

# Sunland Bulletin

VOLUME 49 NO. 1

FEBRUARY 7, 2022

## President's Corner

David Walp

Happy Valentine's Day!! We are all looking forward to the end of winter and the return to Sequim sunshine and moderating temperatures. I can vouch for the approach of Spring as I observe the daffodils, crocus and tulips poking their new growth out in the flower beds.

Thank you to all those who have sent in their annual homeowner dues and RV lot space fees for 2022. For those who have not quite got around to it, I encourage you to send your payments in as soon as possible (or drop the payment off at the SLOA office). Accounts in arrears after February 15<sup>th</sup> will get Valentine's greetings in the form of late fees.

Your Board of Directors have been busy updating governing documents. Bylaws, Rules and Regulations and the Schedule of Fees and Fines are being finalized for board approval actions at the February meeting. These updated documents will be posted on the SLOA website and be sent out as email attachments for those who have opted in for electronic communications. Share these with your Sunland neighbors who may not have digital access.

The Board of Directors bestowed the Jess Taylor Award for 2021 on our neighbor who operated the Mask Tree in recognition of her public spirit and community service during the COVID pan-

demic. She has asked that her name not be divulged since she isn't looking for recognition. Our thanks and appreciation are heartfelt and deserved.

A Community Service Award was created and conferred on Spencer Hay for his efforts to help maintain the green belt adjacent to his home. Thank you for your service.



**Board Meeting**  
**Tuesday Feb. 22nd**  
**@ 10:00 am**

**SPECIAL DATE AND TIME**

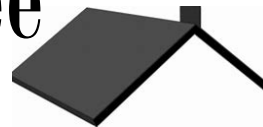
## Architectural Committee

Mike Mullikin

As the weather improves and Spring approaches, we want to address roofs in our community. We have dozens of roofs in Sunland that have fallen into dangerous disrepair. If mossy roofs (usually worst on the north side), are not addressed with periodic preventative care, the moss will grow and eventually lift the shingles to the point of allowing water to damage the structure underneath. If allowed to progress to that point, it will cost

the homeowner much more than preventative care. The SLOA CC+R's (that you agreed to when you bought your home) require homeowners to maintain their home both structurally and aesthetically. My committee will be surveying all Sunland homes and notifying homeowners whose roofs need immediate attention. Obviously, working on roofs is dangerous at any age, and we recommend getting this work done by a profession-

al. Your White Fir trees are much the same story. If you ignore them too long, the tree service guys will not be able to climb them to remove. At that point it will require heavy equipment and therefore be more expensive. Please be a good neighbor and maintain your home and landscaping, and do what you can to help your neighbor do the same. It's what makes Sunland such a special place to live!



# Treasurer's Report

Joe Rees



## HOA INCOME STATEMENT

Year Ended December 31, 2021

	2021 Budget	2021 Actual	% of Budget
<b>Operating Income</b>			
Dues	\$ 284,517	\$ 283,906	99.8%
Transfer Fees	\$ 12,000	\$ 14,600	121.7%
Other Income	\$ 2,450	\$ 5,941	142.5%

Total Operating Income	\$ 298,967	\$ 304,447
Total Operatig Expense:	<u>- \$ 274,408</u>	<u>- \$ 270,559</u>
Income:	\$24,559	\$ 33,888
To Reserve Account:	<u>- \$23,425</u>	<u>- \$ 23,425</u>
Cash Carry forward to 2022 :	<u>\$1,134</u>	<u>\$ 10,463</u>

## RV LOT INCOME STATEMENT

Year ended December 31, 2021

	2021 Budget	2021 Actual	% of Budget
Income	\$18,993	\$18,935	100.3%
Expense	\$18,993	\$16,107	85.1%
<b>Operating Income</b>	<b>0</b>	<b>\$ 2,828</b>	

**Cash Carry forward to 2022: \$2,828**

## SLOA TOTAL CASH BALANCE

December 31, 2021

Checking	\$ 104,167
Savings	\$ 83,143
Reserves	\$ 115,838
Contingency	\$ 35,151
CD Preserving SL Values	\$ 11,975
<b>Total Cash</b>	<b>\$ 350,274</b>

The cash total includes \$112,342, of pre-paid HOA dues and \$9,145, of pre-paid RV Lot rent for 2022.

As the above financial information reflects, SLOA ended 2021 in a good financial position. Notonly did the HOA have a positive cash carry forward into 2022, but the RV Lot operation did so as well. In 2022, SLOA, in addition to normal operating expenses, will need to address some necessary equipment repairs and upgrades but are well positioned to do so. If you have any questions about this financial information, or any other financial dealings SLOA has please feelfree to contact me.

Bob Eichhorn



No need to tell all of you that we have had a unique Winter with snow and heavy rains. These elements have played havoc with our greenbelts. We have standing water in several of the greenbelts, and it just does not want to go away. Every time the ground has started to absorb the water; we get more rain. We are now at the point of total saturation in most the greenbelts, and unfortunately there is nothing we can do about it. Yes, we have made attempts in the past to fill or raise low areas by adding gravel, regrading, etc., but even with these attempted remedies, the ground can only absorb so much. We just need let time and nature take its course.

The wind, rain, and snow has also played havoc with our ability to keep the greenbelts clean, open, and free of branches, etc. And while we have done all that is possible with our limited grounds maintenance staffing and funding, we could not have achieved what we had without the help of the many residents who took it upon themselves to clear branches, fill low spots, rake leaves, etc. THANK YOU.

The 11<sup>th</sup> tee box and fairway, was again impacted by the excessive run off from the storm drains on Clallam Bay St, Vancouver Pl, and Fairway Dr. We are continuing to obtain engineering analysis and construction plans on means of mitigating this situation. Unfortunately, we have yet to have come to a solution that is both economically and operationally feasible. I also want to take this opportunity to say "thank you" to the Sunland Golf Club who continues to be very supportive in our efforts to resolve this problem. Both the current situation as well as any potential solution does impact the playability and operation of the golf course.

While we have had much rain and there has been no need to irrigate our growing areas, such as the entrance and tennis courts, we were able to have those

irrigation systems repaired and again operable. So, when the time comes in late Spring and thru Summer, we will be able to irrigate our landscaping properly and completely.

And speaking of the front entrance, you may have noted tire tracks thru the Taylor Blvd shrubbery and landscaping. On November 11, 2021, there was a vehicle accident in that area and several of our Rhododendrons and Dwarf Spruce were severely damaged or destroyed. We are working with the driver's insurance company to obtain settlement to cover the costs of repair. Once this is completed, and the timing is appropriate, we will be making the repairs and re-beautifying this entrance. And speaking of beauty, we are again pleased to have been able to add holiday lighting in, on, and around our entrance. Hope you all enjoyed it.

As always, regardless of the weather and conditions, we will continue to monitor for fallen branches etc., but please do contact the SLOA office should you find any issues or conditions that need our attention.

I want to again remind you to not dump grass clippings, tree trimmings, etc., in the greenbelts; please also clean up after your dog(s). Should you need vehicular access to any of our greenbelts, please contact the SLOA office with your request, including date(s) and vehicle type. We will do all we can to accommodate your request. But do understand that with this time of the year, ground conditions may be of such that your request will be denied. We appreciate your understanding and cooperation.

So, thank you for using the greenbelts; sharing your ideas and findings with me; and your support and cooperation as we continue to keep them safe, clean, and available for all to enjoy.

P.S. Reminder – DO NOT intentionally FEED the deer, coyotes, raccoons, and rodents (rats, squirrels) or inadvertently the bears or cougars we have in our community. As I have walked the greenbelts, I have seen various types of feeders, including seed blocks, salt blocks, and ground feeders that provide easy feeding by any of our wildlife. Help us manage our wildlife by using feeders that are mounted no less than 7 feet above the ground and are screened or have "catch trays" that eliminates/reduces spreading of seeds. Remember, feeding of the deer or other wildlife is not good for the wildlife and it is completely in violation of our Governing Documents and could bring a notice of violation and fine. And yes, bird feeders, including hummingbird feeders, are wildlife feeders so hang them appropriately.



# RV Lot News

John Hammond

Exciting things happening on the storage lot this year!

## Space renumbering project

- Is in progress and should be completed before 04/01/2022.
- Your rental space will not change, only the number will change.
- If you take a look at the back of your rental space, there is a little white tag with the new number written on it.
- Wooden signs are currently being fabricated with the new numbers.

## Gate upgrade project

- Contractors have been contacted for gate upgrade & fence repairs
- One contractor has made a site visit.
- Gate upgrade project should be completed in Q1.
- Planned for the gate project:
  - ◊ Keypad entry at main gate.
  - ◊ Renters assigned unique codes for use with keypad.
  - ◊ Storage shed immediately to the west of the main gate.
  - ◊ Battery back-up for keypad and lock mechanism.
  - ◊ Rear pedestrian gate will remain as is.
  - ◊ On site and virtual training classes for the new gate system will be scheduled as it nears completion, probably in March, 2022.



## Major fence repairs

- Contractors have been contacted
- One contractor has made a site visit.
- Repairs are planned for Q2, 2022
- Contractors have been contacted.
- One contractor has made a site visit.
- Repairs are planned for Q2, 2022.

Seattle RV Show  
February 17 - 20, 2022

LUMEN FIELD EVENT  
CENTER

## Miscellaneous:

- 5 vacant spaces (as of 01/08/2022).
- 4 names currently on the waitlist (as of 01/08/2022).
- We will be planning space lining and weed abatement for later in the year as weather clears.
- If you would like a map of the lot with new numbers, please contact me at [jharleyhammond@gmail.com](mailto:jharleyhammond@gmail.com) and I will email you one



## To Flock Or Not To Flock



Sequim High School is getting ready for one of their most engaging fund raising events of the year— Flamingo Flocking! Donations fund graduation night events that provide a safe, sober, supervised and FUN environment for seniors to celebrate .

If you are not interested in being “flocked” please email

Karen McKeown at [karenlmckeown@gmail.com](mailto:karenlmckeown@gmail.com) or call/text 360 461-3868 and leave your name and address in order to get on the No Flocking list.

If you do get flocked, contact Karen (information above) to arrange for wrangling and removal of the wayward birds.

Just in time for those spring cleanup projects! A quick reference guide to our local waste disposal and recycle facilities. Thank you SunLander K. Parsons for compiling this helpful information. Please remember that a phone call to confirm current hours and rates is always advised.

<b>Material</b>	<b>Recycler</b> Name & Address	<b>Open</b> Days & Hours	<b>Cost</b>	<b>Ph#</b>
Trash & Garbage Pickup	<b>Murrey's Disposal</b>	Sunland Pick-up day: Tuesday	Varies, based on container size	360-452-7278
Recycle: Paper, Metal, Plastic, Cardboard (no glass)	<b>Murrey's Disposal</b>	Sunland Pick-up day: Tuesday		
Grass & Foliage Recycle	<b>Cascade Bark</b> 11 Washington Harbor Rd Sequim	Mon-Sat, 8-4	\$8 / Load	360-582-9592
Small Batteries (AA, AAA, C, D, 9V, etc.)	Put into trash (put tape on 9V terminals)			
Donations Recycle: Televisions & computers only	<b>Goodwill</b> Safeway Shopping Center Sequim		None	
Paint (Recycle) Florescent Tubes & Bulbs	<b>Around Again</b> 22 Gilbert Rd Sequim	Mon-Sat, 10-5	None	360-683-7862
Florescent Bulbs (no tubes)	<b>Home Depot</b> 1145 W Washington St Sequim			360-582-1620
Latex Paint	Add a solidifier and put in trash			
Oil based Paint, Solvents, Motor Oil, Anti - Freeze, Car Batteries	<b>Regional Transfer Station</b> 3501 18th St. Port Angeles		No Charge	
Trash, Small Appliances Recycle: Aluminum+Tin+Plastic, Glass, Paper, Cardboard, Used Motor Oil or Antifreeze.	<b>Blue Mtn. Transfer Station</b> 1469 Blue Mountain Rd. Port Angeles	Tu, Thus, Sat, 9-5	Trash by weight. Recycling is free	360-417-4874
Metals (all kinds)	<b>All Metal Recycling</b> 124 S. Albert St. Port Angeles	Mon-Fri, 9-5 Sat, 9-12	They will purchase at prevailing price per lb.	360-452-7902

- President David Walp
- Vice President Jay Sakas
- Architecture Mike Mullikn
- Greenbelts Bob Eichhorn
- Landscaping Michael Phillips
- Recreation Cyndi Carpine
- Roads & Security Jeff Norberg
- RV Lot John Hammond
- Treasurer Joe Rees



**Sunland Owner's Association**

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