

Sunland Bulletin

President's Corner

David Walp

Thank you to the new candidates who put themselves on the ballot for the three positions up for election and for Joseph Rees, incumbent. Our association, SLOA, cannot function as chartered without owner volunteers stepping up to serve on the board of directors. Thank you to the owners who took the time to submit their ballots either via drop box, mail or in person.

The board, during its organizing session following the Annual Meeting, elected Jay Sakas as Vice-President, Joe Rees as Treasurer-Secretary and myself as President for the 2021-2022 term. The board decided to continue monthly Board of Directors meetings on the third Monday of each month at 3:00 PM. These meetings will be hybrid, combination in person and Zoom, meetings to provide maximum access to the community.

The Sunland office is open for in person business during the posted hours (9:00 am to 3:00 pm). Please wear a mask upon entry in accordance with the ongoing Clallam County mask mandate.

If you have not registered for access to the SLOA web site Member area. I encourage you to do so at your

earliest convenience. This gives you access to the most up to date owner directory and other useful owner

focused information. Those who do not use electronic digital communications can get printed distribution of SLOA communications by stopping by the office and requesting copies of recent communications. If you phone ahead with your requests, the office staff can have your requested copies ready when you arrive.



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Roads & Safety



Jeff Norberg

Well, the rainy, blustery time of year is definitely upon us, and with the changing of the season comes new concerns. The beautiful trees that we have here in Sunland just love to shed, dropping branches, cones and needles over everything. Unfortunately, the county street sweeper came through Sunland a couple of days before our first big blow. The debris that is left on our roads, following a windstorm, is unsightly, and also a driving hazard.

Those leaves and needles can make for some slippery driving conditions.

A community service suggestion - If those of us, who are able, could rake or blow the street in front of our home, it would greatly improve our driving conditions, thus making our roads safer and less unsightly.

Please remember - this is only a suggestion!

Thank you for your consideration.

Landscape Committee

Michael Phillips



Just in case you missed it, there has been a lot of discussion recently about our deer. Regardless of how our deer management plan evolves in the coming months and years there will always be deer in Sunland.

As the Landscape Committee Chair I would like to begin collecting your thoughts and suggestions regarding deer resistant flowers, shrubs, trees and products like “Deer Off”, “Deer Repellant” etc. The deer will always nibble on whatever we plant. (If my patio is any example I could plant two by fours and a deer will give it a try.)

Since many of you have been here for years and have lots of experience I am sure that you have found things that do and don’t work for you. If you would please send your “lessons learned” to the SLOA Office this fall we will compile the list and send it out to the community. I am sure it will help some of us that are new to Sunland to avoid some of the more common mistakes.

On another topic, a resident recently mentioned he had asked a county worker and was told that he

could not fill in the drainage ditch in front of his house. That is not strictly true. If you run a smooth bore (not corrugated) perforated 12 inch pipe in the ditch to allow for drainage and run off you can then bury that pipe. As we have mentioned before you will first need to get a permit from the county (spoiler alert \$180) but it is perfectly legal. For our home, Prune, (plug from a happy customer) will be doing this plus covering the pipe with medium rock, and covering that with pond felt and then applying

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The White Fir (Abies Concolor) can grow upwards of 100’ . It’s soft needles that are pale to whitish in color on the underside and a silvery blue/green on top. The needles can reach 3 inches long, extending from all sides of the branch with blunt tips that reach upward and out. Immature White Firs display smooth, gray bark that turns pale brown and becomes rigid with age. Cones turn from green to brown as they grow and may reach over 5 inches in length. At maturity, the cones release pine nuts and, at the end of their life cycle, will disintegrate on the tree.

Architectural Committee

Mike Mullikin

Fall has fallen, so let’s take care our leaves and if everyone periodically checks their nearby drains, we should be able to avoid any sewer drain backups. The CC+R’s you agreed to upon your home closing are available on the Sunland Homeowners website, or in the SLOA office.

Take down your White Firs as needed (without architectural approval), but other tree species

still need to be approved if over 15’ tall. The SLOA office can provide you a list of local tree service companies.

Fence limits remain in place with 4’ chain link (black or green) and 6’ for wood or hogwire. The hogwire fences are made with several different mesh sizes and are very attractive. They also help our community keep that “open” look and are the preferred fence by the architectural committee.

Please be a good neighbor and keep your property neat and clean. The architectural request form is an easy half-page and we will contact you in short order. If you are unsure about which projects require SLOA approval, check the CC+R’s or call 360-683-7473, and our diligent staff will direct you to the right committee.



Treasurer's Report

Joe Rees



Halloween has passed and Thanksgiving is right around the corner. Where has the year gone? As we approach year's end SLOA is in a positive financial position. We have achieved our total revenue goal and it appears that our total expenses will wind up under budget for the year.

During the year, we received a favorably reviewed financial statement for the year ended December 31, 2020. For 2021 we have contracted with the CPA firm Baker, Overby & Moore, Inc., PS. They are a full service CPA firm headquartered in Port Angeles, who will provide IRS tax returns, reviewed financial statements as well as fully audited statements. For the current year, they will be doing a fully audited statement and our IRS tax returns.

We also made our annual contribution to the SLOA Reserve Account. This year we had a complete "on-site" Reserve Study done. This is where an outside agency comes in, does a site inspection of all of our assets, estimates their remaining useful life, and when they may need to be repaired or replaced. They also calculate what the estimated costs might be and when. The SLOA board will be analyzing this report, comparing the cost recommendations with our Reserve Account balance, our planned future contributions to the Reserve Account, and determining if we need to make any changes to future Reserve Account contributions.

SLOA is well positioned as we move into 2022, and based on our 2022 budget have determined that the Homeowners Dues assessment will not increase but will remain the same as this year. Here is wishing you a safe rest of the year and a most Happy Holiday Season!



	2021 Budget	2021 Actual	% of Budget
Revenues			
Dues (939 x \$303)	\$284,517	\$283,581	99.7%
Interest	\$ 450	\$ 333	74.1%
Misc./Dep.	\$	\$ 1,389	
Swimming Pool	\$ 2,000	\$ 3,199	160%
Transfer Fees	\$ 12,000	\$ 12,000	100.0%
Total Revenues	\$298,967	\$300,503	100.5%
Expenses			
Gathering Place	\$ 400	\$ 559	139.8%
Greenbelts	\$ 62,804	\$ 45,114	66.5%
Landscaping	\$ 1,700	\$ 0	
Office Services	\$ 77,345	\$ 46,728	60.4%
Office Supplies	\$ 8,297	7,797	94%
Professional Services	\$ 15,480	7,572	48.9%
Publications	\$ 4,265	\$ 3,399	79.7%
Reserve Account	\$ 23,425	\$ 23,425	100.0%
Security	\$ 22,828	\$ 15,190	66.5%
SLOA Center	\$ 10,622	\$ 9,490	89.3%
Swimming Pool	\$ 47,800	\$ 44,847	93.8%
Taxes & Insurance	\$ 13,133	\$ 14,334	109.1%
Tennis Courts	\$ 2,700	\$ 2,076	76.9%
Welcoming	\$ 1,984	\$ 440	22.2%
Other (Bank Fees)	\$ 200	\$ 0	0.0%
Total Expenses	\$297,983	\$220,970	74.1%

RV Storage Lot Funds

	2021 Budget	2021 Actual	% of Budget
Revenues	\$18,933	18,457	97.5%
Expenses	\$18,933	12,225	64.6%

Cash Position on September 30, 2021	
Operating Checking	\$ 8,843
Operating Savings	\$133,110
Contingency Fund	\$ 35,147
CD Preserving S&L	\$ 11,962
Reserve Account	\$115,794
Total Funds	\$304,856

Greenbelts

Bob Eichhorn



Fall is upon us with the typical mix of weather. Great for a brisk walk into and thru our greenbelts but watch out for the puddles and soft ground starting to develop. But do enjoy. Personally, I find Fall to be the best of our seasons. And, while some of our areas were turning brown from lack of irrigation, the Fall rains have taken care of that.

So, between the start of summer and now, we continued with our ongoing activity of keeping the greenbelts open, free of fallen branches, and mowed. We also started the investigation and resolve to the irrigation issues at the front entrance and should have that all rectified and completed prior to the next quarterly bulletin. And speaking of the entrance, you will now find that our lights are again working and illuminating the Sunland sign at the Taylor Blvd entrance. Thank you for your patience and cooperation as we worked to get the lights reinstalled and secured. This should keep us in the "bright" for a long time, with little if any maintenance required. And as the Christmas season nears, we are again planning on decorating the sign and entrance with holiday lights, garland, etc. Keep a look out for these festive decorations.

So, with the lights repaired, and irrigation soon on the horizon, we initiated an overall clean-up of the entrance, with a monthly maintenance program set in place. Ideally this will keep the plants and shrubs in their healthiest condition, as well as ensure growth does not overtake the area and/or obstruct views of oncoming traffic.

Now back to the crispness and dampness of Fall. With this time of the year, our work and presence in the greenbelts will slow down as the growth in the

areas also slows down. However, because we know that during this time of the year our weather can create situations, 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.

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. And should you need vehicular access to any of our greenbelts, 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, and for the next 3 – 4 months, 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 FEED the wildlife. As I have walked the greenbelts, I have seen evidence of various types of foods being left out for the deer, racoons, etc. While this is not good for the wildlife, it is also completely in violation of our Rules and Regulations and could bring the violators a fine. Further, you should have become aware of an increase in wildlife, as well as predators in our community. Recent sighting of cougar and bear have been confirmed. Feeding the wildlife only contributes to this situation. And yes, seed bird feeders, regardless of height placement, is a deer feeder in that dropped seeds are food for the deer.

Thanks for your cooperation.

Coming Attractions

November 11th **"Deer in my Yard – A Love/Hate Relationship" by Shelly Ament and Matt Blankenship**
Noon Until 1:00 pm
Join by computer: <https://wsu.zoom.us/j/91626889983>..., or by Phone: Call: 253 215 8782,
Meeting ID: 916 2688 9983, Passcode: 101869

November 15th **SLOA Board Meeting**
3 pm—5:00 pm @ the Gathering Place, 135 Fairway Drive
Or join virtually, a link will be provided via Let's Communicate



Black Bears **Sightings in SunLand!** Do You Know What To Do Should You Encounter A Bear?

The following excerpt is from the Washington Department of Wildlife's "Living With Wildlife, Black Bears", available in its entirety at wdfw.wa.gov/sites/default/files/publications/00606/wdfw00606.pdf

- Stop, remain calm, and assess the situation. If the bear seems unaware of you, move away quietly when it's not looking in your direction. Continue to observe the animal as you retreat, watching for changes in its behavior
- If a bear walks toward you, identify yourself as a human by standing up, waving your hands above your head, and talking to the bear in a low voice. (Don't use the word bear because a human-food-conditioned bear might associate "bear" with food . . . people feeding bears often say "here bear.")
- Don't throw anything at the bear and avoid direct eye contact, which the bear could interpret as a threat or a challenge .
- If you cannot safely move away from the bear or the bear continues toward you, scare it away by clapping your hands, stomping your feet, yelling, and staring the animal in the eyes. If you are in a group, stand shoulder-to-shoulder and raise and wave your arms to appear intimidating. The more it persists the more aggressive your response should be. If you have pepper spray, use it.
- Don't run from the bear unless safety is very near and you are absolutely certain you can reach it (knowing that bears can run 35 mph). Climbing a tree is generally not recommended as an escape from an aggressive black bear, as black bears are adept climbers and may follow you up a tree.

President	David Walp
Vice President	Jay Sakas
Architecture	Mike Mullikin
Greenbelts	Bob Eichhorn
Landscaping	Michael Phillips
Recreation	Cyndi Carpine
Roads & Security	Jeff Norberg
RV Lot	John Hammond
Office Staff	Lisa McCord, Theresa Pick

Sunland Owner's Association

Office Hours

Monday - Friday 9:00 am—3:00 pm

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