

SUNLAND BULLETIN

MAY 2022

President's Corner

David Walp

Happy Spring! As I write this article, I am looking out my office window at the cherry trees in full bloom along the street. All my neighbors seem to be out planting and getting gardens spruced up for those May flowers. I really enjoy Sunland in the spring-time.

The board is busily preparing inputs for the upcoming budget cycle. We are looking at things that need to be done and those things that would be good additions or enhancements to our amenities. Look for the surveys from Roads and Security and the Recreation committees. We really are looking for input from you, the owners, to help us make wise choices for the resources provided for maintaining the Sunland community.

If you haven't been into the Gathering Place recently, when you stop by you can't miss the big screen TV that has been added. This is the result of requests from several groups of users that hold meetings. The TV can be used by requesting the remote from the office staff prior to your meeting. The TV is Wi-Fi enabled and you can link to the TV via Bluetooth or hard wire using a cable to screen a presentation. It can also be used for ZOOM or Teams meetings.

There are updates to our website in both the public and mem-

bers only pages. If you haven't set up your logon to the members only area, I strongly encourage you to do so. Lisa or Theresa can assist in the process and answer questions. Important information like our board meeting minutes, announcements and various calendars are being populated into the members only area.

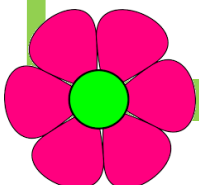
Finally, Joe Rees has taken on the role of Chair of the Nominating Committee. Joe and I know that there are many of you with talents and skills that could benefit the Sunland community though Board of Directors or one of the standing committees.

...there are many of you with talents and skills that could benefit the Sunland community though Board of Directors or one of the standing committees.

Please consider serving by standing for election in the September election for one the open seats or by joining one of

our committees. We will gladly answer questions or explain the work that the directors perform. If you or someone you know are interested in serving, please let us hear from you.

Happy Mother's Day!



Architectural Committee



Mike Mullikin

Time for your Spring reminder that just about all work done on the exterior of your home needs to be approved by the SLOA Architectural Committee before work begins. Project submission forms can be found on the Sunland Homeowners website under "forms", or you can stop by the office and get one from Lisa. Our fence guidelines have changed slightly as of 2020, and now 6' fences need at 14" decorative top. Maximum height on chain link fences is 4' and they must be green or black. My committee has sent several letters to neighbors regarding roofs and paint needing attention. No approval needed if you are replacing a deck or shed if you are not changing the original footprint, but we like to be advised. There is still "open season" on all White Fir trees, and there is a list of tree service or roofing companies (that serve our community) at the

SLOA office (360-683-7473).

Our job is to maintain the standards set forth in the Sunland CC+R's. The updated CC+R's can be found on our website and/or the SLOA office.

In these trying times we need to focus on being the best neighbors possible. Let's go out of our way to forget past conflicts and check in with that elderly neighbor once and a while. We are all in this together, and if the "big one" ever hits, our very survival will depend on each other. Our Sunland volunteer Community Emergency Response Teams (CERT) are in the process of organizing our neighborhoods, so now is a great time to meet that new neighbor!

In these trying times we need to focus on being the best neighbors possible.



RV Lot

John Hammond



We're Looking for a Volunteer who can tow a 5th wheel trailer out of a space and then move it back after the septic tanks have been drained.

First, a big thank you to those RV lot users who pay on time, keep your rigs clean and licensed per Sunland R&Rs. Second, if you've been out by the storage lot you will have noticed that the new entry security system has been started. There's still a little to do and training will take place before the system is placed in service so hold onto those keys. The pe-

destrian gate at the rear of the lot will still use the existing lock. By the time you read this, there will be a new storage box on the wash pad with a vehicle brush and soap in it. Please be mindful of other folks as you use the supplies and place items back where they belong. We're looking for a volunteer who can tow a 5th wheel trailer out of a space and then move it

back after the septic tanks have been drained. Weed pulling party will be scheduled for later in the spring when nice weather is anticipated. Thanks all!

Weed pulling party will be scheduled for later in the spring when nice weather is anticipated.



Treasurer's Report

Joe Rees

Except for the weather, the first three months of 2022 were good for us. Financially, we have collected \$276,604, in dues with only \$6,249 still unpaid. I am sure those individuals will correct this soon. Our operating expenses were \$44,128, which is about 15% of our budgeted amount. We will see this increasing throughout the spring and summer which are traditionally our higher expense months. The RV Lot is financially secure and holding its own with only one person presently on the waiting list. John has an exciting improvement planned in the coming weeks which will make the RV Lot much more user friendly. Stay tuned.

In addition, during the first quarter, we made our annual funding to the HOA Reserve Account, bringing its present balance to \$140,802. Also, from prior funds earned by the RV Lot, it was able to open its separate Reserve account which will only rely on funds generated from the RV Lot operation.

The financial statements reflect that SLOA is in a good position as we enter the second quarter.

HOA

	Budgeted	Actual YTD
Dues (939) x \$303	\$ 284,517	\$ 276,604
R/E Transfer Fees	\$ 18,000	\$ 3,000
Other Income	\$ 1,030	\$ 2,969
Total Income	\$ 303,547	\$ 282,573
Unpaid Dues (24)	-	\$ 6,249
Late Fees Outstanding (27)	-	\$ 1,250
Fines Outstanding (3)	-	\$ 728
Liens Outstanding (2)	-	\$ 309
Operating Expenses	\$ 305,221	\$ 44,128

RV STORAGE LOT

	Budgeted	Actual YTD
Rental Income	\$ 30,450	\$ 29,158
Unpaid Rent (4)	-	\$ 567
Late Fees Outstanding	-	\$ 0
Fines Outstanding	-	\$ 0
Liens Outstanding	-	\$ 0
Operating Expenses	\$ 27,912	\$ 17,468

Account Balances

	Thru Feb. 2022	Thru March 2022
Checking Account	\$ 254,183	\$ 19,804
Savings Account	\$ 83,156	\$ 253,474
Operating Acct Bal.* Includes both HOA & RV Lot Operating Funds	\$ 337,339	\$ 273,278
Reserve Account (HOA)	\$ 115,866	\$ 140,802
Reserve Acct. (RV Lot)		\$ 24,607
Contingency Fund	\$ 35,154	\$ 34,984
CD Preserving SL Values	\$ 11,984	\$ 11,988
Total Cash Balances	\$ 500,343	\$ 485,659



The Future of Sunland

Joe Rees

The future of Sunland. What will it be like in 5 or 10 years? The demographics are changing. The Sunland Community has experienced over 160 home sales in the last two years. It is refreshing to see an influx of new families joining our wonderful community. It is projected that we will continue to see this continue as some of us leave and others arrive. How will this change affect us and how do we embrace it? That is where your Board of Directors comes in.



the Board. All it takes is for you to have an interest in our community, the changing demographics and how we prepare for the future. I encourage those of you that are fairly new to Sunland to consider running. We need your new ideas and enthusiasm as our community continues to evolve.



The viability and success of Sunland depends not only on you, the homeowners, but also on its Board of Directors. Your present nine (9) member board is comprised of a cross section of residents just like you. Everyday people, from all walks of life, who share a common interest in Sunland. We are looking for individuals who are willing to run for

If you are unable to do so, perhaps you would consider volunteering to be on this years nominating committee. The nominating committee is comprised of at least one board member and two homeowners. Its purpose is to find and encourage individuals who are interested in Sunland; today and also preparing for its future. If not you, how about a friend, or neighbor that you feel might be interested.

It is refreshing to see an influx of new families joining our wonderful community.

If you have any interest or questions, please contact myself or any of the other Board Members. Also, Lisa McCord, Office Manager is available. All Board Members and the office are listed in the Members Section of the SLOA website.

<https://sunlandhomeowners.com>

Joe Rees, Chair
SLOA Nominating Committee
(h) 360-504-2553
Treasury@sunlandhoa.com



From the SLOA Office



Happy May! The office has been quite busy this spring on multiple fronts. Along with our daily office duties we are starting preparations to open the pool in June, working to implement a new survey tool, preparing a limited release of directories, as well as various projects

large and small. Along with all the flowers popping up you may have noticed that our fawns are bursting with springtime energy. Our newest Sunland residents haven't yet learned the hazards of the road. Please take a little extra time to watch out for the fawns so that we

can keep everyone safe and happy. As we round the corner towards summer we look forward to continuing to support all of your Sunland needs.

Your SLOA Team



A Walk through Sunland

Jay Sakas, Vice President & Communications Director

It was seven months ago, that I was elected by the members of Sunland to sit on the Board of Directors. I am grateful for the opportunity of serving this wonderful community of 900+ families. Since moving to Sunland three years ago, I got to enjoy the diversification of the community since its inception.

In the many walks, bike rides, and occasional car ride through the development, I noticed that we were somewhat remiss in the recreation area. While Golf is number one, we have an exceptional golf course, there are some areas we need to improve on or add too.

As board members we are asked by the members for improvements on this or that. Our recreations board member Cyndi Carpine has done an excellent job of keeping our current activities in shape and updated. Cyndi and I took a ride around Sunland recently to see what needed improvement and where some new ideas could be implemented. A survey may be needed to get a feel from the members on the ideas.

We have noticed more young families moving into Sunland and of course all of us old



timers seem to be getting more grandkids visiting, especially in the summer months. The swimming pool is a great recreation tool and the kids young and old love it.

One area that I think is missing: a playground for the kids 3-12. During the last ten years, I served on the Board of Directors of the Boys and Girls Club of the Olympic Peninsula. During that time, I tried to get a playground for CCK, the Sequim facility. Two years ago, it came to fruition. Support from the community was exceptional and funds were raised to give the kids a number one class playground. You may see it in action, (400 Fir St).

There are two or three locations in Sunland of clear space that could accommodate a 50' by 50' foot playground. The area around the swimming pool and/or the tennis/pickle ball courts might be used. Please respond to any survey in a positive way. We will not hold it against you if you disapprove. Think how much the kids will like you if you do approve.....

*One area that I think is missing: **a playground for the kids 3-12.***

Update: Survey Results coming soon! If you didn't get an opportunity to take our Recreation Survey, please contact the SLOA office for the link to do so. Results will be collected through Wed., May 11th.

Did You Know?

SLOA resident and Map Your Neighborhood member SharonAnn Hamilton, would like to announce that there is a new Nextdoor Group (<https://nextdoor.com>) called Sunland Be Prepared, which is free and open to all Sunlanders!

It's smart to be well informed about disaster preparedness and upcoming Map Your Neighborhood (MYN) events. Sunland Be Prepared can help you do just that. Deb Wallace, Sue Pittman and SharonAnn Hamilton invite you to private message them with questions.

The Sunland Scholarship Committee

Wishes to thank the following for their donations

Alexander, C.	Dunlap, J.	Kummet, T.	Robinson, J.T.
Anderson, D.	Dunphy, N.	Lamb, C.	Rutledge, C.
Bailey, B.	Edel, H.	Leibel, J.	Samphire, T.
Bauer, L.	Elliot-S.	Mattson, E.L.	Sanders, W.F.
Blank, W.	Field, F.	McCarthy, R.	Saulsbury, N.
Boger, G.	Finley, P.	McGhee, J.	Savage, G.
Bradley, D.	Fitzpatrick, J.	Neal, A.	Sipila, M.
Burnside, W.R.	Flanders, J.	Nicholson, G.	Smith, D.
Busch, G.	Follis, J.	Nordyke, W.	Starz-Brown, E.
Campbell, F.	Fowler, J.	Orth, J.	Stults, C.
Carr, M.	Freyer, R.	Ostrom, M.	Swearingen, G.
Casey-Cavanaugh, K.	Fryer, D.	Otis, P.	Thomson, J.
Chatfield, E.L.	Gibbs, R.	Palmer, S.	Tomlin, J. R.
Chirhart, T.	Gould, L.	Palmeri, S.	Vail, B.
Church-Smith, M.	Graves, C.	Parse, N.	Varon, M.
Collet, E.	Hamman, T.	Parsons, K.	Verstegen, C.
Coulter, L.	Hart, R.	Piety, B.	Waller, D.G.
Cox, B.	Herodes, F.	Pinick, J.	Webendorfer, G.
Cranney, F.	Huffman, D.	Putnam, C.	Widdicombe, S.
Cretin, C.	Irvine, J.	Ratliff, J.	Willis, P.
Davidson	Kelley, J.	Real, J.	Wilson-Reabold, M.
Davis, M.	Kierch, M.	Reichner, P.	Zey, J.
Dorkin, H.	Kreitle, A.	Richards, D.	Zook, J.

President	David Walp
Vice President	Jay Sakas
Treasurer	Joe Rees
Architecture	Mike Mullikin
Greenbelts	Bob Eichhorn
Roads & Safety	Jeff Norberg
RV Storage	John Hammond
Recreation	Cyndi Carpine
Landscaping	Michael Phillips
Office Manger	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