

# Sunland Bulletin

Volume 50 No. 2  
August 2023



## Architecture

David Walp

A steady stream of requests for tree removals, house painting, roof replacement and fence projects continues. It is great knowing that owners in Sunland take such pride in their homes and property.

Owners are still scheduling their contactors to implement architectural improvements before submitting a Miscellaneous Approval Submittal form. Most change requests approvals get processed within 5 to 10 business days, however, as volunteers, we sometimes may be unable to process your last-minute request form. We try to accommodate as best we can but there are times when events in our lives prevent processing when submissions arrive within days of your "scheduled" contractor. The committee encourages owners to discuss exterior change plans with us prior to scheduling your contractor. Also, by all means, get your request for ap-

proval submitted as soon as possible (technically, we have up to 30 days to process submitted requests).

If you, as an owner, are unsure whether architectural approval is required send us a question to [architecture@sunlandHOA.com](mailto:architecture@sunlandHOA.com). Advanced communications and approvals head off conflicts and ensure your plans conform to the governing documents. The Architecture Committee addresses change requests for exterior property improvements including roof replacement, exterior painting, 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 hard-copy request at the SLOA office. All submittals are usually addressed within a few days.

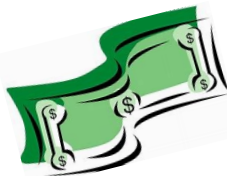
As reminder for those fence projects if there is no existing fence and especially when the project abuts a greenbelt or the golf course it may be in your interest to get a surveyor to find the property boundary pins and verify the property line before starting work. It is also a good idea to have your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

For any project that may impact your neighbors such as a fence, changing the color scheme for repainting or roof colors, communicating with the neighbors can head off conflicts later. It is also a good idea to have your neighbor fill out the Neighbor Consent Form.



# Treasurer's Report

Joe Rees



The Sunland Homeowners Association ended the first six months of the 2023 fiscal year in a solid financial position. Our overall income was 99% of our total annual budget. At the same time total expenses amounted to only 48% of yearly projections and if this trend continues, we should end the year with a slight surplus. This is good.

The RV Storage Lot continues to be self-sustaining and is operating at nearly full capacity. Currently there is only one space with electricity available and 3-4 without electrical hookups available. Weeding has been accomplished with weed spraying now taking place.

The Board has received the Reserve Associates report for 2023 detailing their assessment of how SLOA is doing. While we are still not where we would like to be, we have made improvement over the past few years. In 2021, our financial reserve strength was rated at 23.2% which has improved to our present rating of 40.8%. This is a rating of how well we are positioned to meet future capital expenses without having to resort to possibly needing special assessments. Our goal is to achieve a minimum rating of 60% within 5 years, while continuing to meet our ongoing capital needs. The three primary areas we will be addressing within the next two years are the swimming pool, the RV Lot, and the interior of the SLOA building. Their report provides us a good tool to utilize.



If you have any questions or comments, please feel free to contact me, or you may use our newly created "Comments Section" in the Quarterly Bulletin's for Sunland residents to use.

## RV STORAGE LOT

	Budgeted For 2023	Month Ended 06/30/2023
Rental Income	\$ 38,250	\$ 35,879
Unpaid Rent	-	\$ 0
Late Fees Outstanding	-	\$ 0
Fines Outstanding	-	\$ 0
Liens Outstanding	-	\$ 0
Operating Expenses	\$ 24,667	\$ 12,182
Long Term Expenses	\$ 13,583	\$
Reserve Contribution		\$ 13,583
Total Expenditures	\$ 38,250	\$ 25,765



## Account Balances

June 30, 2023

<b>Checking Account</b>	
First. Fed.	\$ 86,807
1 <sup>st</sup> Security	<u>\$ 3,000</u>
	\$ 89,807
<b>Savings Account</b>	
First Fed.	\$ 68,650
1 <sup>st</sup> Security	<u>\$ 50,540</u>
	\$ 119,190
<b>Operating Acct Bal.*</b>	\$ 208,997
Includes both HOA & RV Lot Operating Funds	
<b>Reserve Account (HOA)</b>	
First. Fed.	\$ 94,131
1 <sup>st</sup> . Security	<u>\$ 75,810</u>
	\$ 169,941

<b>Reserve Acct. (RV Lot)</b>	
First Fed.	\$ 28,707
<b>Contingency Fund</b>	
First Fed.	
1 <sup>st</sup> Security	34,547
<b>CD Preserving SL Values</b>	
1 <sup>st</sup> Security	\$ 12,235
<b>Total Cash Balances</b>	\$ 454,427

# Greenbelt Report

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Kathy Renehan

Work on the Greenbelt trees previously identified as problems by the arborist has resumed, after a bit of a break. Please give the tree company plenty of room to work in if you encounter them on a walk. Of course, summer is a great time for a walk on any of our Greenbelts, as long as you look down occasionally since the local deer like to stroll through the Greenbelts also.

As always, please remember that the Greenbelts are not a dumping area for yard waste.



## From the SLOA Office

Who's ready to party? Your SLOA team is excited to announce that the



annual Sunland Picnic and Car Show is slated for Sunday the 17<sup>th</sup>. This event is free of charge to association members and will include a catered lunch. Watch your inbox for an invitation as well as information regarding volunteer opportunities (invitations will have an RSVP deadline of Sept. 10<sup>th</sup>).

On the heels of the picnic is the SLOA annual meeting, which will be held in the Sunland Golf Club ballroom



on Monday, September 25<sup>th</sup>. If you have considered running for a seat on the Sunland board of Directors, now is the time to act. Please submit a brief bio to the office no later than August 10<sup>th</sup> for your name to be included in the printed election packet. Board terms run for three years, with three members reaching their term limit annually. Election results will be announced at the annual meeting.



Taylor Farm, Sequim

September also means that it is time to shine the spotlight on a member of our association whose volunteering spirit and commitment to the betterment of the Sunland community make them a contender for the 2023 Jess Taylor Award. This annual award celebrates community service and honors the memory of visionary developer Jess Taylor, who returned from his studies at Berkley in the 30's to settle on the family farm in Sequim. Jess went on to develop Sunland Golf and Country Club, now Sunland Golf Club.

Nominations must be received no later than August 31<sup>st</sup>. Simply send the SLOA office a message that includes the name of your nominee as well as a description of the community service that you would like them recognized for. The SLOA BOD will consider all submission with the winner announced at the September meeting. Have some fun and get those rave reviews sent our way—we can't wait to hear from you!

# Greetings from the SLOA Pool

McKenzie Pick

The pool season is off to a great start despite a few unanticipated hurdles along the way. It has been wonderful to meet new residents and catch up with regulars from years past - thank you all for such an enjoyable start to the summer! Sometimes we wish the pool could be open all year, however I don't think anyone wants to swim when there is snow on the ground!

If you ever have a question, please feel free to ask the attendants. We are all more than happy to help in any way we can.

Fire & Stein is open for pool guests to enjoy from 12-5 pm Wednesday through Friday and 12-8 pm on Saturday. Patrons must be dried off, wearing shoes and have some form of cover over their swimsuit to enter the café. The menu offers a great selection and is delicious way to refuel!

Did you know that the pool may be reserved for private events after 6 pm? What a great way to celebrate summer in Sunland. Call the SLOA office for details.

Also, just a friendly reminder that hair must be tied back, showering is a must, and please remember to have a great time!



## Sunny Shores Beach Club Announcement

A bike rack has been installed at the rear of the Cabana!

Also, Save the Date: General Membership Meeting and Picnic on Sunday, Sept. 10th, noon, at the Cabana. There will be elections to the SSBC board of directors during the brief business meeting. If you are interested in running for a two year term, please contact Sunny Shores Beach Club president Dan Bilow at 206.619.9980.

**NEW SECTION**

### Comments



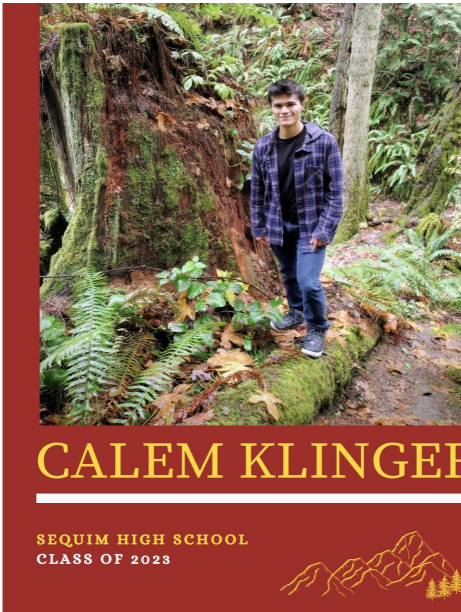
Let's Hear From You!

Fence construction on private property adjacent to the golf courses is getting out of control. There is a new fence being constructed on a Fairway Place property adjacent to Hole #18 that is much taller (except for one where a swimming pool exists) and less aesthetically pleasing than any others. There is a recorded 20 feet easement on all properties adjacent to the golf course to allow golfers access to retrieve golf balls. Given that the easement holder is the golf course, why is the HOA approving these fences without obtaining concurrence from the easement holder?

Jay Tomlin,  
Sunland

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The Sunland Scholarship Committee is proud to announce we awarded each of the following seniors a one time \$4,000.00 scholarship. The choice was difficult as we had so many outstanding seniors from which to choose. Each year, the committee is so impressed with the young people who graduate from Sequim High School. The committee would like to acknowledge and thank all the Sunland homeowners for their generous contributions.



Caleb Klinger will be attending BYU to study Business.



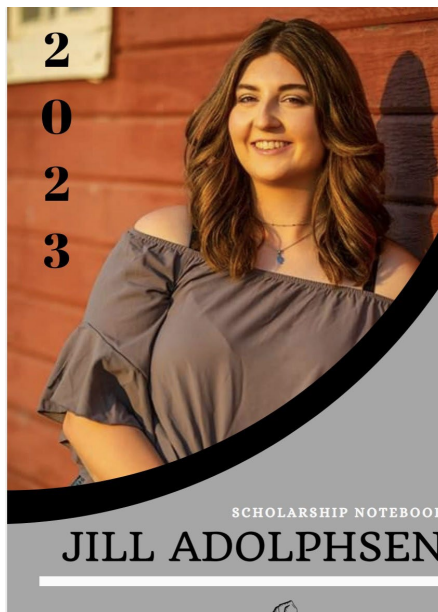
**Katherine**

**Gould**

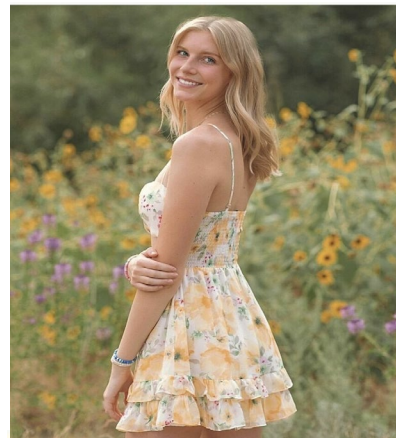
Sequim High School

Class of 2023

Katherine Gould will attend Peninsula Jr. College and the University of Washington to study Architecture.



Jill Adolphson will be attending Linn-Benton Community College to study Agriculture.



**Kendall  
 Hastings**

SEQUIM HIGH SCHOOL  
 CLASS OF 2023

Kendall Hastings will attend Boise State University to study Engineering Management.



Julia Jeffers will be attending Western Washington University to study cyber security.



Mia Coudriet will be attending Montana State University to study Education.