

# LakeLand Village Community Club

## January-March 2019 Newsletter

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

Email: [llvcc@wavecable.com](mailto:llvcc@wavecable.com) Website: [www.llvcc.com](http://www.llvcc.com)

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

<b>Monthly Board Meetings 4th Wednesday of each month</b>  <b>Exception for February:</b> Tues., February 19 <sup>th</sup> 5:30pm Wed., March 27 <sup>th</sup> 5:30pm Wed., April 24 <sup>th</sup> 5:30pm	<b>Budget &amp; Election Meeting for 2019-2020 Tues. February 19<sup>th</sup> 7:00pm Clubhouse</b>  <b>PROXY/ABSENTEE BALLOT INSIDE this newsletter if you cannot attend</b>	<b><u>Up Coming Events</u></b> <b>Fish Plant</b> Friday, April 5 <sup>th</sup> at 11:00am  <b>Easter Egg Hunt</b> Saturday, April 20 <sup>th</sup> at 10:00am  <b>Fishing Derby</b> Saturday, May 11 <sup>th</sup> 7:00am Weigh in at 10:00am
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## Welcome New Homeowners to LakeLand Village

Mark & Vicki Edwards – E. Old Ranch Road  
Wendy Sage – E. Lakeshore Drive  
Jeffrey & Heather Summerill – E. Lake Forest Drive  
Annette Churbuck – E. Mountain View Drive  
Richard & Catherine Dary – E. Soderberg Road  
Charles & Mary Gustafson – E. Sterling Drive

Kenneth Klein & Cecilia Timpany – E. Eugenia Place

Rae Siemssen – E. Old Ranch Road  
Vanessa Crowley – E. Lakeshore Drive  
Wendy Viehmann – E. LakeLand Way  
Bradley & Esther Appleman – E. St. Albans Lane  
Thomas & Cheryl Swettenam – E. Soderberg Road  
Jessie Woodard – E. Virgil Drive

### Part-Time Paid Patrol Team Member Position Available

LakeLand Village Community Club has an immediate opening for a part-time Patrol Team member. This is a paid position starting at \$12.69 an hour. The candidate chosen to fill this position will be fully trained in all Patrol Team duties. The following is a list of requirements for the position.

#### Requirements:

1. The candidate must be at least 21 years of age.
2. Must have a valid Washington State driver license and a driving record that meets with the approval of the Community Clubs insurance carrier.
3. Be available year-round, i.e. does not go south for the winter.
4. Must be an effective communicator.
5. Be physically able to do the following:
  - a. Climb Stairs
  - b. Traverse rockeries and other obstacles in yards, decks and common areas.
  - c. Lift up to 40 pounds.

Applications can be picked up at the LakeLand Village Community Club Office and I have attached an application and description of Patrol Procedures to this email.

**Deadline for submitting an application is Thursday, February 7<sup>th</sup> at 12:00pm**

## **A Message from Marv Peterson Architectural Control Committee (ACC) Chairman**

With Spring just around the corner, I hoped to remind homeowners/residents if you are doing anything project outside your home like painting, major landscaping, taking down trees, or any changes to the exterior of the home, you must fill out a project permit application. When in doubt, fill one out! The project permit application must be approved by the ACC prior to any work beginning. The ACC meet at the LakeLand Village Community Club Office every Tuesday morning at 9:00am.

### **Just a quick note from the renamed Lakeland Patrol (formerly Lakeland Security).**

Rick Skelton has decided to step down from the position of lead after seven years of service to the community. I'm sure the community thanks Rick for his dedicated service and we all wish him well.

Replacing Rick as lead will be Don Huibregtse. Don and his wife Mary have been members of the community for 3 years and Don has been with the Patrol for 2 years.

A few reminders re: Safety and Procedure

The LakeLand Patrol Teams number is 360-340-3931 and is answered between the hours of 6:30am to 11:00pm. The Patrol Team are not trained law enforcement. If you have an emergency, please call 911 or the Mason County Sheriff's Office non-emergency line 360-275-4855, Ext. 226.

--If you are out and about at dusk or in the evening, please remember to wear bright colors, reflective clothing and carry a flashlight. Lakeland Village has no sidewalks which means you are walking near or on the road surface and may be undetectable to drivers.

--If you notice that a streetlight is out, get the number off the pole, the location and please notify the Patrol or LLVCC Office.

--When walking your pets, please be sure they remain leashed.

--Please pick up after your pets. Bags are provided along trails for your convenience.

--All Lakeland Village residents should obtain free registration stickers for their vehicles from the office. These are necessary when your vehicle is in the common areas to identify it from nonresidents. Part of the Patrol's responsibility is to identify nonresidents and ask them to leave. All the common areas are posted as "RESIDENTS ONLY".

--Please be aware of and follow the covenants of Lakeland Village. These are rules which keep our community standards and values intact and which we all agreed to follow when we purchased our homes in Lakeland Village. Copies can be obtained from the LLVCC Office or on the website at [www.llvcc.com](http://www.llvcc.com).

--The ditches alongside the roads are meant for water runoff and are not meant for yard waste or ash from fire places. Please dispose of this waste properly.

--Burning of yard waste or trash is prohibited in Lakeland Village. Use of backyard "fire pits" contained within a fireproof boundary no greater than 48 inches in diameter and used for recreational purposes only will be allowed following all burning restrictions issued by the Mason County fire officials.

And finally, if you see our red Patrol truck give us a "wave" or if you have questions flag us down. We are always more than happy to meet you, and, if we can, answer questions you may have.

## **LakeLand Village Community Club Office Closure**

The LakeLand Village Community Club Office will be closed the week of Sunday, February 3<sup>rd</sup> to Thursday, February 7<sup>th</sup>. LLVCC is updating the filing system. The Architectural Control Committee (ACC) will still meet during the closure.

LakeLand Village residents have gone above and beyond with the beautiful light displays for the Christmas Lights Contest making it a difficult decision for the judges. The 1<sup>st</sup> place winners in each category will received a \$50.00 payment made to their PUD3 accounts. After the judges deliberated, the following is the list of winners and runner ups in each category:

### **Best Over All:**

**\$50.00 - Glen Allyn 1 Condos Common Area**

### **Best Use of Colored Lights:**

**1<sup>st</sup> Place \$50.00 – Reitz – 201 E. Mountain View Drive**

2<sup>nd</sup> Place Runner Up \_ Wilson – 51 E. Rainier Court

3<sup>rd</sup> Place Runner Up – Gonzales – 861 E. Lakeshore Drive

### **Best Use of White Lights:**

**1<sup>st</sup> Place \$50.00 – Orse – 550 E. Soderberg Road**

2<sup>nd</sup> Place Runner Up – Taylor – 121 E. Fairway Drive

3<sup>rd</sup> Place Runner Up – Thoemke – 160 E. Soderberg Road F-17

### **Best Use of Animated Characters:**

**1<sup>st</sup> Place \$50.00 – Bosch – 270 E. Sterling Drive**

### **Most Unique:**

**1<sup>st</sup> Place \$50.00 – Shultz – 51 E. Lakeshore Drive**

2<sup>nd</sup> Place Runner Up – Anderson – 471 E. Rainier Drive

3<sup>rd</sup> Place Runner Up – Hagan – 920 E. Old Ranch Road A-1

**Thank you to all who entered the lighting contest and Congratulations to all our Winners!!!**

### **2018 Christmas Parties**

The LakeLand Village Christmas Parties were a huge success. Thank you to all the volunteers that helped before, during and after the parties, your efforts are very much appreciated. A huge thank you to the Board of Directors for all their hours of service making the 2018 Christmas Parties better than the prior year. A special thank you to The Bistro for providing the pasta dishes, salad, bread and desserts, the food was wonderful!

LAKE LAND VILLAGE COMMUNITY CLUB  
PROPOSED BUDGET FOR YEAR ENDING MARCH 31, 2020

	Approved 2018/2019	Proposed 2019/2020
<b>REVENUES</b>		
Dues	\$162,624	\$164,648
Total revenues	<b>\$162,624</b>	<b>\$164,648</b>
<b>RECURRING EXPENSES</b>		
Administration	\$78,485	83,084
Common areas	32,060	33,690
Patrols	30,840	31,438
Recreation	7,000	7,000
Lake treatment and testing	9,000	9,000
Total recurring expenses	<b>\$157,385</b>	<b>\$164,212</b>
<b>RE VENUE IN EXCESS OF EXPENSES</b>	<b>\$5,239</b>	<b>\$436</b>
<b>CAPITAL EXPENDITURES</b>		
Tree removal	5,000	
Playground stairs	3,000	
Dock repairs	3,000	
Stone wall for playground	4,000	
Playground equipment	7,000	
Security camera update	7,000	
Boat storage area		
Office equipment		
	<b>\$29,000</b>	<b>0</b>
<b>INCREASE (DECREASE) IN CASH</b>	<b>-\$23,761</b>	<b>436</b>
<b>REVISED ESTIMATE OF EXPENSES</b>	<b>-1,144</b>	
<b>CASH AT BEGINNING OF PERIOD</b>	<b>121,756</b>	<b>96,851</b>
<b>CASH AT END OF PERIOD</b>	<b>\$96,851</b>	<b>\$97,287</b>
<b>REVISED ESTIMATE OF EXPENSES</b>		
Office and maintenance equipment	\$2,651	
Boat storage area	4,432	
Playground equipment	3,513	
Recurring expenses	5,535	
Common areas	-14,987	
Net change	<b>\$1,144</b>	

Sheet1

LAKELAND VILLAGE COMMUNITY CLUB  
DETAIL OF RECURRING EXPENSES

	Year Ending Mar 31,2018	Year Ending Mar 31,2019
<b>ADMINISTRATION</b>		
Payroll	\$30,200	\$33,522
Internet and phone	1,000	1,000
Website	370	370
Computer repair	300	300
Equipment maintenance	2,500	2,200
Software	1,140	1,300
Insurance	5,000	4,500
Office supplies	2,000	2,300
Printing and postage	2,700	3,000
Uncollected fines/assessments	500	500
Recording fees and licenses	600	1,085
Attorney fees	2,000	2,000
Accounting fees	5,200	5,200
Electricity	13,000	13,000
Rent	1,440	1,440
Carpet cleaning and sewer	1,685	1,950
Travel and water	1,550	1,550
Contingency reserve	7,300	7,817
Total	<b>\$78,485</b>	<b>\$83,034</b>
<b>COMMON AREAS</b>		
Insurance	\$13,000	\$13,500
Payroll	12,360	15,190
Honey bucket	700	1,000
Lawn maintenance	5,000	3,000
Garbage	1,000	1,000
Total	<b>\$32,060</b>	<b>\$33,690</b>
<b>SECURITY</b>		
Payroll	\$24,690	\$24,588
Cell phone	850	850
Vehicle fuel and maintenance	5,300	6,000
Total	<b>\$30,840</b>	<b>\$31,438</b>
<b>RECREATION</b>		
Fish	\$3,000	\$3,000
Easter egg hunt	400	400
Fishing derby	350	350
Picnic	640	640
Christmas party	2250	2,250
Christmas lighting and light contest	300	300
Garage sale	60	60
Total	<b>\$7,000</b>	<b>\$7,000</b>

## **Lake Land Community Club**

### **Reconciliation of cash to 2020 budget**

Cash at December 6, 2018	\$152,533
Spending on recurring expenses from 12/6 to 3/31/2019	(62,000)
Playground equipment	(10,513)
Collect receivables	16,023
Undeposited funds	2,209
Pay payables	(1,263)
Estimated cash as of 3/31/2019	96,989
As per budget	96,851

### **Financial Statement**

**Copies of the Compiled Financial Statements for April 1, 2017 to March 31, 2018 are available on the LakeLand Village website at [www.llvcc.com](http://www.llvcc.com) or you can pick up a hard copy at the LakeLand Village Community Club Office 470 E. Country Club Drive.**

### **Playground Update**

**This Spring LakeLand Village will be installing some new playground equipment. The existing slide will be replaced. Four new swings will be added to the upper grass area and a set of monkey bars will also be added. This will be a great addition to the playground.**

### **Boat Overflow Storage Area**

**The overflow boat storage area is coming along quite nicely. The winter weather has delayed the project, but it should be completed by early summer. When finished, there will be a gravel driveway and assigned-numbered parking spaces. This has been a huge project, a special thank you to Vince Marbella and all the volunteer who came to help Vince clear the property. To park a boat at the overflow storage area or boat launch, the boat must be registered at the LLVCC office and have LLVCC parking stickers. There is a fee to park your boat. You can obtain the form and more information at the LakeLand Village Community Club Office**

## **New Board of Director Candidate BIO's**

### **Dennis Floyd:**

My wife Helen and I purchased our home in August of this year after previously renting a home in the community for 6 months. We have enjoyed the relationship developed with the board while working on the fence and landscaping on our newly constructed Cedarland Home. I am 71 years of age and retired. My work experience includes over 35 years in bank marketing. The last 25 years I worked as the Marketing Director for HomeStreet Bank, the Pacific Northwest's largest volume home lender. My wife Helen develops and implements training programs for HomeStreet Bank. We are both native Washingtonians. My volunteer work includes four years of service as a board member and treasurer for a Home Owner Association in a Tacoma condominium development. As treasurer I was always focused on getting the most from every dollar contributed in dues by the home owners. In addition, I have volunteered my time to work on numerous park beautification projects, including work at Point Defiance Park in Tacoma. Lakeland Village felt like home as soon as we moved into our rental home. We fell in love with the community and its residents. I enjoy walking daily throughout the area and am impressed with the pride of ownership shown by residents. I am excited about the opportunity to be of service to this great community and would appreciate your support.

### **Board of Directors**

Vince Marbella is a current board member and will be running for a second term.

### **One Board of Directors Position Still Available**

There is one available board position that we do not have an individual to fill for the upcoming 2019/2020 Board of Directors. If you would be interested in volunteering for this position, please submit a bio to the LLVCC Office.

### **Thank you to outgoing Board of Directors**

A huge thank you to Richard Caron and Leon Stevens for your years of service to our community. You will truly be missed.



**The Budget/Election Meeting will be held at the Clubhouse on**

**Tuesday, February 19, 2019 at 7:00 P.M.**

### **In the event you cannot attend this meeting:**

- In order to have your vote count, please complete the proxy/absentee ballot with the name of someone who will be at the meeting to vote on your behalf. You must vote yes or no on all issues with the name of the person submitting your absentee ballot. This can be a friend, relative, or a Board Member (you may use the term "board member" in place of a name).
- The proposed 2019-20 Budget is also attached for your review and vote.
- Two present Board Members, Richard Caron and Leon Stevens, will be retiring in June after lengthy contributions on the Board of Directors.

**Present Board of Directors are listed on the Proxy/Absentee Ballot.**

# LAKELAND VILLAGE COMMUNITY CLUB

Proxy/Absentee Ballot

Budget Ratification-Election Ballot-Audit Waiver

7:00pm, Tuesday, February 19, 2019 – Clubhouse

This proxy/absentee ballot authorizes \_\_\_\_\_ to vote and turn in my proxy/absentee ballot for me at the Budget Ratification, Election of Board Members, Audit Waiver Meeting at LakeLand Village Community Club, on February 19, 2019. FORM MUST BE RECEIVED BY 2/19/19. (LLVCC, P O Box 184, Allyn, WA. 98524)

## **PURPOSE OF THE MEETING:**

- 1) Elect three board members (three are needed)
- 2) Vote on waiver of audit
- 3) Ratify the budget for fiscal year April 1, 2019– March 31, 2020 as required by Wash State Homeowners Assn Act (RCW64.38).

## **VOTING PROCEDURE**

- 1) You must complete your proxy/absentee ballot.
- 2) You must vote in person at the meeting, **OR**
- 3) You must designate a person who will attend the meeting who will vote for you, **OR**
- 4) Choose from the board members listed below to represent your vote. Proxy/absentee ballots returned with voting preferences but without a designee will be voted by a board member.
- 5) **Voting Rights. Only members in good standing are eligible voters. Multiple owners of any lot shall designate who shall be the member for that lot and be able to cast the vote for that lot. One vote may be cast for each lot. Any one member may only cast one vote, regardless of the number of lots owned. For example, a husband and wife who own three lots together may cast one vote each, or a total of two votes. Your proxy/absentee ballot will count toward the quorum count, so it is important that you participate in this vote. Please fill out, sign and mail your proxy/absentee ballot today.**

**Board Members:** President: Richard Caron (19), Vice President: Leon Stevens (19), Secretary-Treasurer-Cindy Ross (20), Marv Peterson (20), Maureen Allen (21), Vince Marbella (19), Mary Minnis (21), Chris Mills (21).

( ) indicates the year their 3-yr term expires.

Candidates: **Vote for three** (Three board members are needed for three-year terms)

\_\_\_\_\_ Vince Marbella

\_\_\_\_\_ Dennis Floyd

or Write in: \_\_\_\_\_, For Third Open Board of Directors Position

Ratify the 2019/2020 budget, (HOA Dues remain at \$176.00) \_\_\_\_\_ Yes \_\_\_\_\_ No

Waive the 2018 annual audit \_\_\_\_\_ Yes \_\_\_\_\_ No

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_

Property Address: \_\_\_\_\_