

LakeLand Village Community Club

July – September 2020 Newsletter

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

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

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

NEW EMAIL ADDRESS FOR LAKELAND OFFICE

office@llvcc.com

Please use this address when emailing LakeLand Village Community Club. Add this email in your email contacts. The old email (llvcc@wavecable.com) is being phased out completely November 15, 2020. If you are not receiving emails from the office, please check you spam or junk folders.

Welcome New Homeowners to LakeLand Village

Shults, Brandon & Mary – E. LakeLand Way
Stich, Brian & Pamela – E. Lakeshore Drive
Nichols, James & Alicia – E. Lake Forest Drive
Johnson, Ken – E. Village View Drive
Randle, Richard & Cassandra E. Channel Drive
Hamre, Walter & Julie – E. Westlake Way
Pervis, James & Erinn – E. Westlake Drive S
Murphy, Michael & Sarah – E. Rainier Drive
Barney, Ronald & Sharon – E. Old Ranch Road
Wolverton, Carolyn – E. Soderberg Road
Hagg, Lance & Terry – E. Soderberg Road
Hagedorn, Ron & Sharon – E. Soderberg Road
Martin, Ben & Carrie – E. Soderberg Road
Latham, John & Janet – E. Lake Forest Drive

Roof, Bryan & Natascha – E. Lakeshore Drive
Whitmore, Nelson & Camilla – E. Lake Forest Drive
Le, Thuy Duong Thi – E. Fairway Drive
Corso, Tony & Christine – E. Marine View Drive
Dulay, Sotero & Danielle – E. Mountain View Drive
Proudfit, William & Marcilla – E. Westlake Place
Anderson, Lucas & Christina – E. Rainier Court
Harris, William & Eileen – E. Old Ranch Road
Morgan, Daniel & Mabyn – E. Sterling Drive
Landry, Gerald & Wendy – E. Soderberg Road
Osborn, Michael & Hannelore – E. Soderberg Road
Delay, Brandon & Jennifer – E. Soderberg Road
Davis, Michael & Elizabeth – E. Eugenia Place
Bousman, Tiffany – E. Mountain View Drive

Property Owner & Rental Property Owners

Property Owners - If your contact information has changed, phone numbers, mailing address, or email, please contact the LLVCC office with the information.

Rental Properties - Please supply the LLVCC office with the names, address, phone numbers, and email address for your renters.



Common Area (Lot #66) is cleared and ready for its next use to benefit community residents

During the spring and summer months, the LakeLand Village Board of Directors worked on a project to clear Lot #66 of all boats, trailers, RVs, and other units. Lot #66 is the large common area across E. Lakeshore Drive from our popular boat storage/launch area. We undertook this project based on feedback from community members earlier this year and a legal opinion we received from our attorney. In essence, we were advised that no units could be stored on Lot #66. By mid-July Lot #66 was cleared.

Common areas within LakeLand Village are for the benefit of all community members. Lot #66 represents our last undeveloped common area. Now your LLVCC Board of Directors and residents of LakeLand Village have the opportunity to decide how we want to make use of this common area. Your ideas and suggestions for the future use and development of this common area will be appreciated. We did not budget this year for any improvements for Lot #66, however now is the time to consider the future use of this common area to benefit community residents and enhance the appeal of LakeLand Village.

The LLVCC Board of Directors encourage you to stop by and walk the property that is Lot #66. Please share with us your ideas for its future use by mail, phone or you may send an email to us at office@llvcc.com. We view this as a long-range project. We will consider all ideas and come back to the residents of LakeLand Village with a recommendation to be voted on if the cost of the eventual improvements are in excess of \$10,000. We look forward to considering your suggestions.

Clearing of Lot #66 culminated with a sale of abandoned boats on July 15

Simultaneous with our work to clear Lot #66 of all boats, trailers and RVs, your Board of Directors completed an inventory of all the boats and trailers that were stored in the common area known as the boat/storage launch area (Lot #57). Spread over the two storage areas, we found that more than forty units did not have a current (2020) storage permit. We went back in our records to try to identify current owners, alerted community members of the need to bring up to date the required boat permits with an article in our newsletter and posted the information on our website. We further stated that boats which were not properly registered by July 1, 2020 would be put up for sale on July 15.

Fortunately, the response from boat owners resulted in all but five of the boats being claimed and properly licensed. The five unclaimed boats were sold on July 15. According to several longtime LakeLand Village residents, the effort to identify and remove abandoned boats from the boat launch area had last occurred over twenty years ago. As a result of this initiative, we now have an accurate record of the boat owners and boats are properly registered including payment for a 2020 sticker. This effort will facilitate our collection of annual storage permit fees for all boats and trailers in the future. LakeLand Village Board members Michael Pearce and Don Huibregtse successfully managed this project from beginning to end.

Covid-19 Precautions

Since the middle of March, we have followed the Governor's guidelines to protect our employees, volunteers, and community members from Covid-19. For several months, the LLVCC office was closed as our Office Manager worked from home. During that period of time Board Vice President Vince Marbella remodeled the exterior of the office installing a shielded service counter so that our employees can maintain proper social distancing when serving you or other visitors. Of course, face masks must be worn when entering the building and while conducting business. Everyone visiting the office is encouraged to sign a Visitor log to document the time and date of their visit. These precautions are mandated by the State of Washington and are for everyone's safety.



The next time you visit the LLVCC office, you will likely be greeted by LakeLand Village resident, Kristin Scantlin, who was recently hired as Laurie's Office Assistant. She is working part time in the office from 9:00 am to Noon Mondays through Thursdays and will also cover when Laurie is out of the office.

Our regular schedule of monthly Board meetings has been maintained since March through the use of GoToMeeting, a teleconference service. In advance of each monthly Board meeting, we have posted the meeting agenda on the LLVCC website with instructions for community members so that interested parties may listen in to the meeting and may share their views and concerns.

When Mason County was allowed to advance to Phase Three of the recovery from Covid-19 in mid-June, we were hopeful we could finally schedule a Community meeting, though we would have had to limit the size of the meeting to no more than fifty people. Unfortunately, within just a few weeks of moving to Phase Three the Governor through executive action required meetings again be limited to no more than ten people. As a result of this roll back, we have canceled the Community meeting that was scheduled for Tuesday, August 18. Your Board of Directors remains hopeful that an in-person Community meeting can be scheduled later this year.

August 2020 Lake Management update

The water quality and appearance of Lake Anderson are issues which receive a great deal of our attention. We budget annually for water quality testing and treatment of invasive weed growth. The initial water samples collected for testing were taken in late May. Five samples were taken to measure fecal coliform in the lake, particularly near or at the public swim areas. There was no concern regarding fecal coliform at any of the five sites tested. In fact, the amounts identified in the swimming beach water barely registered. We will again take samples for testing this month.

Another water sample was taken to establish a baseline in the levels of phosphorous and nitrates in our lake. The levels of these two elements were right in the middle of the acceptable limits. We will use these test result numbers moving forward to monitor any changes in the levels of phosphorous and nitrates in the lake. A dramatic increase in these numbers would impact the health of the lake for fish and aquatic life.

Our next treatment for invasive weed growth will occur in late August. We have seen a second growth of brown curly weed, particularly in the channel, which will require treatment to eradicate. Additionally, the water lily

growth will receive treatment.

Lakeshore homeowners and interested residents are encouraged to review the updated information regarding lake and shoreline management at www.lakeanderson.org. One of our LakeLand Village residents created this valuable resource which provides all the information needed for complying with shoreline management regulations and our governing covenants as well as helpful suggestions on plants that will enhance shoreline preservation.

Reserve Study establishes a 10-year funding schedule to maintain our assets

In February of this year, LakeLand Village residents approved and budgeted for the initial costs of a professional reserve study. The primary purpose of a Level 1 reserve study is to provide our homeowner association with a planning and budgeting tool to adequately maintain our property and assets thirty years into the future without unexpected special assessments. The LakeLand Village Board selected Jeff Samdal and Associates to conduct the review of LakeLand Village assets and prepare the reserve study. Covid-19 restrictions prevented us from meeting with Jeff until May when the work was completed, and a reserve study submitted to the Board.

In terms of our collective assets, we are responsible for maintaining an earthen dam, a 44-acre lake, seven private lots, one playground, one basketball court, a leased tennis/pickle ball court, one gazebo, a barbecue and numerous picnic tables. There is a storage building with maintenance equipment and a brick bathroom building. There is a cart/walking path on the northwest side of the lake and there are six docks on the lake that are maintained by the community. There is a Ford Ranger pickup for use by the Patrol team.

The reserve study identifies capital maintenance that will be required over the next thirty years along with estimated costs and a projected schedule of repairs/replacement. Your Board of Directors had built up a reserve fund of \$37,000 for future maintenance, repairs, and replacement of our assets, however the reserve study indicated that dollar amount represented only 23 percent of the funding we should currently have in place.

The 48-page reserve study identified a number of funding schedule options to bring LakeLand Village to the required level of funding. We could choose to ask for a special one-time assessment from homeowners to bring us immediately to full funding or we could opt for a five-year or ten-year plan to bring us up to proper funding. Without going into all the details, the Board opted for a ten-year funding plan which will require funding in the amount of \$26,917 next year (2021). That amount will increase by approximately 3 percent annually through 2030, at which point the annual funding will be reduced to \$17,974 per year moving forward. The reason for the higher annual funding over the next ten years is to allow us to make up the deficiency in funding since we are just beginning to fund the reserve study requirements. Board members believe the ten-year funding plan is the most responsible approach to meeting the funding needs with the least monetary impact on our community residents.

The basketball court located at the corner of Old ranch Road and LakeLand Drive has surface damage as a result of tree root growth. We are seeking bids for the repair of all or a portion of the basketball court surface. Depending on the bids, we may choose to either add the cost of the repair into the Reserve Study schedule of maintenance or pay for the repairs from this year's approved budget.

An additional benefit of this reserve study is that it is one of the qualifications required of our homeowner association to obtain FHA loan approval when residents sell or refinance individual homes. Many other lending sources are beginning to require a professional reserve study as well.

LakeLand Village Patrol Position

The LakeLand Village Community Club is accepting applications for a Patrol Position. This is a part-time position, twelve hours a week. 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

Type of Position: Paid Staff – Part Time

Reports to: Chairman of Patrol Team Committee, coordinates with Office manager

Purpose: To work as a member of the Patrol Team to promote and assist residents in the continuous daily safety within LakeLand Village. A Patrol Team member does not act as a police officer and has no authority to make arrests. Rather, he or she acts as the eyes and ears of the Board, requests adherence to the Board's rules and regulations by residents, property owners, their renters and their guests. The lead reports the unusual to the Board, and, when necessary, calls local law enforcement officers.

Requirements

Preference will be given to residents and/or property owners of LakeLand Village

1. Be at least 25 years of age.
2. Have a valid Washington State driver's license and a driving record that meets with the approval of the Community Club's 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 steps
 - b. Traverse rockeries and other obstacles in yards, decks and common areas
 - c. Lift up to 40 pounds

Key Tasks and Responsibilities

1. On duty days be available to make three trips around the community
 - a. 1st circuit to be made between 6:00 and 8:00am
 - b. 2nd circuit to be made between 1:00 and 5:00pm, observing the community, completing property checks for absent residents, placing green cards at properties that have requested architectural changes
 - c. 3rd circuit to be made between 9:30 and 10:00pm, checking for open garage doors, signs of vandalism and other concerns that may impact the Patrol of the Village
2. When on duty, respond to calls from residents immediately, unless involved with another resident's concerns. In this case a return call shall be made within the briefest time possible – 15 minutes in most all cases.
3. In responding to community calls, have the ability to determine the problem and recommend the appropriate solution.
4. Have a general knowledge of Covenants, By-Law and all Rules and Regulations
 - i. (A copy of these documents will be maintained in the patrol vehicle at all times, along with a current phone roster of all residents and property owners - names of tenants will be provided by the office if available) Report Covenant violations to the Board through the LLVCC office manager - Patrol Team member can report a suspected violation to the office manager who will research the Covenants and take the proper action
5. Notify residents, guest or others of the rules and regulations for use of the community property (Resolution #16), check exterior Patrol of unoccupied dwellings upon written request of owner. Report violations to the office
6. Maintain vehicle maintenance records, including mileage, oil and gasoline usage, report repairs and needed maintenance to Team Lead. Make the patrol vehicle conspicuous with signage. Report chronic speed limit violators to the Board through the LLVCC office manager
7. Must develop and maintain positive rapport with residents, the Board, local law enforcement personnel and have the ability to successfully communicate with all age groups in a respectful manner
8. Be a team player and follow instruction as provided by the Lead and/or the Board of Trustees

Architectural Control Committee (ACC)

The ACC is experiencing a dramatic increase in the number of applications being submitted during these restricted times. Incomplete applications are resulting in delays to the review and approval process.

Project Permit Applications: Please read the back of the Permit Application. It contains a lot of information regarding your project and information we need.

When you submit a project permit application for things like tree removals, a new shed, fences, landscaping, etc., please attach a diagram of your property to show where the items are to be placed or to be removed. Trees still need to be tagged with colored ribbon if you are wanting to remove them. This gives the ACC detailed information if the homeowner is not home during their visit on Tuesday morning.

Make sure to sign & date your project permit application. The ACC cannot schedule applications for review unless they are complete with diagrams & signature(s).

Thank you for taking the time to read this and helping in our effort to meet your needs.

OBEY the 25 mph Speed Limit within LakeLand Village

Political Signs

Per Resolution #14 Signage, Section #4 States:

4. Regardless of the provisions of a Divisional Covenant for signage, LakeLand Village shall not prohibit the display of political yard signs by an owner or resident within 4 weeks before any primary or general election, and one week after.

If you still have Political signs displayed on your property, please remove them immediately. A copy of Resolution #14 Signage, can be found on the LakeLand Village website www.llvcc.com or at the LLVCC Office.

LakeLand Village Website

www.llvcc.com

Make sure to explore the LakeLand Village website. Here is a list of some of the information you will find on the website:

- Monthly Updates from the Board President
- Covenants, Resolutions, By-Laws, Rules & Regulations.
- Board Meeting Agenda
- Board Meeting Minutes
- Board President Reports
- Lake Management Reports
- Anderson Lake website Information
- Board Meeting / Event Calendar
- Classified Ads
- Important Documents: Project Permit Applications, Out of Town Forms, Extended Parking Request, & Boat Registration Forms.



The Golf Cart Paths are for Paid Golfers ONLY

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.....

LakeLand Village Water Information

To protect health, state drinking water rules require LakeLand Village Water to develop and implement Cross-Connection Control (CCC) programs. Under these programs, some water system customers (property owners) may have to install backflow prevention assemblies.

A cross connection exists whenever the drinking water system is or could be connected to any nonportable source (plumbing fixture, equipment used in any plumbing system, sprinkler system). Pollutants or contaminants can enter the safe drinking water system through uncontrolled cross connections when backflow occurs. Backflow or back siphonage may occur during waterline breaks, when repairs are made to the waterlines, when shutting off the water supply, etc. Backpressure can occur when the potable water supply is connected to another system operated at a higher pressure or has the ability to create pressure. Principal causes are booster pumps, pressure vessels and elevated plumbing.

A Water Use Questionnaire has been included. If you have not completed yours, please do so now. We need 100% participation as this will insure safe drinking water for everyone in the village. We will evaluate the questionnaires to assess the risk of contamination and contact those who will need to have backflow prevention assemblies.

Thank you for your compliance.



NAME: _____

ADDRESS: _____

YES	NO	PLUMBING OR ACTIVITY PRESENT ON CUSTOMER'S PROPERTY
		Underground sprinkler system
		Water treatment system (e.g. water softener)
		Solar heating system
		Residential fire sprinkler system
		Swimming pool or spa
		Greenhouse
		Decorative pond
		Photo lab or dark room