



Sunland Bulletin

VOLUME 48 NO. 3

AUGUST 9 2021

President's Corner

David Walp, SLOA President

Hope you are all enjoying the summer. The pool and all our amenities are operating at full capacity. Yee-ha!!

A BIG thanks to our volunteer electrical crew for diagnosing and repairing the electrical connections for security lights and electrical outlets at the tennis/pickleball courts. Also, did everyone notice that the exterior grounds of the SLOA office and the former Windermere sales office have been spruced up and the SLOA parking lot on Foursome Drive has new timbers along the east side to prevent vehicle from accidentally rolling off the edge of the paved area. These improvements are part of ongoing efforts to maintain and beautify SLOA amenities.

The annual meeting is coming up in September scheduled for the 20th at 3:00 PM in the Sunland Golf Club Ballroom. Watch the mail for your information and ballot documents. We plan on having them in the mail no later than August 20, 2021. Good news, the board has agreed to keep the annual dues assessment for 2022 at \$303, the same as 2021. There are three (3) board positions that are up for election each year. The three positions up for election are currently held by Joseph Rees, Phil Merlin

and David Walp. Phil Merlin has decided not to run for re-election. Joseph Rees and David Walp are standing for re-election for the three-year term September 2021 through September 2024. The three candidates for the positions getting the most votes will be elected. I and the other board members encourage anyone interested in serving the community as a director on the board to contact the SLOA office or any of us for questions and information about board membership. There is still time for interested candidates to submit their biography to the SLOA office to be included on the ballot.

Look for the **DRAFT** Deer Management Plan on the SLOA website in the Members area. If you have not registered for access to the exclusive part of the website, now would be a good time to do so. For those of you without internet access, a reading room is being readied to provide physical documents to review. The reading room in the SLOA building at 135

Fairway Drive is open during scheduled time periods that will be announced via direct email, Let's Communicate and posted by the door to the SLOA office. An open forum, hosted by WDFW representative, Matt Blankenship, will be held on August 18th in the Sunland Golf Club Ballroom from 1:00 – 2:00 pm. This forum is to serve as a platform for Mr. Blankenship to

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directly address owner's questions and concerns about the management plan. We encourage you to attend and will provide further information as the date draws near. In addition, be on the lookout for invitations to the

Special Meeting announced at the July BOD meeting.



Treasurer's Report

Joe Rees, Treasurer



Cash Position On June 30, 2021	
Operating Checking	\$ 6,138
Operating Savings	\$208,021
Contingency Fund	\$ 35,143
CD Preserving S&L	\$ 11,948
Reserve Account	\$115,750
Total Funds	\$377,028

The following is the current status (thru June) of our financial position:

Total revenues of \$289,931, are 96.6% of our budgeted amount for the year, and total expenses of \$135,586, are 45.5% of our budgeted amount for the year.

During the 2nd quarter, we transferred \$23,245, to our reserve account, which is established to cover future costs of repairing or replacing fixed assets as needed. The financial table reflects our income and expenses by committee/category. Insurance is a one-time charge that has been paid for the year. There was an unexpected increase in the liability premium resulting in our being slightly over budget for the year. Tennis courts are over budget to a timing problem. An improvement was done to the parking lot and we did not get the \$1,997, cost transferred from the reserve account to this account before the end of this accounting period. It has now been corrected. All other expenses are within expected limits for this time of the year.

Overall SLOA is in good shape financially and well 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 association dues

General Funds	2021 Budget	2021 Actual	% of Budget
Revenues			
Dues (939 x \$303)	\$284,517	\$279,036	98.1%
Interest	\$ 450	\$ 211	46.9%
Misc./Dep.	\$	\$ 1,104	
Swimming Pool	\$ 2,000	\$ 1,180	59%
Transfer Fees	\$ 12,000	\$ 7,400	61.6%
Total Revenues	\$298,967	\$288,931	96.6%
Expenses			
Gathering Place	\$ 400	\$ 42	10.6%
Greenbelts	\$ 62,804	\$ 24,078	35.5%
Landscaping	\$ 1,700	\$ 0	0.0%
Office Services	\$ 77,345	\$ 29,434	38.1%
Office Supplies	\$ 8,297	\$ 3,964	47.8%
Professional Services	\$ 15,480	\$ 2,081	13.4%
Publications	\$ 4,265	\$ 1,116	26.2%
Reserve Account (939 units x \$25)	\$ 23,425	\$ 23,425	100.0%
Security	\$ 22,828	\$ 10,123	44.3%
SLOA Center	\$ 10,622	\$ 8,549	80.5%
Swimming Pool	\$ 47,800	\$ 14,816	31.0%
Taxes & Insurance	\$ 13,133	\$ 14,324	109.1%
Tennis Courts	\$ 2,700	\$ 3,584	132.8%
Welcoming	\$ 1,984	\$ 0	0.0%
Other (Bank Fees)	\$ 200	\$ 0	0.0%
Total Expenses	\$297,983	\$135,586	45.5%

	2021 Budget	2021 Actual	% of Budget
Revenues	\$18,933	\$17,946	94.8%
Expenses	\$18,933	\$10,187	53.8%

Greenbelts

Bob Eichhorn, Greenbelt Chair



Photo Courtesy of Theresa Dick

Summer has hit with a vengeance. HOT and DRY. This has created tough conditions in the greenbelts.

Our maintenance contractor

has utilized all his skills and tools to keep everything mowed, weed whacked, trimmed, and picked-up as best as possible. As you may not be aware, most of our greenbelts do not have irrigations systems, so you have noticed a lot of brown.

And talking about brown areas and irrigation systems – I want to apologize to everyone about the condition of our entrance at Taylor Blvd and Sequim Dungeness Way. The irrigation system in this area has failed and as you can see, the plants and trees are showing signs of dryness. We are diligently working with irrigation systems contractors to rectify this situation. As soon as this is remedied there will be a major clean-up of the foliage so that our entrance will once again reflect the vitality, beauty, and cleanliness of our community.

And speaking of this entrance, at this time, or very soon thereafter, we will have installed new lighting fixtures with what is hoped to be “vandal proof” security.

So back to the nice warm and dry weather we are having. This has given us the opportunity to regrade and remove stumps in Lots #208 and #209 (at intersection of Cassalary and Hurricane Ridge Dr, and end of Fawnwood Pl, respectively). And while this weather would have also given us the conditions to install the planned drainage piping in Lot #208, the new home construction just off Discovery Bay Ct (which abuts Lot #208) may have just eliminated the incoming water issues that were driving the flooding in this lot. So, we are in a “wait and see” status to see what if any drainage issues may reoccur after completion of this new home and what fall/winter weather brings.

And while I must again remind folks to not dump grass clippings, tree trimmings, etc., in the greenbelts, please also clean up after your dog. It has been noted that there has been an increase in dog walking, running, playing, etc. in the greenbelts, and as they are in and on SLOA property, cleaning up after your dog is required, and appreciated. Especially by our maintenance contractor who while mowing and weed whacking encounters these “left behinds”.

I also want to remind everyone that while we must address hazardous trees and unsafe conditions, these actions sometimes create negative impacts on the immediate and/or surrounding areas. Realizing that our greenbelt users have varying ideas and positions on how the greenbelts should be maintained, appear, be modified, etc., we’re always cognizant of what impact our actions will cause and we make every attempt to minimize these impacts. And unfortunately, in our obligation and charter to maintain the natural habitats and development, we sometimes simply must let nature do its own healing. So, thank you for using the greenbelts; sharing your ideas, wishes and findings with me; and your support and cooperation as we continue to keep them safe, clean, and available for all to enjoy.

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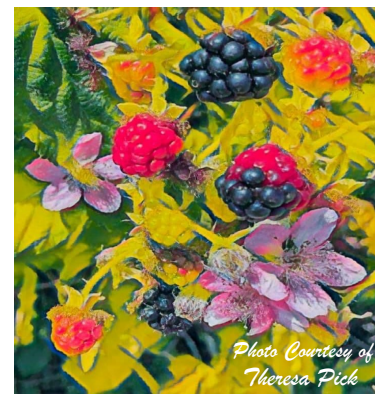


Photo Courtesy of Theresa Dick



Landscaping

Michael Phillips, Landscape Committee Chair



For those of you who are contemplating changing the frontage ditch on your property or other significant landscaping here is what we have discovered.

Having spent our first year living in Sunland under lockdown and walking past many beautifully landscaped yards on our walks, We eagerly awaited spring to begin work on our own front yard. After hearing several different stories on what the county would and would not allow, my wife emailed the county to ask, and was invited to come into the courthouse in Port Angeles and talk to the Department of Community Development. They directed us to the permits window at the Department of County Public works.

Julie Smith explained that when Sunland was first built all the roads were private. However, when the county took over most (not all) of the roads, the center of most of the roads was surveyed and marked with a survey spike (many of these have since been paved over). Despite the commonly held view that the county's easement is thirty feet on either side of the road, this is not quite the rule. Large roads like Taylor require a thirty-foot easement, but smaller roads can be 20 or 25 feet. This is important because you cannot put anything (except your mailbox) on the easement. As to the drainage ditches, you can keep them clear of silt that might obstruct the flow of water, or you can put in piping and cover the ditch with gravel or stone. Be aware that a "Right of Way" **permit** is required to work along a county-owned road with the county right of

way. This permit costs a minimum of \$180.

If you would like to add a retaining wall somewhere on your property, you must have a permit if it is 4 or more feet high.

Also, you must call 811 before digging more than 12 inches deep anywhere on your property. 811 will notify the appropriate utility companies who will mark the lines *they* own (usually to the meter. Any additional electric, cable, water, phone, gas or sewer lines that service outbuildings, hot tubs, natural gas grills, security lights etc. are the homeowners' responsibility. We are checking to see if Sunland still has any historical records of the utility lines or other survey documents.

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The county Road Department, and especially Julie Smith, was wonderfully informative and gave us the permit form, notes on filling it out, and multiple views of our lot to attach to the permit and copies for ourselves.



Remember too that you need to submit an approval request to the Sunland Architecture committee for

any significant changes. These are available online on our Sunland Website or can be picked up from the SLOA office where our friendly and smiling staff will be delighted to help.

On a final note, we also inquired about moving our mailbox since it is five feet from the road instead of 2 and were told we have to get permission from the post office. Who knew?

RV Lot News

John Hammond, RV Lot Chair



- Storage lot has 2 vacant spaces with 15 names on the waitlist.
- Please remember NO roundup type weed spray is allowed in the storage lot.
- Currently looking at options to replace the lock & key system for the front gate.
- Looking for a volunteer who could work with an aerial photo of the storage lot to make an easily reproducible map.
- As "snowbird" season approaches, please notify the SLOA office (or John Hammond at 425-698-0116 or jharleyhammond@gmail.com if you are going to be leaving your space vacant for the season.
- Please remember that your vehicle / trailer is required (per SLOA R&Rs) to have current registration & current tabs displayed.
- Be careful when backing into your space so that you don't back your rig into a perimeter fence.
- Once again a reminder that rates will very likely rise in 2022 so that we can continue to pay for maintenance issues & increased utility rates.
- Proposed annual rates for 2022: Non-electric = \$100.00, Electric = \$250.00
- In our August, 2021 we noted 20 violations of the R&Rs, nearly all the violations were expired tabs or no tabs on trailers.



Recreation

Cyndi Carpine, Recreation Chair

Happy Summer to all Sunland residents..

I hope you are well and enjoying our beautiful weather. Whether at the pool, using our courts or enjoying walking in our green belts.. it is a great time to be outside recreating.

A couple of updates..

At the courts.. the lights are up and back on with a few minor glitches that we are looking at. One set of lights is on a motion sensor and the other is not so the lights are on while dark. One bulb will be replaced as it goes on and off. The electrical outlet now works.

We have mowed and weed whacked as needed and weed treatment was applied. We are working with the company that did the last resurfacing to see how best to fix some minor cracks.

At the pool.. a sensor on one of the heat pumps went out so the pool temperature dropped a couple of degrees while the part was on order. Should be back up to normal temperature soon so we appreciate your patience.

On September 19th we will have a community picnic at the club house from 1 to 4 pm. We are working on adding a classic car show to the event. We will also have corn hole and other fun recreation areas set up. Save the date and more information will follow soon.

Be safe and have a wonderful summer.



Coming Attractions

And dates to remember!

August 12	Deadline for Candidate Bios	3:00 pm	* Location: SLOA Office
August 16	SLOA Board Meeting	3:00 pm	* Location: The Gathering Place
August 18	Q&A With Matt Blankenship,WDFW	1:00 pm	* Location: Sunland Golf Club Ballroom
August 20	SLOA Election Ballots to be mailed		
September 11	Pool Closes for the Season		
September 13	Special Meeting Deer Management	TBA	Location: Sunland Golf Club Ballroom
September 19	Community Picnic & Car Show	1:00—4:00 pm	Location: Sunland Golf Clubhouse
September 20	Sunland Annual Meeting	3:00 pm	Location: Sunland Golf Club Ballroom

* SLOA Office & Gathering Place 135 Fairway Dr.

* Sunland Golf Club 109 Hilltop Dr.

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

Sunland Owner's Association

Office Hours

Monday - Friday 9:00 am—3:00 pm

(360) 683-7473

sloa@olypen.com

www.sunlandhomeowners.com