



SUNLAND BULLETIN

November 2022

President's Corner

John Hammond

As my wife Sharon and I walk our daily route around the community with our faithful dog Lola, we keep repeating to ourselves how much we love it here and how we feel that we live in one of the most beautiful places on earth. We list the abundant sunshine, the mild climate, the good water resources, the proximity to a nice town, the beautiful trees, the Olympic Mountain vistas, the friendly neighbors, and the wonderful community amenities here in Sunland. Also, while walking and talking, we begin asking each other questions about life in Sunland. Most importantly, we begin to ask each other about our lives as they relate to Sunland's future.

Some of the questions we ask ourselves;

- ★ What resources will we need to “age in place” in this beautiful community?
- ★ How do we create a welcoming community for residents of all ages?
- ★ How do we ensure there are beautiful mature trees for the next generation to enjoy?
- ★ How can we grow a sense of community here in Sunland that feels inclusive for all who wish to participate?
- ★ What resources can we cultivate to help Sunland residents avoid a sense of isolation in our community?

I believe that these, and many other, questions will need to be addressed soon if Sunland wishes to remain a desirable community in which to live and which will continue to attract new residents.

I believe that the Sunland Owners Association board of directors has done an outstanding job of managing our community's resources over the past few years. As a homeowner I am thankful for this prudent management.

I would like to see the community come together to develop a vision for the future of Sunland.

However, while great management is vitally important, it is also imperative for the community to plan for the future. As a homeowner in this community and the board president for the next year, I would like to see the community come together to develop a vision for the future of Sunland. As the year progresses, I hope that the board of directors can facilitate discussions with fellow Sunlanders about the future of Sunland. Sound interesting? Stay tuned.

As always, I can be reached at president@sunlandhoa.com. Feel free to send me your thoughts.



Architectural Committee

David Walp

Fall's arrival signals a slowdown of home projects around the exterior of homes. It has been a busy season for the Architecture Committee, and we are looking forward to the 'hiatus' until the Spring improvement rush. With the advent of cooler weather and the possibility of frost, now is the time to check that outdoor faucets are turned off and hoses drained to prevent damage to plumbing. Also, it is time to make sure that rain gutters are cleared of debris and able to drain properly. Water backing up and freezing along the edges of roofs can result in ice damming and roof damage and unwanted leaks.

Regardless of the time of year, before starting any major project check with the committee to see if you need to get approval before you start. The Architecture Committee addresses requests for changes to the exterior of property improvements including roof repair/replace, exterior painting (paint color schemes need to

fall within the approved color palette), putting up a shed installing/replacing a deck or patio and everyone's favorite cutting down trees. All these actions require the owner to submit a Miscellaneous Approval Submittal to Sunland Architectural Committee. This submittal can be done via an online request form on the SLOA website (under Forms) or the form can be printed and submitted as a hardcopy request at the SLOA office. All submittals are usually addressed within a few days.

Home building requires the submittal of the Home Building Approval form with plans and a \$500 fee prior to any lot clearing or construction can begin.



Photo Courtesy of McKenzie Pick

Did you Know?

There is an inexpensive aerosol spray that is designed specifically to test the sensor on your smoke detector? What an important feature that most of us likely overlook !

You can put your ceiling fan to work this winter by adjusting the blades so that they move in a clockwise motion, forcing hot air along the ceiling and back down toward the floor.

Spraying your snow shovel with cooking spray will help snow slide right off after each scoop!

If you find yourself in a slippery situation and are without ice melt or sand, ashes from your fireplace or woodstove will work wonders to help prevent slipping. Coffee grounds can help add traction to shoveled walkways as well.

Hand sanitizer can unfreeze locks—the isopropyl alcohol that kills germs also lowers the freezing point of water! Just a little squirt should get you inside in no time!

In an emergency, duct tape can be used as a fire starter!

To stop your windshield from icing up overnight, cut a raw potato in half and rub it over the glass. The sugars in the potato will prevent ice from forming.

Treasurer's Report

Joe Rees

Halloween has passed and we are now looking forward to Thanksgiving and the upcoming holiday season and here is wishing you the best. Your board has regretfully had to say goodbye to three of our members whose terms have expired but we expect for them to continue to hold us accountable and provide us with their support. Also,

we are pleased to welcome three new board members who bring fresh perspectives and ideas with them. This rotation of our board members is what continues to make us strong.

At the end of the 2022 third quarter, I am pleased to say, that our financial condition is in a solid position. While we have exceeded a couple of budget expectations in some areas, we are also under budget in others. Overall, we are right on target going into the fourth quarter and expect to remain on target through the end of the year.



HOA
09/30/2022

| | Budgeted for 2022 | Actual 09/30/2022 |
|---------------------------------|-------------------|-------------------|
| Dues (939) x \$303 | \$ 284,517 | \$ 282,962 |
| R/E Doc. Processing | \$ 18,000 | \$ 10,000 |
| Other Income | \$ 1,030 | \$ 14,884* |
| | | |
| Total Income | \$ 303,547 | \$ 306,914 |
| | | |
| Unpaid Dues (2) | - | \$ 780 |
| Late Fees Outstanding (3) | - | \$ 475 |
| Fines Outstanding (3) | - | \$ 1,825 |
| Liens Outstanding (2) | - | \$ 514 |
| Interest Due (3) | - | \$ 103 |
| Keys/Misc. (3) | - | \$ 18 |
| | | |
| Operating Expenses | \$ 281,746 | \$ 242,565 |
| | | |
| HOA Reserve Contribution | \$ 23,425 | \$ 23,500 |
| | | |
| Total Expenditures | \$ 305,221 | \$ 242,565 |

- Other Income is mostly generated from interest, fines, late charges and the swimming pool.

Account Balances

RVSTORAGE LOT
09/30/2022

| | Budgeted For 2022 | Actual 09/30/2022 |
|---------------------------|-------------------|-------------------|
| Rental Income | \$ 30,450 | \$ 29,917 |
| | | |
| Unpaid Rent (1) | - | \$ 208 |
| | | |
| Late Fees Outstanding | - | \$ 0 |
| Fines Outstanding | - | \$ 0 |
| Liens Outstanding | - | \$ 0 |
| | | |
| Operating Expenses | \$ 18,412 | \$ 18,274 |
| Long Term Expenses | \$ 9,500 | \$ 10,640 |
| | | |
| Total Expenditures | \$ 29,712 | \$ 28,944 |

| | Thru 08/31/2022 | Thru 09/30/2022 |
|---|-------------------|-------------------|
| Checking Account | \$ 9,890 | \$ 22,054 |
| Savings Account | \$ 128,592 | \$ 98,602 |
| Operating Acct Bal.* Includes both HOA & RV Lot Operating Funds | \$ 138,482 | \$ 120,656 |
| | | |
| Reserve Account (HOA) | \$ 129,583 | \$ 129,598 |
| Reserve Acct. (RV Lot) | \$ 13,940 | \$ 13,941 |
| Contingency Fund | \$ 34,991 | \$ 34,992 |
| CD Preserving SL Values | \$ 12,011 | \$ 12,015 |
| | | |
| Total Cash Balances | \$ 329,007 | \$ 311,602 |

An introduction to a few of the groups that meet regularly in the Gathering Place. If you would like your group included in the next Bulletin, please email the SLOA office with details.

Fiber Arts is a neighborhood group of the American Sewing Guild. Our group focus is diverse sewing and fiber interests with emphasis on artistic design and embellishment. We include all levels of sewing experience. Contact Donna Wade at 810-735-5029 for additional information.

We call ourselves the Cover to Cover Book Club. We meet on the 3rd Monday of the month (except June, July, August, and December) between 10:00 am and 12 noon at the Gathering Place. Social gatherings are in June and December. The members nominate and choose books in the fall for the following calendar year and volunteer to lead a book discussion. At present we welcome new members to join. Contact Wende Ang - wendeang@yahoo.com if you are interested.



Sunland Owner's Association
Office Hours
Monday - Friday 9:00 am—3:00 pm
(360) 683-7473
www.sunlandhomeowners.com

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|---------------------------|------------------|--|
| President | John Hammond | president@sunlandhoa.com |
| Vice-President | John Wallace | vp@sunlandhoa.com |
| Treasurer | Joe Rees | treasury@sunlandhoa.com |
| Greenbelts | Kathy Renehan | greenbelts@sunlandhoa.com |
| Roads & Safety | Jeff Norberg | safety@sunlandhoa.com |
| Architecture | David Walp | architecture@sunlandhoa.com |
| Landscaping | Michael Phillips | landscaping@sunlandhoa.com |
| RV Lot | Jeremy Long | rv@sunlandhoa.com |
| Recreation | Erik Skogsberg | recreation@sunlandhoa.com |
| Office Manager | Lisa McCord | office@sunlandhoa.com |
| Office Assistant | McKenzie Pick | office@sunlandhoa.com |

SLOA BOD Meeting
 November 21, 2022
 3:00 pm
 Gathering Place
 135 Fairway Dr.
 Or join us remotely via zoom. Invitation will be sent the Friday prior to the meeting.