

LakeLand Village Community Club

March – June 2020 Newsletter

P.O Box 184, Allyn, WA 98524 (360) 275-3508 or 360-552-8710

Email: llvcc@wavecable.com Website: www.llvcc.com

LakeLand Village Community Club Office Hours Sunday – Thursday 9:00am to 12 noon

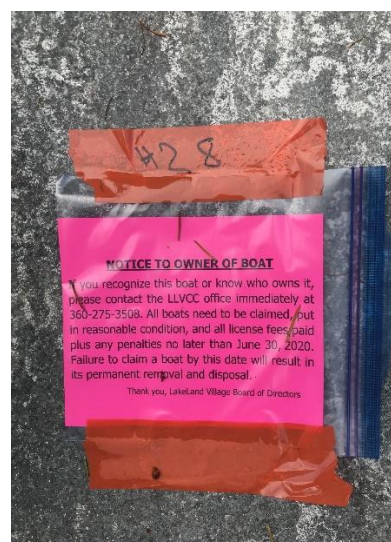
An Important Notice Regarding our Boat Storage Area

In an effort to protect and maintain the quality of our community, the Board of Directors has adopted a revised process for our boat storage area. Please refer to the photos of boats now posted on our web site at: www.llvcc.com. The boats in the photos do not have LakeLand Village Community Club stickers or authorization for storage in the boat storage area. Several of them have no owner contact information available. The intent of the Lakeland Village Community Club Homeowner Association Board of Directors is to employ RCW79.100.030. Taking possession of these boats, if they remain unclaimed by the owner, not later than June 30, 2020, and to remove them permanently. Claiming them requires identification, proof of ownership and paying any accumulated previous years fees. If you own a boat in the photos or know the owner, please contact the LLVCC office at (360) 275-3508 or by email at llvcc@wavecable.com, with the owners information so we can contact them. **NOTE:** **This initiative is the first phase of the Board’s plan to clear lot 66.**

Michael Pearce, Board of Directors



Tagged Boats



Bright Pink Notice

LakeLand Village Common Areas Are Open, Social Distancing Remains in Effect

Once again, the Governor has extended his Stay Home Stay Safe order. However, beginning today, May 5, these common areas are open for LakeLand Village residents to enjoy.

The basketball court, tennis/pickle ball court, playground and gazebo area are open again.
The bathrooms remained closed. Gazebo use subject to scheduling requirements.

The golf course is open

That's great news for so many of our residents and the wonderful team of people who have maintained the course in such great condition.

The lake is open to fishing and for your enjoyment.

The fish plant was completed in early April and every day I am seeing successful anglers enjoying their fishing experience. Remember the three fish limit per day per resident angler or guest.

These common areas have remained open for your enjoyment.

The beach park area, the walking path along the lake, our fishing docks, the boat launch and the lake are open for your use, HOWEVER we strongly urge you keep in mind social distancing guidelines when enjoying these amenities.

We have closed the LLVCC office so that our office manager may work remotely from home.

She's working regular business hours (Sunday through Thursday, 9:00 am to Noon) **and can be reached during business hours at (360) 552-8710 (new temporary number) or by email (llvcc@wavecable.com).**

Mail correspondence and payments will continue to be collected and processed as they are now. Permits and other documents are available online at llvcc.com. Permits submitted for the Architectural Control Committee's approval will be monitored with the most time-sensitive requests given priority.

What can you do to help?

I have never seen so many people walking in our community. It's not unusual to speak with people who are walking up to five miles a day. With so many residents out and about, we ask drivers to be alert to the increased number of pedestrians. I am seeing far fewer dog droppings on my daily walks. Thanks to all our responsible dog owners for remembering to carry a bag to pick up after your dog.

What about upcoming events?

The May 29 Board meeting will take place; however, it will again be done by phone.

The June 16 General Meeting has been re-scheduled to Tuesday August 18, 2020 at 7:00pm. Please check the LakeLand Village website www.llvcc.com for further updates on the General Meeting.

Thank you and stay safe. Maintain social distancing guidelines.

Dennis Floyd LLVCC Board President
dennisfloyd1970@gmail.com 05/05/2020

Welcome New Homeowners to LakeLand Village

Robert & Jodi Littlefield – E. LakeLand Drive
Rhett & Michelle Prichard – E. LakeLand Way
Verne & Janet Poupitch – E. Marine View Lane
Gary & JoAnn Trautman – E. Mountain View Drive
Lance Hernandez – E. Mountain View Drive
Edward & Luann Winter – E. Fairway Drive
Timothy Thaden & Lisa Roscoe - E. Old Ranch Road
Daryl & Nieva Gainey – E. Rainier Court
Gunner & Kylee Scott – E. Soderberg Road

Jason Ilarraza & Thor Garcia – E. LakeLand Drive
Mark & Kama Jackson – E. North Bay Place
Steven Sherman – E. Marine View Drive
Ken & Cindy Woodward – E. Mountain View Drive
Christopher & Brittany Dewitt – E. Lakeshore Drive
Richard & Chelsea Bezouska – E. Village View Drive
Robert & Joyce Allen – E. Old Ranch Road
Debra Petersen – E. Soderberg Road
John & Priscilla Mitchell

Architectural Control Committee (ACC)

Hello Fellow Lakelanders,

It is that time of year again when the days get warmer, longer and the world around us starts to come alive again. Thank goodness! A simple cruise around the neighborhood impresses one with how blessed we are for our serene, colorful, and prideful community. There is obviously a good reason Lakeland Village is at the top of the list of desirable places to live in our region.

There is constant change going on around our village, subtle at times, but always improving an already enjoyable environment. And now, especially with all the unexpected time on our hands, a lot of pent up energy is being focused on home and yard projects.

To that end, the Architectural Control (and Guidance) Committee of your Lakeland Village Community Club Board would like to take a moment to remind/encourage folks to be sure to plan ahead and submit your intentions for making improvements to your piece of our haven by submitting a "Project Permit Application" to the Lakeland Village Office for the ACC to review. There is no fee. The intention and purpose of the ACC is to give our residents guidance that will help their project conform to the covenants, rules and regulations that help to maintain the desirability of our community for ourselves and others considering this as a place where they would enjoy living as well.

The ACC meets every Tuesday morning to review applications that have been submitted over the previous week. An approved project permit application is required prior to project activity; including **tree removal, clearing, grading, and road building; construction; sheds; retaining walls; remodeling or repair affecting exterior appearance; and installation of golf ball netting, docks, floats, fencing, dog runs, or other exterior changes to the property**. The reverse side of the application form has instructions which types of projects require permit, what to submit, the process, and other important information.

The Architectural Control Committee would like to wish everyone an enjoyable and safe summer. May all your projects work out to your satisfaction and add to the proud nature of our community.

Remember: When in Doubt, Fill it Out!!

Les Dennis, Architectural Control Committee Chairman

New website provides guidance on full range of lake management issues

Your LakeLand Village Board of Directors is asking for everyone's assistance in keeping our lake healthy and beautiful. Helping residents to understand the full range of lake management issues and having a one-stop resource for finding the current County and State regulations regarding freshwater shorelines is critical to this effort. That is why we are so pleased to provide a new, comprehensive lake care resource guide for our community:

www.lakeanderson.org

This new website outlines best practices for maintaining the shoreline and the health of the lake. It features a vast amount of up-to-date resources, ranging from planting guides and proper do-it-yourself weed removal, to current County and State shoreline regulations as well as LakeLand Village rules and regulations. Ultimately, when property owners work together, we can maintain the natural evergreen aesthetic mandated in the LakeLand Village covenants, reduce the amount of herbicides needed to control invasive weed growth in the lake and enjoy a healthy and usable lake for decades to come.

Six ways you can help our lake:

1. Preserve a natural shoreline rather than lawns, bulkheads and artificial beaches.
2. Restore the shoreline buffer with beautiful and easy to maintain native plants and trees.
3. Keep fertilizer, herbicides and pesticides well away from the lake.
4. Do not allow plant or weed clippings into the water.
5. As per regulations, please check with Mason County and our Architectural Control Committee (ACC) before starting any building, grading, shoreline project or tree removal within 100 feet of the lake.
6. Be sure your contractor has reviewed and complies with the guidelines outlined in this comprehensive website resource.

Please review and bookmark www.lakeanderson.org and join your neighbors in taking steps to keep our lake clean and healthy. Thank you for your support.

Golf Course Cart Path

As the Golf Course has reopened please DO NOT walk, walk you dogs or ride bicycles on the golf cart paths. The Golf Course is not a part of the HOA and is private property. Thank you.....

The Cart Paths are for Paid Golfers ONLY

LakeLand Village Patrol Team

The Lakeland Patrol is the eyes and ears of the Lakeland Village Board of Directors and the residents of Lakeland Village. The patrol promotes and assists residents' daily safety within the Village. The presence of the Patrol acts as a deterrent, however they are not Police officers and have no authority to make arrests. The Patrol logs approximately 1095 hours, 14,250 miles and makes approximately 1200 trips throughout the community annually.

During our rounds we:

- Watch for vandalism
- Check homes of out of town residents and do weekly perimeter checks where requested and if damage is noted it is reported to the homeowner.
- Keep a log of all perimeter checks
- Attempt to respond to calls from residents immediately or if unavailable within 15 minutes of receipt of call.
- Report covenant violations to the board
- Determine if persons using the common areas within LLV are residents or guests of residents and if not, ask them to leave.
- Keep a daily log of each occurrence
- Move speed sign to different locations and ensure that it is properly charged
- Keep a log of trailers, boats, and RV's parked in excess of the time mandated within the covenants
- Notify homeowner of violations of parking restrictions
- Pick up debris on roadways
- Open and close public restrooms and report any maintenance issues.
- Post Architectural Control Committee permits
- Post Gazebo reservation signs
- Post extended parking permits

If you are going out of town on vacation or business, please fill out an Out of Town form and submit it to the LLVCC Office if you would like your residence placed on our out of town list.

If you need to report an issue, please contact the LLV Patrol at (360) 340-3931.

Don Huibregtse, LakeLand Village Patrol Lead

Tennis / Pickleball Courts

Dogs, Skateboards, Roller Skating, Bicycles, etc. are not allowed in the Tennis / Pickleball Court Area.



**Need Some Exercise? Start YOGA?
Start by bending over and picking up your DOG'S POO!
This is known as the Downward Dog position.
Thank you to all the fur baby owners that do pick up after your dog!!**

The LakeLand Village Community Club Office has received many complaints regarding dogs. These complaints consist of dogs running loose and entering homeowners' yards, Defecating/Urinating in homeowners' yards, Defecating beside the roadway and not picking it up, Barking excessively and Charging residents on their private property (Yards) or as they are walking past on the roadway.

LakeLand Village Covenants state the following:

Household pets shall not be allowed to become an annoyance or nuisance to the neighborhood.

Resolution 16 further states:

7. PROHIBITED ACTIVITIES: No person subject to LakeLand Village covenants, by-laws, or other rules or regulations shall:

A. Engage in noxious or offensive activities, which include but are not limited to:

1. Allowing dogs to bark excessively to the point where they are considered an annoyance. Dog and other household pet problems should be resolved between neighbors whenever possible and practical. If this cannot be accomplished or is not practical, the Hearing Committee will hear cases involving complaints against an alleged violator.

2. Allowing household pets to run loose outside their owner's property and/or control or to become a pest or nuisance to property owners.

Not controlling your pet, letting them run loose, defecating/urinating on neighboring yards, charging residents or excessive barking are all prohibited activities and fall under being an annoyance or nuisance to the neighborhood. Per Resolution 16 these are all offensive activities and can result in a hearing and fine being levied.

You can find a copy of each Divisions Covenants and Resolution 16 on the LakeLand Village Community Club website www.llvcc.com. If you have any questions, please contact the LakeLand Village Community Club Office at 360-275-3508.

LakeLand Village Community Club Office Assistant Needed

The LakeLand Village Community Club is accepting applications for an Office Assistant. This is a part-time position, twelve hours a week. The Office Assistant will work closely with the Office Manager and Property Owners.

Applications are available on the LakeLand Village website, under important documents and on the table outside the LLVCC Office.

LAKELAND VILLAGE COMMUNITY CLUB

Job Description

Position Title: Office Assistant

Type of Position: Paid Staff- Part-time (12)

Reports to: Office Manager

Greet all walk-in customers and assist them.

Answer phones throughout day.

File and/or scan all paperwork.

Remove old files for old property owners

Update database with current property owner's info, address changes, phone numbers

Keep website updated.

Keep the community informed via e-mail as to activities, information, etc. Register boats, keep up to date.

Sort Newsletter prepare for mailings by labeling according to post office needs.

Keep all paperwork current: Articles, By-laws, Covenants, file with County as needed.

Insure the LLVCC Forms outside the office is always filled.

Track down returned mail for correct addresses.

Assigning new vehicle and boat decals.

Other Duties as assigned

Experience:

High school diploma or equivalent.

Two-year experience working with public in an office setting.

Customer service skills to include listening, understanding, communication verbal and written.

Working knowledge of Microsoft Office Suite. Word & Excel.

Working Knowledge of QuickBooks.

Working knowledge of Email.