

# SUNLAND BULLETIN

## President's Corner

David Walp

Hello Sunlanders! I cannot believe we are halfway through Summer. It seemed like it would never get here this year and now it is flying by. It is good to see people in the community enjoying the outdoors and socializing again.

This year our Annual Meeting will be held on September 19, 2022 in the Sunland Golf Club ballroom. The meeting will start at 3:00 pm with premeeting check in registration starting at 2:15 pm. We look forward to a good in-person turnout but will also be presenting the meeting via ZOOM for those wishing to participate but are unable to attend in person.

The board has been preparing the budget for the 2023 budget year. Look for the approved draft budget in the Annual Meeting information and voter package. The package should be in the mail by August 19, to provide time to review and send in your vote by mail ballots if you are unable to attend in person.

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.

Included in this Bulletin (pg. 6), is a short article about the land preservation program for farmland in the county. The program managers asked to be able to offer information and an opportunity for people in the Sunland community to interact with the program and get more details. I hope that you find the article useful or at least educational.

Finally, the COVID virus caseload in the county remains higher than many are comfortable with. There is even evidence in our Sunland Water District testing indicating COVID is still circulating in Sunland. Many in our community have had and recovered from bouts of the virus. I encourage everyone protect yourself and your loved ones as best you can. COVID, ugh, enough already, be gone!

### Sunland Picnic & Car Show

Saturday, August 14

Picnic— 1:00–4:00 pm

109 Hilltop Dr.

Car show—starts at noon

135 Fairway Dr.

Parade at 3:30

2nd ANNUAL  
**SUNLAND  
CAR SHOW**

SUNDAY AUGUST 14th, 2022 AT NOON.

Get those classics out of the garage and lets have some FUN!



(Same day as the Sunland Picnic).  
Car Show in the SLOA building parking lot.  
No Sign Up, Just Show Up!



# RV Lot

John Hammond  
Hi neighbors!

Well, to put it mildly it's been a busy spring and summer. By the time you read this a few important things have happened in the RV storage lot:

- Repaired and shored up the perimeter fence & upgraded the electric wiring along the NE corner of the perimeter fence adjacent to the Sunland Water District offices.
- Repaired a couple of holes in the perimeter fence along the south side of the lot.
- Installed the new gate system with the electrical lock that uses a code entry system.
- After months of research, the weeds have been mowed down (on 07/28/2022) and sprayed (08/01/2022) with an OMRI (organic) weed spray that is NOT a Roundup product.

Now some notes:

- A big thanks to everyone who showed up for the weed pulling & code distributions in June.
- A special thanks to Mark Basel & Mike Bresnahan for helping with gate, electrical & fencing issues.



- If things go according to plan, I believe weed pulling parties are a thing of the past.
- Please make sure you close the main gate gently and completely when entering or exiting the lot.
- Throwing or forcefully moving the gate may result in damage & you will be responsible for repairs should they be needed.
- We will have installed better (higher resolution) cameras on both entry points by the time you read this.
- If you still have not picked up your code for the main gate, it is available in the SLOA office during SLOA business hours.
- If you are picking up a code, make sure you bring picture ID!
- Please refrain from using Roundup or other herbicides in the RV lot. We have hired professionals to apply an acceptable alternative to Roundup.

Thanks in advance for following your Sunland RV lot R&Rs!

# Roads & Safety

Jeff Norberg

Summer has finally arrived on the North Olympic Peninsula! Along with our warmer weather comes the additional responsibility of yard-care. When maintaining your yard, or having a landscape company doing the chore for you, please do not blow the clippings/debris into the street - this just spreads the mess, allowing it to be distributed onto your neighbors property. All yard clippings should be put in the trash or compost.

On the subject of yard trimmings, when practical, please maintain your lot out to the road (even when it's county right-of-way). Owners of vacant lots are responsible to keep them cut/ mowed - with the weeds and grass knocked down. This prevents your lot from being an eyesore, but more importantly, re-

duces the fire danger. Homes in Sunland are in close-proximity to each other, and by maintaining the dry grass and weeds, we can improve the beauty of our community, while keeping us and our neighbors safer.

Speaking of safety, there has been a growing number of burglaries in the Sequim/Port Angeles area. Law enforcement comes after an incident happens - they don't prevent a crime, they react to one, so it is wise to help them as much as possible. An excellent way to do this is by installing a home surveillance system, using cameras to identify any perpetrators. There are many excellent systems now available, and the prices keep coming down. Sunland homeowners would be wise to consider the many options available to be pro-active in your own security.



# Treasurer's Report

Joe Rees

At the time I submitted this article the following financial information was the latest available. They represent an overview of our Financial Condition as of June 30, 2022, which ends the first six months of the year. Total revenues are \$292,833, which is 95.6% of our budgeted amount for the year. Total expenditures, less expenses to be charged to our Reserve Account, are \$145,521, which represents 49.5% of our budgeted expenses for the year. As a comparison, last year, for the first 6 months, revenues totaled 96.6% of what we budgeted, and expenses totaled 45.5% of the budgeted amount.

During the last three months one of the primary heat pumps for the swimming pool has been replaced, and we will need to replace two more in 2023. In addition, the entry gate to the RV Storage Lot has been upgraded from a padlock security system to a keyless pad security system. This provides greater control, security, and efficiency. That expense comes from the separate RV Lot Reserves.

Next month is our Sunland Owners Association Annual Meeting. At this meeting you will be voting to replace our retiring Board Members. In addition, your Board Members will give you a complete review of what has been accomplished together with a review of our financial position. The 2023 Budget will also be presented. I urge each of you to attend this meeting if at all possible.

If you have any questions for me about any of this information, please feel free to contact me at:

[treasury@sunlandhoa.com](mailto:treasury@sunlandhoa.com).

## RV STORAGE LOT

	Budgeted	Actual YTD
Rental Income	\$ 30,450	\$ 29,217
Unpaid Rent (1)	-	\$ 208
Late Fees Outstanding	-	\$ 0
Fines Outstanding	-	\$ 0
Liens Outstanding	-	\$ 0
Operating Expenses	\$ 30,450	\$ 23,618
RV LOT Reserve Contrib		\$ 24,607*

## HOA

Budgeted	Actual YTD	
Dues (939) x \$303	\$ 284,517	\$281,058
R/E Transfer Fees	\$ 18,000	\$ 6,600
Other Income	\$ 1,030	\$ 5,175
Total Income	\$ 303,547	\$ 292,833
Unpaid Dues (5)	-	\$ 1,796
Late Fees Outstanding (5)	-	\$ 575
Fines Outstanding (2)	-	\$ 1,050
Liens Outstanding (1)	-	\$ 105
Interest Due (5)	-	\$ 86
Keys/Misc. (1)	-	\$ 1,388
Operating Expenses	\$ 281,746	\$ 133,522
HOA Reserve Contribution	\$ 23,425	\$ 23,500
Total Expenditures	\$ 305,221	\$ 157,022

## ACCOUNT BALANCES

	Thru May 2022	Thru June 2022
Checking Account	\$ 22,861	\$ 22,827
Savings Account	\$ 188,533	\$ 158,556
Operating Acct Bal. Includes HOA & RV Lot Operating Funds	\$ 211,934	\$ 181,383
Reserve Account (HOA)	\$ 140,837	\$ 140,856
Reserve Acct. (RV Lot)	\$ 24,608	\$ 24,610
Contingency Fund	\$ 34,987	\$ 34,988
CD Preserving SL Values	\$ 11,997	\$ 12,001
Total Cash Balances	\$ 424,343	\$ 393,838

# Greenbelt Report

Bob Eichhorn



Summer has arrived, and while we have beautiful clear blue skies with warm and dry weather, we also have very dry foliage within our greenbelts. And not only in the greenbelts, but all around the tennis courts, pool area, and front entrance. Therefore, please be extra careful when using these areas to reduce possibilities of fire. While we are able to help maintain moisture in all the areas we irrigate, there is no relief for the greenbelts themselves.

Mowing, weed whacking, and general clean-up continues. Do keep in mind that we only have one individual who maintains the greenbelts/spaces AND the pool. So, during the months of June thru September, he is extremely busy and while it may appear things are not as they should be, all will get addressed as time allows. So, while he strives to do his work with minimal impact to your activities and surrounding, give him a “wave” and show of support if you have the chance. You may be in your backyard entertaining or on the courts playing a game of tennis or pickleball while he is mowing, do understand that the interruption you may be experiencing will be brief, so allow him to do his job. If, however you feel it necessary to say something, bring it to the SLOA office. DO NOT confront or harass him, as he truly goes out of his way to adjust his schedule as best he can to do his job with minimal disruption to the community.

After receiving the final bids for resolution to the drainage issues at

and near the 11<sup>th</sup> tee, it was decided to NOT further pursue this activity. Beside the exorbitant cost, we learned from Clallam County that the current drainage system is per the original plans submitted and approved during development of the golf course and the surrounding housing. As such, to pursue our plans further, it would require expensive permits and engineering beyond what we had already obtained. Given that the adverse situation only occurs during what is defined as the “25 yr. deluge”, and impacts only a few properties, and is over as soon as the rains stop, it was not practical nor feasible to continue.

We completed the addition of new plants at the front entrance, trimmed overgrowth, and added a new layer of decorative and protective bark. We hope you find this to your “liking”. We strive to ensure that this entrance continues to reflect a symbol of the beauty and serenity of our community.

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.

Again, I remind you to not dump grass clippings, tree trimmings, etc., in the greenbelts; please also clean up after your dog(s). Also, due to an increase in incidents of driving on the greenbelts WITHOUT requesting access first, as well

as trespassing on private properties, we have started to reinforce and lock all entrances and added signage of NO MOTORIZED VEHICLES. 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.

And remember, the Annual Membership Meeting will be held September 19, 2022, in the Golf Club Ballroom, from 3PM to 5:00 PM. In addition to reviewing the years’ activities, there will be three Board Positions up for election. If you have ever wanted to contribute to your community, or feel you can really add a benefit, become a nominee. Simply contact the SLOA office or Joe Reese the Nomination Committee Chair (treasurer@sunlandhoa.com) for more information. And with that, I want to say that my position is one of the

positions that will become vacant and available.

My term with the SLOA Board ends September 30 and I will not be re-running, and this is my final quarterly bulletin. So, in closing, I thank all of you for your support over the past three years. I look forward to continuing to live and play in Sunland and be your neighbor.

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# From the SLOA Office

Summer has been sizzling in the office this year. Your SLOA Team has been quite busy gearing up for the Annual Picnic and Car Show happening August 14<sup>th</sup> and the Annual Members Meeting taking place in September. One big change coming, rather leaving, Sunland is that we are saying goodbye to Office Administrator, Theresa Pick. Theresa's last day working with SLOA will be August 5<sup>th</sup>. You will most likely see her out and about, improving her photography skills and enjoying all our town has to offer. Theresa extends her deepest thanks to you, her neighbors, for the kindness, warmth and welcome she has received the past three years working for Sunland. Let's all send her off with a cheer for a job well done.

Cheers to you Theresa!  
Wishing you the very best.



## Did You Know? A Message From Map Your Neighborhood

Deb Wallace

Did you know that Sunland has been divided into 39 Disaster Preparedness pods in coordination with Fire District 3 to help neighbors prepare for and live through a disaster?

Western Washington is at high risk for having major earthquakes, and we could experience wild fires, extended power outages etc. Because Clallam County is secluded on the Olympic Peninsula, it is recommended that we all prepare for being without help or the ability to get food, water and medical aid for a month or more.

A training session was recently held for your pod. As a result, information was given to residents on the **9 steps to take immediately after a disaster occurs**. We suggest that you keep this information in a front hall closet or another location where you can quickly locate it if a disaster occurs.

We are providing you with a Map Your Neighborhood preparedness booklet, map and a neighbor contact list for your pod that was developed as a result of the training. The list will only be shared with the neighbors in your immediate area (your Pod) so you can reach out and meet each other. If you would like to make a correction to the list, add your email address for your neighbors to use or if you would like to receive occasional updates and information about the Sunland Map Your Neighborhood program please contact Deb Wallace, Sunland Map Your Neighborhood trainer at [debwallace@comcast.net](mailto:debwallace@comcast.net).

**Also note:** If you missed your recent training, they will continue to occur each Thursday afternoon at the Sunland Gathering place from 2pm-3:30pm through October. An evening training is also held once a month. Contact Deb for more details.



Sunland Owner's  
Association

Annual Member's Meeting

September 19, 2022

Sunland Golf Club Ballroom  
109 Hilltop Dr.  
3:00 pm—5:00 pm

Watch for your election packet to  
arrive by mail later this month!



# North Olympic Land Trust— Mid Valley Farm

Over the last 22 years, North Olympic Land Trust (along with our predecessor Friends of the Fields) has protected over 1,000 acres on 23 local farms, ensuring their soils remain available and accessible for farming forever. Adjacent to Sunland, the Land Trust is currently working to permanently protect 45 acres of prime farmland and 8.5 acres of forestland at Mid Valley Farm. Mid Valley Farm (also known as Davis Farm) is located on Sequim-Dungeness Way at the edge of ever-growing Sequim. Conservation of this property will prevent subdivision, residential and commercial building, and other land uses that would compromise or destroy the fertile soils of this historic farm.

Residents of Sunland will benefit from this important farmland conservation by helping to maintain local farmland and prevent major development adjacent to Sunland, all while preserving the stunning farmland views at the Sequim-Dungeness entrance. The habitat protected at Mid Valley will support Sunland's "greenbelt" goals by providing more buffers and corridors for plants and wildlife leading into Sunland. Lastly, conserving local farmland will ensure local food, grown mere feet from Sunland, will forever remain possible.



Learn more about this conservation project at <https://northolympiclandtrust.org/our-work/center-stage-farmland/>

Support the conservation of Mid Valley Farm, and other important farmlands and habitats in Clallam County by donating to the Land Trust at: [northolympiclandtrust.org/ways-to-give/donate/](https://northolympiclandtrust.org/ways-to-give/donate/).

For questions about the Land Trust, or to request a tour of Mid Valley Farm, contact [alex@northolympiclandtrust.org](mailto:alex@northolympiclandtrust.org) or 360.417.1815 x3.

## **Tom Sanford**

*Executive Director*

### **North Olympic Land Trust**

602 E Front Street (physical)

PO Box 2945 (mailing)

Port Angeles, WA 98362

(360) 417-1815 ext. #6

[www.northolympiclandtrust.org](http://www.northolympiclandtrust.org)



# Recreation Recap

Cyndi Carpine

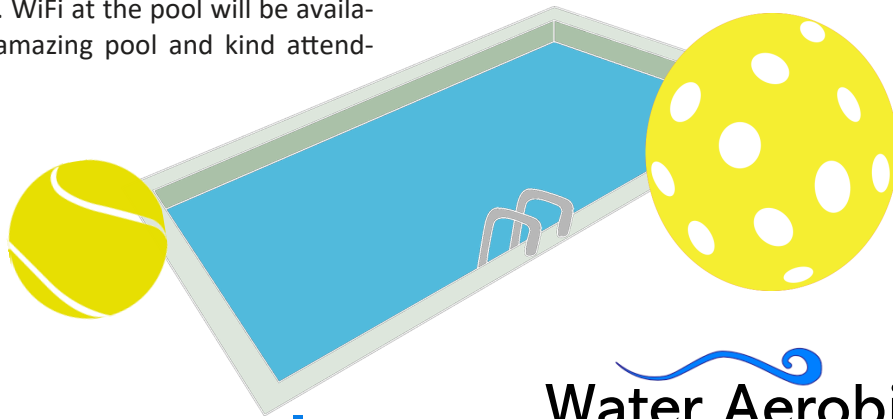
Greetings to all Sunland Residents- I hope you are enjoying our summer now that the sun arrived!

## Pool:

The pool is up and open. We are considering increasing the hours open til 7 pm. We will send out a let's communicate once we determine if our budget can handle the additional expense. Pool safety training was conducted for all of our attendants. Security cameras have been installed with appropriate signage. WiFi at the pool will be available 8/1. Enjoy our amazing pool and kind attendants

## Courts:

The water lines at the courts have been repaired so we can now power wash the courts when needed. We did contract out the washing this year - and it has been completed. The tape has been ordered to see what type of impact additional lines on one tennis court will have on our tennis players.



## Water Aerobics

The last day to enjoy the SLOA pool this season is September 11th, 2022.

The last water aerobics class for the season will be Wednesday, Sept. 7th. Mark your calendars — Mollie will be offering an extra class on Tuesday, Sept. 6th.

### SPECIAL PRICE!

6 classes	\$25.00
12 classes	\$50.00

## Sunland Owner's Association

### Office Hours

Monday - Friday 9:00 am—3:00 pm

(360) 683-7473

[office@sunlandhoa.com](mailto:office@sunlandhoa.com)

[www.sunlandhomeowners.com](http://www.sunlandhomeowners.com)

President	David Walp
Vice President	John Wallace
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