.



RV LOT

John Hammond

A big thanks to all RV, Utility Trailer and Boats owners renting spaces in the storage lot. You have been diligent in your efforts to keep your rigs in good shape and currently licensed. Your efforts to keep things squared away is really showing!

Near-term projects:

- Re-lining space boundaries.
- Re-numbering some spaces.
- Clearing brush from spaces.
- Spraying for weed prevention.

Long-term projects:

- Re-gravel traffic lanes.
- Tree trimming as needed.
- Upgrading electric service in the storage lot.



Notes:

Please take a look at your space this spring and make sure your rig does not encroach on the space on either side of your space.

Your efforts to keep things squared away is really showing!

If you see anything that looks like it needs attention, please notify SLOA offices so we can get it taken care of. Have a great summer! Thanks to all.

SLOA Recreation

Cyndi Carpine

Gravel was laid at the courts as requested. It looks great. I have asked Tim Mannor to schedule a time to power wash the courts. Two push brooms have been ordered for the tennis courts. The pickle balls players seem to have what they need for now.

I will send out a Let's Communicate in early May to form a committee that will explore expansion of our recreation facilities. I will start with a short survey too see what is most popular with the community.

I feel it may be difficult to find a location for a play ground that does not cause complaints from the surrounding homes due to noise and potential parking issues. The expansion will not occur until 2022 but best to plan early.

We are planning on opening the pool on schedule with safety protocols in place, and with 50% maximum capacity. Tim and I are meeting to see how best to section off areas of the pool to comply with social distancing. Tim is currently draining the pool. He is ordering a small shed to store chemicals away from the pump house. We are also fixing the outdoor masonry grill so it can be used this season. If we return to phase II we will have to revisit our pool plans

Roads, Security and Emergency

Phil Merlin

1st a reminder the speed limit in Sunland is 25MPH. Major problem areas are Taylor, Fairway and Blakley.

Now that summer is near, we will want to notify County roads of streets that need repair. Please notify SLOA office of street and address if you have any area in need of work. While Sunland is a safe area for crime, we still need to be careful.

Lock Cars Parked outside and do not leave valuables visible in car

Lock doors when not home

If you see anything suspicious call the Sheriff immediately.



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	Joseph Rees
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
sloa@olypen.com
sunlandhomeowners.com



Elections will take place in September 2021. Please send letters of interest and a brief bio. to the SLOA office via email, USPS or in person by utilizing the mail slot to the left of the office door at 135 Fairway Dr. We look forward to hearing from you!

