



Sunland Bulletin

VOLUME 50 NO. 1

FEBRUARY 3, 2023

President's Corner

John Hammond

Hello Neighbors,

I hope you have been enjoying the short, gloomy chilly days of winter as much as I have. No? Well don't despair. Spring is just around the corner. Before you know it, the daffodils will be poking their buds up from the cool, damp earth and the weeds will be spreading like wildfire.

Two quick reminders:

- With more young folks moving into Sunland and with more children out and about on bikes and trikes, we all need to slow down on our streets and watch out for kids and pedestrians.
- If your lot abuts a public greenspace, please do not dump your yard waste in the greenspace. To do so is a violation of the Sunland R&Rs.

Now, on to the good news about things happening here in Sunland and at SLOA...

The HOA management software committee has been busy looking at software packages designed to help office staff manage nearly every aspect of running an efficient HOA. We expect the change to a management software package

will result in better, more efficient customer service for residents and a better communications flow between the residents, the board, and the office personnel.

Community bulletin board will be coming soon to the front entrance of SLOA offices. We hope that a bulletin board will be beneficial to those residents who do not have computer access in their homes. It is anticipated that calendars, schedules, paper copies of Let's Communicate, and other items will be available at that central point.

Frequently Asked Questions will be addressed soon on SLOA's website. As I talk with folks outside Sunland, the same questions keep popping up over and over. Do you have to be a member of the golf club to live in Sunland? Is Sunland an over 55 community? Can I put a trampoline in my back yard? All are questions I have been asked in the last few weeks. Did you have questions when you moved into our neighborhood? Let us know and we can add them to our FAQs list!

Computer help & Instruction is in the works. We're looking for volunteers who might be willing to staff a mini "cybercafé" on a regular basis. The idea is to assist those neighbors who do not use email or other computer applications in getting set up on laptop computers. Want to help? Let me know!

Nominations committee is forming. Before you know it, September will be here, and we will be electing board members for 2024. In order to fill the SLOA board with interested & qualified members, the search needs to begin soon. We're looking for volunteers!

These are just a few of the exciting projects that will be happening here in Sunland with the SLOA Board's push to make Sunland a more viable community in which residents of any generation can thrive.

Once again please let me know what you are thinking or if you wish to contribute to the effort.

Thanks, John Hamond
president@sunlandhoa.com

... make Sunland a more viable community in which residents of any generation can thrive.

J. Hammond



Treasurer's Report

Joe Rees

We finished 2022 in good shape financially. SLOA received total income of \$311,328, which was 2.5% over budget. Total expenses were \$304,999, which were 0.15 under budget resulting in a surplus of \$6,329.00 for the year. The RV Lot showed total income of \$28,805 which was 3.2% under budget while total expenses were \$32,347, which were 8.8% over budget, resulting in an operating loss of \$3,542 for the year. Unexpected lower income combined with an unforeseen increase in weed control expenses accounted for this deficit. This has since been addressed, and budgeted for in 2023, so it should not be a reoccurring problem in the future.

In 2022, SLOA implemented a credit card payment program which allows members to make both dues and RV Lot rent payments on-line if they choose. This payment program can be accessed through the Members Section of the SLOA website. SLOA has also started to diversify some of our financial assets by utilizing more than one financial institution. The result is that we double the

amount of FDIC Insurance coverage available, and we have expanded product offerings, which increases our ability to obtain a higher rate of return on our deposited funds. In addition, during 2022, we improved our Reserve Account position on a percentage basis of what is recommended.

One final item; through the efforts of our office manager, Lisa McCord, and her staff, we ended the year with only 1 unpaid dues member. This is just one example of the outstanding job they have done throughout the year. We are indeed lucky to have these outstanding employees working for you day in and day out. Well Done!

<u>SLOA ACCOUNT BALANCES</u>	
<u>AS OF DECEMBER 31, 2022</u>	
Checking Accounts	\$ 160,260
<u>Savings Accounts</u>	<u>\$ 68,620</u>
<u>Total Operating Account</u> Includes both HOA & RV Lot Operating Funds	\$ 228,880
Reserve Account (HOA)	\$ 129,649
Reserve Account (RV Lot)	\$ 13,943
Contingency Fund	\$ 32,011
CD Preserving SL Values	\$ 12,044
TOTAL SLOA CASH BALANCES	\$ 416,516

<u>RV STORAGE LOT</u>		
	Budgeted	Actual Year Ended 12/31/2022
Rental Income	\$ 29,712	\$ 28,805
Unpaid Rent (1)	-	\$ 46
Late Fees Outstanding	-	\$ 0
Fines Outstanding	-	\$ 0
Liens Outstanding	-	\$ 0
Operating Expenses	\$ 18,412	\$ 21,677
Long Term Expenses	\$ 9,500	\$ 10,670
TOTAL EXPENDITURES	\$ 29,712	\$ 32,347





Cleanup from the November windstorm is ongoing, but the worst is over we believe. Kudos to all the volunteers who have helped wherever they can, particularly on the golf course. Tim Mannor has been keeping up as much as he can with the various Greenbelts. We have had some problem trees taken down both on and off the Greenbelt.

Please remember to dispose of yard waste in a responsible manner, not in the Greenbelts.

Thank you.



Landscape Committee

Michael Phillips

When we first moved to Sunland early in 2020. It was a beautiful spring and it seemed everyone was out working in their yards, weeding, planting, fertilizing. I had moved to a truly beautiful place. Keep up the good work you're doing great.

One area we all need to understand is the drainage ditches adjacent to the street. The county has an easement that is measured from the center of the street to either side. The width of the easement varies from 15 to 30 feet depending the street which makes it more complicated. While the county in theory has responsibility to maintain this area they have neither the manpower nor the budget to keep up so it's up to us to keep these areas neat and free of weeds etc. Just saying.

Now is the time to plant bare root trees and apply a round of fertilizer to rhododendrons and azaleas. Let's hope for a beautiful spring this year!

As to our voracious deer, we have had good success in shady areas with:

- Hellebore
- Primrose
- Golden cypress (they did nibble on it a little)
- Sword ferns



- Japanese Painted fern
- Lambs Ear
- Heuchera
- Japanese forest grass Hakonechloa macra 'all gold'
- Herbs (sun to part sun):
 - o Greek Oregano
 - o Rosemary
 - o Sage
 - o Thyme



- * Magenta Bergenia they ate right to the ground (sad face)
- * azaleas – mixed results. They left some alone and chowed down on others
- * Deer repellent does work but needs to be reapplied monthly

Architecture

David Walp

The expected slowdown of home projects around the exterior of homes due to the 'hiatus' until the Spring improvement rush somehow has not materialized. There has been a steady stream of requests for tree removals with the occasional fence or deck project. Much of the activity can be attributed to the early November wind storm reminding people that some of the mature trees on properties need attention. Thank you for keeping the Architecture Committee busy and engaged.

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.

As a reminder for those fence projects if there is no existing fence and especially when the project abuts a greenbelt or the golf course it may be in your interest to get a surveyor to find the property boundary pins to verify the property line before starting work. It is also a good idea to have your neighbor fill out the Neighbor Consent Form to reduce disa-

Q&A with U.S. Representative, Derek Kilmer

Date: February 10, 2023

Time: 2:30 pm

**Location: Sunland Golf Club
Ballroom
109 Hilltop Dr.**

**This event is open to
Sunland Homeowners Association &
Sunland Golf Club members only**

Jess Taylor Award Better Late Than Never

The SLOA BOD would like to congratulate the recipient of the 2022 Jess Taylor Award, Mr. Brian Pick. For years, Brian has generously shared his time and IT knowledge with the Sunland BOD and office staff. Brian's guidance was not only instrumental in the successful implementation of the password protected Member's Only section of the SLOA website, but he also drove forward an email upgrade project that resulted in BOD position specific email addresses that are perpetual, staying with the position, regardless of member identity. Do you need to check reservation availability at the Gathering Place? Thanks to Brian, you can now view SLOA amenity calendars online. Those monthly meetings that are broadcast via Zoom, a necessity while COVID restrictions were in place, and now a monthly staple, were built from the camera up by Brian. His patience in this area alone de-

serves a medal! Brian, you are a valuable member of the Sunland community, thank you for your help with the big projects and all the little ones along the way.



Community Emergency Response Team

John Anzalotti



January has been an exciting and busy month for CERT (Community Emergency Response Team). Sunland CERT 4, along with the other 15 teams in the Sequim Operation Area (SOA), have been involved in a detailed Search & Rescue exercise.

One of the factors that has been great about this it was done in the former JC Penny store, a place many of us have been in but not in the state it is now in.

Each exercise involved “victims” with a variety of challenges that squads had to address. Finding, assessing and removing. This involved being fully suited with our equipment including ropes (many feet of rope), radios, hard hats, gloves, goggles and lights (a big mostly empty space is very dark!).

Finding “victims” is a challenge as some may be behind, in-back of or within obstacles. Then, there is the victim. Playing unconscious, severely injured, unable to walk or perhaps confused and excitable.

In any case whether being a search & rescue member or victim these have been very worthwhile exercises which we do to improve our skills and readiness for when we are called upon.

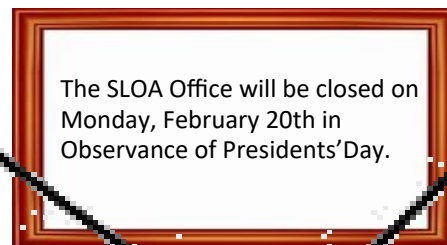
In closing I do want to acknowledge how SOA CERT’s stepped up to assist in the Memorial event for Capt. Charles Cate. CERT helped to prepare fliers, wash fire equipment, manage traffic and parking, contributed to setup of the spaces around the high school and aided in seating of the many in attendance. And of-course paid our respects to Captain Cate.

Sunland Owners Association

135 Fairway Dr. office@sunlandhoa.com

Monday—Friday 360 683-7473

9 am-3 pm



The SLOA Office will be closed on Monday, February 20th in Observance of Presidents’ Day.

President John Hammond

Vice President John Wallace

Treasurer Joe Rees

Architecture David Walp

Greenbelts Kathy Renehan

Landscaping Michael Phillips

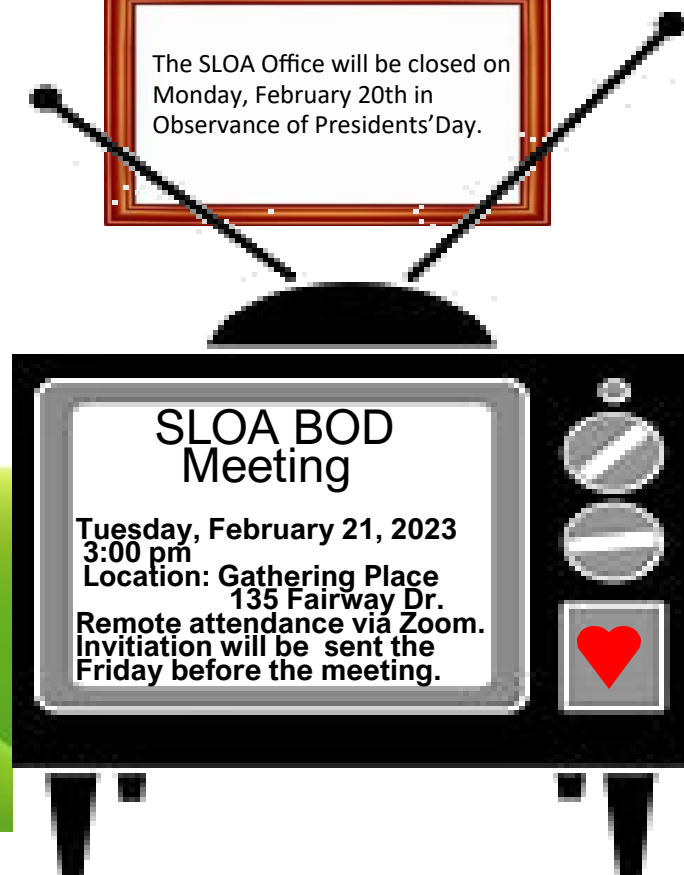
Recreation Erik Skogsberg

Roads & Security Jeff Norberg

RV Lot Jeremy Long

Office Manager Lisa McCord

Admin. Asst. McKenzie Pick



SLOA BOD Meeting

Tuesday, February 21, 2023

3:00 pm

Location: Gathering Place
135 Fairway Dr.

Remote attendance via Zoom.
Invitation will be sent the Friday before the meeting.

