

LakeLand Village Community Club

January-March 2019 Newsletter

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

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

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

<p>Monthly Board Meetings 4th Wednesday of each month</p> <p><i>Exception for February: Tues., February 25st 5:30pm Wed., March 25th 5:30pm Wed., April 22nd 5:30pm</i></p>	<p>Budget & Election Meeting for 2019-2020 Tues. February 25th 7:00pm Clubhouse</p> <p>PROXY INSIDE this newsletter if you are unable to attend the meeting.</p>	<p><u>Up Coming Events</u> Fish Plant Friday, April 3rd at 11:00am</p> <p>Easter Egg Hunt Saturday, April 11th at 10:00am</p> <p>Fishing Derby Saturday, May 9th 7:00am Weigh in at 10:00am</p>
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Welcome New Homeowners to LakeLand Village

Montano, Yolanda – E. Rainier Court
Boldt, Glenn & Debra – E. Lakeshore Dr
Kerr, Nancy – Lake Forest Dr
Zenk, William – E. Sterling Dr
Greene, Atar & Michelle – E. Soderberg Rd

Johnson, Carol – E. LakeLand Way
Smith, Michael & Michelle – E. LakeLand Dr
Knecht, Wade & Michele – E. Village View Dr
Jacques, Rick & Deborah – E. Soderberg Rd

Outstanding HOA Dues

Homeowners who have not paid in full or made payment arrangements to pay their 2019 HOA dues by April 1st, 2020, will have a lien placed against their property and a \$250.00 lien processing fee added to their account. (Note: Payment arrangements-if payments are missed, without notification to the HOA office, a lien will follow.)

Recreation Committee Volunteers Needed or Community Events/Parties Cancelled

The Board is asking a Recreation Committee of community members be formed to plan, organize, decorate and execute the Community Events & Parties. The Recreation Committee needs to be in place by March 1, 2020. The Recreation Committee chairman will meet with the HOA Office Manager for updates on upcoming events and parties. **If community members do not volunteer to form the Recreation Committee all calendared events and parties will be cancelled.** Please contact the LLVCC office (360-275-3508 or llvcc@wavecable.com) if you would like to volunteer for the Recreation Committee.

Christmas Light Contest Winners and Runner Ups

The 1st Place Winner in each category received a \$50.00 payment to their PUD3 bill. There were so many beautifully lighted homes that entered this year, the judges had a hard decision to make! Reiminder that you must enter to be judged in the lighting contest each year. Congratulations to our 2019 winners!

Best Over All:

1st Place - Winner – Gilmore – E. County Club Drive

Best Use of Colored Lights:

1st Place - Winner – Backs – 160 E. Soderberg Road

Runner-Ups: Jackson – E. Soderberg Road

Johnson – E. Soderberg Road

Mottinger – E. Soderberg Road

Rhodes – E. Mountain View Drive

Wilson – E. Rainier Court

St. Jean – E. Country Club Drive

Best Use of White Lights:

1st Place - Winner – Michael & Cindy Orse– E. Soderberg Road

Runner Up: Thoemke – E. Soderberg Road

Best Use of Animated Character:

1st Place Winner – Steve & Teri Olson – E. Lakeshore Drive

Most Unique:

1st Place – Winner – Breshears – E. Old Ranch Road

Runner Ups: Collins – E. Mountain View Drive

Lewis – E. Lake Forest Road

Condo Division:

1st Place - Winner – Glen Allyn I Condo Common Area – E. Soderberg Road

LAKELAND VILLAGE COMMUNITY CLUB CALENDAR – 2020

Wed. January 22	5:30pm	Monthly Board of Directors Meeting
Tues. February 25	5:30pm	Monthly Board of Directors Meeting
Tues. February 25	7:00pm	BUDGET/ELECTION COMMUNITY Meeting
Wed. March 25	5:30pm	Monthly Board of Directors Meeting
Fri. April 3	11:00am	FISH PLANT **No Fishing until April 17th**
Sat. April 11	10:00am	EASTER EGG HUNT
Wed. April 22	5:30pm	Monthly Board of Directors Meeting
Sat. May 8	7:00am	FAMILY FISHING DERBY - weigh in 10:00am
Wed. May 27	5:30pm	Monthly Board of Directors Meeting
Tues. June 16	5:30pm	Monthly Board of Directors Meeting **2020/2021 New Board of Directors**
Tues. June 16	7:00pm	LAKELAND VILLAGE COMMUNITY Meeting
Wed. July 22	5:30pm	Monthly Board of Directors Meeting
Sat. August 1	8:00-5:00	GARAGE SALE
Wed. August 26	5:30pm	Monthly Board of Directors Meeting
Sun. August 23	4:00-6:00	ANNUAL PICNIC - Beach Gazebo Area
Wed. September 23	5:30pm	Monthly Board of Directors Meeting
Wed. October 28	5:30pm	Monthly Board of Directors Meeting
NOVEMBER		NO BOARD OF DIRECTOR MEETING
Thurs. November 19	4:30pm	<i>Budget Preparation Meeting</i> <i>*Budget Committee*</i>
Wed. December 2	5:30pm	Monthly Board of Directors Meeting
Sat. December 5	12:00 pm 6:00 pm	COMMUNITY CHRISTMAS PARTY ***Reservations Required*** Kids Party at 12:00 pm Adults Party at 6:00 pm

****June 16, 2020 First meeting of 2020-2021 Board or Directors****

Board of Directors Candidates Bios

Three Board of Directors are running for another three-year term: Cindy Ross, Michael Pearce and Les Dennis. Here are the bios for each candidate:

Cindy Ross:

Currently employed by Centennial Mortgage as a Project Manager of Originations, financing affordable housing apartment complexes throughout the nation. In this capacity I work with many non-profit board ownership entities, for-profit owners, and management agents to help them fulfill their mission and goals of refurbishing existing affordable apartment complexes or building new affordable housing. I also prepare budgets for affordable housing owners which are used to set the property's rents.

Experience relative to the position:

1. Financial Clerk for The Dalles School District - AP, AR, GL, annual budget prep, monitoring of budget, fixed assets, district budget committee secretary (eight years).
2. Associate Director Contract Management Services, a federal contractor who administered HUD's multifamily Project-Based Section 8 program in multiple states for more than 90,000 units of housing (sixteen years).
3. Secretary for The Arc of Kitsap and Jefferson Counties (three years).
4. Treasurer, Secretary and Vice-President of Leadership Kitsap (three years).
5. Secretary/Treasurer of LakeLand Village Community Club (two years).

Michael Pearce:

Michael Pearce's corporate tenure includes domestic and international sales leadership assignments for North America, Europe, Asia, and the South Pacific. He built his business acumen serving several of America's leading companies including *Citicorp, Boeing, Weyerhaeuser, Singer and EMC*. He is a creative, entrepreneurial executive.

He is a seasoned professional known for his ability to build high performance sales teams. His skill and experience allow him to bring "go to market" strategies, channel methodologies, effective process, productivity disciplines and meaningful metrics to the sales endeavor, creating sales organizations able to generate revenue and margins with repeatable, dependable and predictable results. He possesses a unique ability to create systems supported by a technological foundation that maximizes sales effectiveness and efficiency.

In addition to being a gifted sales executive, Pearce, a *Certified Business Counselor*, is a sought after speaker and published author. His book on professional selling and effective sales management *Don't Shoot the Piano Player* has been used by educational institutions and companies alike as a model for building and maintaining successful sales teams. *Sales and Marketing Executives International* twice recognized Michael: once with the *Most Distinguished Sales Leadership Award* and once with the *Most Distinguished Sales and Marketing Award*. He was the recipient of the *President's Award for Excellence in Sales Leadership*. He graduated from the *California State University* and pursued his master's degree at *Rutgers*. Michael is a private pilot, a Master scuba diver and an aspiring golfer.

Les Dennis:

Hatched into a military family, I was raised in the United States and Europe. I was introduced to the Northwest with my dad's last duty station in Oregon in 1966. After a 7 1/2-year stint in the military myself, I and my family returned immediately to the NW working at hospitals in Aberdeen and Portland as a Radiologic Technologist for a total of 48 years. Cathy, my wonderful nurse wife of 25 years, and I decided to retire closer to our grandkids in Silverdale and Puyallup when we stumbled upon and were quite taken by Lakeland Village in August 2018. With the "encouragement" of our board and ACC member neighbors, we felt it would be a great way to get to know this community, our new neighbors, and the area, by getting involved. We have already come to appreciate how folks here have a common sense of purpose to keep Lakeland Village a very desirable place to live. We would be proud to help.

LakeLand Village Community Voting Members,

Your elected Board of Directors has studied the budget for the past year and has taken great care in creating what we believe is a manageable budget for the upcoming year. We have witnessed an increased demand for services and have been advised by our legal counsel that we must begin setting aside money to fund a capital reserve account to pay for future major common area repairs, replacements and restoration. In addition, we feel it is prudent to begin to restore a reasonable balance in our legal fund which was reduced sharply during 2019 due to several issues which required the Board to pursue legal representation.

To continue providing valuable services to the village's residents your Board of Directors has decided to request an increase in the annual association dues from \$176 to \$215 beginning April 1, 2020. The increase in funds is necessary to maintain existing services while funding the following major needs:

1. Establishing a Reserve Account for future maintenance needs.....\$17,500
State law requires homeowner associations like ours to have a qualified professional conduct a reserve study which is designed to protect homeowner associations and to help plan financially for major repair, replacement or restoration of assets over a 30 year period. We are required to respond by setting aside funds each year to build a reserve balance to fund these repairs. The \$17,500 represents a new expense and will cover the cost of the study and initial funding of the reserve account. Going forward, we will be required to fund the account annually.
2. Increase in hours of office staffing.....\$12,000
\$12,000 in office payroll cost has been included in this budget to bring our office manager to a market competitive salary and to provide a part-time person to allow us to better manage the demands for service and information to our growing Lakeland Village population.
3. Increase to our existing legal fund.....\$20,000
In the past few years we have repeatedly tapped into our legal fund reserves as we have had to seek legal expertise to clarify our governing policies and to deal with litigation. Any unused allotment that is not spent at fiscal year-end is intended to restore our previous legal fund balance.
4. Increase in the funding for lake management and water quality issues.....\$ 8,700
The funding increase in this category will go primarily for treatment of invasive weed growth in the lake to assure the lake remains an attractive and enjoyable asset for the community.

The Lakeland Village Board consists of nine elected volunteers who are committed to fiscal responsibility. We have been reluctant in the past to seek an increase in the annual homeowner dues. However, we must be realistic in recognizing the ever-increasing costs associated with serving a community of nearly 1,000 homeowners with a population of approximately 2,000 residents. In fact, Lakeland Village now has the third largest population of any community in Mason County.

We want you to know that we have also taken steps to seek additional revenue for the coming year. Two modest initiatives should help us to generate additional revenue:

1. Increasing the transfer fee paid by new Lakeland Village home/lot owners.....+\$5,000 to \$8,000
2. Investing reserve funds in a high yield insured money market account..... +\$1,000

Board members are always considering ways to save money or to enhance existing revenue. Each of us dedicate hundreds of hours of our time each year to serving this community in roles that contribute to the betterment of Lakeland Village.

We ask for your continued support in this effort with your approval of the requested budget. To learn more about the budget and to meet your elected Board members, we encourage you to attend the meeting on February 28th.

Regards,

LLVCC Board of Directors

Description of Account	Year Ending 3-31-19	Budget 4-1-20 to 3-31-21	Budget Narrative
Income			
Membership Dues	\$159,369	\$201,995	Annual Assessment of \$215, due 4.1.2020
Late Fees	\$1,210	\$1,000	Late Fees
Transfer Fees	\$11,480	\$12,500	Land/Home Sale Transfer Fee 50 @ \$250
Boat Storage Fees	\$310	\$600	
Covenant Violation Fines	\$158	\$0	
Litigation	\$490	\$0	
Property Walkarounds	\$465	\$400	Fee for Patrol to check homes (property owner requests)
NSF Reimbursements	\$54	\$0	
Miscellaneous	\$267	\$300	Signage upon request
Total Ordinary Income	\$173,803	\$216,795	
Financial Revenue			
Savings Interest	\$37	\$40	
Money Market Interest	\$0	\$960	\$80 x 12
Total Financial Revenue	\$37	\$1,000	
Total Revenue	\$173,840	\$217,795	
Office/Administrative			
Office Supplies	\$6,606	\$8,171	\$ 2,661 Copier Lease \$ 2,300 General Supplies \$ 920 Internet and Office Phone \$ 1,550 Postage \$ 600 Carpet Cleaning \$ 130 The Journal Subscription \$ 10 WA Non Profit Fee
Office Manager Payroll	\$27,000	\$33,280	\$20 hr x 32 hrs x 52 weeks
Office Assistant Payroll	\$3,180	\$8,736	\$14 hr x 12 hrs x 52 weeks (subs for Office Manager)
Office Mileage	\$771	\$800	\$.058 x 1380 miles
Residential Signage	\$6,320	\$3,500	\$70 x 50
Small Office Equipment	\$205	\$250	Equipment less than \$250
Office Equipment	\$846	\$0	Computers, printers, etc. (\$250 or greater)
Office Furniture	\$215	\$0	
Contracted Services	\$693	\$350	\$ 150 Website \$ 200 Technical Support
Computer Software	\$1,021	\$1,475	\$ 475 Go To My PC \$ 800 QuickBooks \$ 200 Dropbox, Office 365, Antivirus
Printing Fees	\$477	\$1,500	Envelopes, Signs, Vehicle Stickers, Welcome Packets
Office Rental Space	\$1,440	\$1,440	\$120 x 12

LLVCC Budget

4.1.2020 to 3.31.2021

Description of Account	Year Ending 3-31-19	Budget 4-1-20 to 3-31-21	Budget Narrative
Legal Fees	\$4,600	\$20,000	Attorney fees regarding resolutions, covenants, policy, etc. If budgeted amt is not used, difference between budget and year-end expense will be transferred to Litigation Fund.
Mason County Auditor	\$405	\$1,260	\$ 160 Governing Document Rec. \$ 1100 Lien Recordings
Bookkeeping & Accounting Services	\$3,628	\$5,520	\$ 3,500 Payroll Processing \$ 1,020 Bookkeeping Services \$ 1,000 Year End Close-Out, Tax Filing, Technical Support
Bank Fees	\$54	\$60	Bank service charges
Total Administrative Expense	\$57,461	\$86,342	
Utilities			
Electricity	\$12,313	\$13,000	
Sewer	\$1,299	\$1,338	3% above FYE 2019
Water	\$314	\$350	
Total Utilities Expense	\$13,926	\$14,688	
Recreational Activities			
Community Events	\$4,870	\$4,575	\$ 3,000 Christmas Party \$ 300 Christmas Lights \$ 500 Easter Egg Hunt \$ 325 Community Picnic \$ 325 Fishing Derby \$ 125 Garage Sale Ads
Total Recreation Expense	\$4,870	\$4,575	
Operating & Maintenance			
Maintenance Payroll	\$3,358	\$5,540	\$13.85 hr x 400 hrs
Maintenance Supplies	\$2,460	\$2,706	10% above FYE 2019
Maintenance Mileage	\$287	\$348	600 mi. x \$.58
Grounds/Beach Authority Payroll	\$5,969	\$7,699	\$13.50 hr x 561 hrs \$125 Holiday pay
Grounds/Beach Authority Supplies	\$0	\$100	
Patrol Payroll	\$20,622	\$21,113	Lead \$15.24 hr x 10 x 52 \$225 Holiday Pay \$13.85 hr x 18 x 52 (1@ 10 hrs; 1@ 8 hrs)
Patrol Supplies	\$77	\$100	
Patrol Mileage	\$31	\$0	
Patrol Fuel	\$3,012	\$3,102	3% above FYE 2019

LLVCC Budget

4.1.2020 to 3.31.2021

Description of Account	Year Ending 3-31-19	Budget 4-1-20 to 3-31-21	Budget Narrative
Patrol Vehicle Maint., Supplies & Insurance (Patrol)	\$5,271	\$4,290	\$ 800 Tires \$ 150 Oil Changes \$ 1,500 Repairs \$ 1,500 Insurance \$ 250 Cellphone \$ 90 Vehicle Registration
Lake Maintenance	\$9,565	\$18,275	\$ 1,225 Department of Ecology (Dam Permit) \$ 11,000 Noxious Weed Treatment & Mapping \$ 2,500 Repairs & Maintenance \$ 550 Water Testing \$ 3,000 Stocking of Fish
Portable Sanitation	\$2,025	\$850	
Garbage	\$1,221	\$1,250	
Land Lease	\$0	\$25	Tennis Court Lease @ \$25 per year
Contracted Services/Consulting	\$0	\$7,500	Capital Needs Assessment. Per our attorney, an HOA must have a CNA when cost to secure is 5% or less of annual budget. RCWs 64.90; 64.38; 64.38.090; 64.38.065
Grounds - Common Area Supplies	\$10,932	\$3,000	Sprinkler system parts, etc.
Total Operating & Maint.	\$64,830	\$75,898	
Taxes & Insurance			
Payroll Taxes	\$5,650	\$7,637	\$76,368 (gross payroll) x 10%
Property Taxes	\$0	\$0	Non-profit exemption
Property Liability Insurance	\$11,653	\$12,500	
Board Insurance	\$4,511	\$4,550	
Other Employee Benefits	\$637	\$1,764	State Required Sick Leave Employees earn 1 hour for every 40 hours worked, and can carry forward 40 hours into the next fiscal year. 4705 hrs/40 x \$15 (avg salary)
Total Taxes and Insurance	\$22,451	\$26,451	
Total Cost of Operations	\$163,538	\$207,954	
Reserve Account Deposit	\$0	\$10,000	Anticipated Initial Deposit
Total Cash Requirements	\$163,538	\$217,954	22.23% Increase above FYE 2019
Less Total Revenue	\$173,840	\$217,795	
Net Cash Surplus (Deficiency)	\$10,302	-\$159	

LLVCC Accounts	Type of Account	Projected Balance 3.31.2020
Contingency Fund	Money Market	\$37,000
Litigation Fund	Money Market	\$23,230
Interest	Money Market	\$491
Checking/Savings	General	\$62,000
Total		\$122,721



**The Budget/Election Meeting will be held at the Clubhouse on
February 25, 2020 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).
- Proxy/Absentee Ballots can be sent by first class mail to LakeLand Village Community Club P.O. Box 184 Allyn, WA 98524 or it can be dropped off at the LLVCC Office. All ballots must be received by Tuesday, February 25, 2019.
- The proposed 2020-2021 Budget is also attached for your review and vote.

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 25, 2020 – 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 25, 2020. FORM MUST BE RECEIVED BY 2/25/20. (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, 2020– March 31, 2021 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 may cast one vote each, or a total of two votes. Your proxy/absentee ballot will count toward the quorum, it is important that you participate in this vote. Please fill out, sign and mail your proxy today.**

Board Members: President: Chris Mills (21); Vice President: Vince Marbella (22), Secretary/Treasurer- Cindy Ross (20), Dennis Floyd (22), Maureen Allen (21), Don Huijbregtse (21), Michael Pearce (20), Jeremy Jones (22), Les Dennis (20)

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

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

_____ Cindy Ross

_____ Les Dennis

_____ Michael Pearce

or Write in: _____,

Ratify the 2020/2021 budget, (HOA Dues Increase to 215.00) _____ Yes _____ No

Waive the 2019 annual audit _____ Yes _____ No

Signature: _____ Date _____

Printed Name: _____

Property Address: _____