

LakeLand Village Community Club Homeowners Association Newsletter October - December 2019

P.O. Box 184, Allyn, WA 98524 (360) 275-3508 email: llvcc@wavecable.com

Lakeland Village Community Club Website www.llvcc.com

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



<u>Board of Directors Meetings</u> No Board Meeting in November Budget Prep November 21st at 4:30pm Wed., December 5 TH at 5:30pm Wed., January 22 nd at 5:30pm	<u>LLVCC Office Holiday Closure</u> November 27 th & 28 th December 25 th & 26 th January 1 st	<u>LLVCC Christmas Parties Saturday, December 7th</u> Kids Party 12:00pm Adult Party 6:00pm Reservations Required Call LLVCC Office 360-275-3508
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Board of Directors Immediate Opening Architectural Control Committee Chairman Position

The Board of Directors has an immediate board position opening for the Architectural Control Committee Chairman position. The person to fill this position needs to be a year-round resident in LakeLand Village. The ACC Chairman heads a committee of two additional board members and must be available every Tuesday morning at 9:00am to meet and visit properties for which owners have submitted a project permit application.

The ACC Chairman also prepares written communications to property owners as required for project permit application and projects reviewed by the ACC.

If you are interested in filling the Architectural Control Committee Chairman position submit a Bio to the LLVCC office by November 15th. This is a great opportunity to be involved in this beautiful community we live in.

Welcome to the New Property Owners in LakeLand Village

Clevenger, James & Diane – E. Old Ranch Rd
Miller, John & Laurie – E. Old Ranch Rd
Kriegbaum, Richard & Michael E. Lakeshore Dr
Craig, Paul & Mary – E. Mountain View Drive
Blowers, Danny & Linda – E. Soderberg Rd
Kay, Christopher & Kimberly – E. Soderberg Rd

Dixon, Peter & Karen – E. Old Ranch Rd
Ross, Christa – E. Old Ranch Rd
Green, Jerry & Carol – E. Hofaker Rd
Mitchell, Lisa – E. Country Club Drive
Padavich, Paul & Diana – E. Soderberg Rd
Avocato, Russell & Hailee – E. LakeLand

Orange parking notices explained by Patrol Lead Don Huibregtse

There has been some confusion regarding the orange parking notices that some residents have seen placed under their vehicle wipers. Please note that this is being **done as a courtesy** to Lakeland Village residents to assist them in avoiding any possible penalties which could result from an illegally parked vehicle. The Lakeland Village Patrol **does not** have the authority to issue parking citations.

After the snowfall of last February and because of the difficulty Mason County had during snow removal, due to illegally parked vehicles, the Mason County Sheriff requested that vehicles follow the RCW's (revised code of Washington) regulations as they pertain to vehicles parked on roadways. This will assist the Mason County Department of Public Works in maintaining the roads we use daily.

The RCW (revised code of Washington) states that "no person may stop, park, or leave standing any vehicle, whether attended or unattended, **upon the roadway**".

The Masson County Sheriff and the Mason County Department of Public Works appreciate your efforts in this matter.

BOAT STORAGE NEW POLICY-Please Read New Sticker Requirements

The **NEW** policy for LakeLand Village Community Club (LLVCC) boat storage is as follows:

Boats and vessels permitted on Anderson Lake

Only Anderson Lake permitted boats and trailers are permitted to be stored on the dock/ramp side of the storage facility. **All** boats and trailers regardless of type, size or purpose stored on the dock/ramp side of the storage area must be reregistered **Every** year and issued a new sticker (the new sticker is a new requirement). The cost of boat registration for boats permitted on Anderson Lake is \$10.00 per year (this has not changed), this helps pay for the maintenance of the boat dock, lake, storage area, seasonal portable temporary toilet and the stocking of fish every year.

Boats and vessels not permitted on Anderson Lake

All boats and trailers regardless of type size or purpose stored in the overflow storage area across from the boat launch storage area are required to be reregistered Every year and issued a new sticker (the sticker is a new requirement). The cost of boat and trailer storage is \$100.00 per year, this helps pay for the maintenance of the boat dock, lake, storage area, seasonal portable temporary toilet and the stocking of fish every year. The fee for storage is prorated for the amount of time the unit will be stored.

These areas are for the convenience of the LLVCC homeowners only so all boats and trailers must be registered to the property owner. Thank you all for doing such a great job of treating these areas with all the respect you treat your own properties.

Lake Management Report for October – December 2019 Newsletter

The fall rains have brought a close to an enjoyable summer season on Anderson Lake. Hopefully you had an opportunity to enjoy the lake this past season.

In terms of lake management, we paid for several treatments of the lake this past season including a late spring application to eradicate weed growth in the water and a mid-summer treatment to eradicate as much of the extensive water lily growth as possible. Both treatments proved effective.

In the 2020 season we will schedule an earlier treatment in the spring for submerged weed growth, primarily curly leaf pond weed, and will schedule our regular mid-summer treatment of the lake for growth such as lily pads and yellow water iris.

We have a good partnership with Aqua Technex out of Centralia for the treatment of Anderson Lake and I am pleased to report that the golf course management team has met with them to develop a treatment plan for some of the ponds on the golf course which have developed extensive weed growth. I believe those treatments will begin next spring.

This is my first season with responsibility for lake management. I have had the pleasure of meeting many of the lakeshore homeowners to see and hear firsthand of your concerns. I've also benefited from valuable advice and suggestions from people like Rich Pence, Rick Farris and Martha Music. I am most appreciative for the assistance and mentor ship of Dick Caron in helping me understand the responsibilities of this role.

Dennis Floyd, Lake Management Chairman

Architectural Control Committee (ACC)

Greetings LakeLand Residents. We live in a wonderful community and we need to keep it appealing to current homeowners and prospective buyers. Please maintain your yards and if you are making improvements to your property – such as Fencing, Painting, Roofing, Tree Removal, etc., remember to fill out a green Project Permit Application and turn it into the LLVCC office. Project Permit Applications are available outside the LLVCC office and on the LLVCC website at www.llvcc.com under important documents.

Reminder when painting the exterior of your home, all structures on the property must match, this includes storage sheds. If you have questions, first read the covenants for your division. If you still have questions, contact the LLVCC office at 360-275-3508. The Architectural Control Committee meeting every Tuesday at 9:00am.

Mason County Ditch Maintenance

Mason County Road Maintenance will be inspecting and cleaning ditches in the LakeLand Village area in approximately one month. Please make sure no personal property is left in the ditches as it will be disposed of.

HOMEOWNER INFORMATION UPDATES: Please update the LLVCC Office with new phone numbers, addresses and emails.

RENTAL INFORMATION: If your property is used as a rental please keep the LLVCC Office updated on renters and their contact information.

EXTENDED RV, BOAT & TRAILER PARKING PERMITS: Extended RV, Boat & Trailer parking permit forms are available at the LLVCC office and on the website www.llvcc.com under important documents. Property owners are allowed three two-week extended parking permits a year. The extended parking permits must be at least two weeks apart.

VEHICLE STICKERS: If you drive your vehicles to any of the common areas make sure to pick up a vehicle sticker at the LLVCC office. Common areas are for LakeLand Village residents and their guests. Vehicle stickers are a way to monitor who has a right to use these areas.

DOGS & DOGGIE POO: Dogs must be contained to their property and not allowed to run loose. Dogs should be on a leash or under voice command when on common areas. Pick up your dog's droppings, dog poo bags are available at the gazebo, basketball court, boat launch and other areas throughout the community. Do not allow your dog to relieve themselves on vacant lots as they are privately owned.

Reporting Street Lights Out:

If you see a street light out contact the LLVCC Office with the following information:

1. The street light number located on a metal plate on the pole.
2. The location of the street light.

Sewer Grinder Pump Alarm:

If your grinder pump alarm goes off **DO NOT SHUT OFF THE POWER.** Contact the Mason County Sewer Department Monday thru Friday at 360-275-4467 Ext. 207 or Ext. 199. Sewer Plant 360-275-7067 leave message and personnel will contact you. The Sewer Plant message system will also walk you through resetting the grinder pump alarm. On weekends or after hours contact Macecom Dispatch Non-Emergency Line at 360-426-4441.

WALKING OR PLAYING ON THE GOLF COURSE: Keep Children and Pets off the Golf Course. This is not an area to play day or night. A golf ball can cause serious injury to a child or pet.

SPEEDING & STOP SIGNS: The speed limit on all the streets within LakeLand Village is 25 mph. There are several areas in LakeLand Village where cars have been observed speeding. Please follow the speed limit there are children, walkers, walkers with pets and wildlife in the area using the streets.

Please stop at all stop signs. There have been reports of drivers not stopping at a stop sign and near miss accidents. We want to keep LakeLand Village a safe place for all.

Who to Call if a Tree is Down in the Roadway?

With the winter weather setting in, we have had a couple of trees go down in the roadways. If this occurs call Mason County Public Works at 360-427-9670 Ext. 450. Make sure you have the location of the downed tree, if any power boxes or light pole were impacted and how much of the roadway is blocked by the tree. Also, inform LakeLand Patrol (360) 340-3931 in case they are needed to do traffic control until the county arrives. If a person is injured by a falling tree call 911 immediately.

LakeLand Village Homeowner Event Poll

The LakeLand Village Board of Directors is working on the 2020 Calendar and would like homeowners to input on the yearly community events. Below is a list of the current events and a space to write in additional events you would like to see in LakeLand Village and comments.

Please return the poll to the LakeLand Village Office no later than Sunday, December 1st.

Please check the events you would like to see continue.

Yes ___ or No ___ Easter Egg Hunt

Yes ___ or No ___ Fishing Derby

Yes ___ or No ___ Annual Picnic

Yes ___ or No ___ Community Christmas Party Kids

Yes ___ or No ___ Community Christmas Party Adults

Additional Events:

1. _____
2. _____
3. _____
4. _____
5. _____

Comments:

The Board is looking for a volunteer to be the Chairman of the Recreation Committee. This volunteer will not be a board member, they will work with the board to organize the yearly community events. If you are interested please contact the LakeLand Village Community Club Office at 360-275-3508 or by email at llvcc@wavecable.com



CHRISTMAS TIME IS COMING TO LAKELAND VILLAGE!

It's time to sign up for the Lakeland Community Christmas Party!

Saturday, December 7th at 12:00pm Kids Party or 6:00pm Adult Party

Santa Claus will arrive at 12:45pm "bringing gifts and candy to all the good little girls and boys."

If you are a member of the Lakeland Village Community Club this is a free event.
The money for this party comes from your yearly dues.

Space is limited to 99 people per seating. Deadline to RSVP is Thursday, November 21st for Kids Party and Friday, November 29th for Adult Party.

Kids Party – Pizza, Chips, Cookies and Drinks.

Adult Party – Main Dish & Bread provided by The Bistro, Salad, Cookies and Drinks. Alcoholic beverages can be purchased from The Bistro or bring your own.

Call the LLVCC office, 360-275-3508 or email lvcc@wavecable.com to sign up.
Give your names, Number people in party, Which party, Ages and Names of children.
12:00pm with Santa Claus or 6:00 PM for Adults Only.

If you would like to help, please call 360-275-3508 or email lvcc@wavecable.com Laurie at the LLVCC office will sign you up as a volunteer.

(Each year we have families with children come to this event that have not RSVP'd, this creates a problem, Santa Claus only bring gifts for the children on the list, so please call and RSVP)



Annual Christmas Lights Decorating Contest

Judging will be Monday, December 16th at Dusk

Lights will be judged in the following categories: Best Overall - Best Use of Animated Characters - Best Use of White Lights - Best Use of Colored Lights Most Unique and Best Condo Division Common Area

The first-place winner of each category will receive a \$50.00 credit to their PUD3 bill.

If you would like to be on the judging committee and you do not have a home that will be judged, please contact Laurie at the LLVCC office at 360-275-3508

If you like would like your home to be judged for the Christmas Lights Decorating Contest, you must fill out the below entry form and choose the category you wish to be judged in. Entries must be submitted to the LakeLand Village Community Club Office by Sunday, December 15th at 12:00pm.

Only homes that have submitted an entry form will be judged.

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Christmas Lights Decorating Contest Entry Form
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Homeowner: _____

Address: _____

Category (Circle One): Best Use of Animated Characters Most Unique

Best Use of Colored Lights Best Use of White Lights Condo Division

The judges will choose the Best Overall winner from the submitted entries.

New Year's Eve Fireworks

The Below information has been copied from the Mason County Fire Marshal's Website Regarding Fireworks –

Please Be Safe, Follow All Fireworks Laws and DO NOT USE ILLEGAL FIREWORKS!

Reminder, Fireworks are Prohibited in all LakeLand Village Common Areas and LakeLand Village Golf Course!

The Mason County Fire Marshal's Office calls for care in using fireworks.
Remember, the key to safe celebration is COMMON SENSE!

Washington State Law (RCW 70.77.395) allows consumer fireworks to be discharged between the hours of:

- 12 Noon to 11PM on June 28th.
- 9AM to 11PM on June 29th to July 3rd.
- 9AM to midnight on July 4th.
- 9AM to 11PM on July 5th.
- 6PM on December 31st until 1AM on January 1st

These dates and times apply to fireworks discharged in unincorporated areas of Mason County.
Steps to safely using fireworks:

- First, set family boundaries. Only adults should light fireworks.
- Second, fireworks should not be readily available to tempt the curiosity of young children and should be stored in a safe and secured location to prohibit their access.
- Third, check with your fire department for additional restrictions in your area. Take first-aid training. Most importantly, talk about safety with your family. Use care in selecting the "outdoor" area where you will be discharging fireworks. Place pets indoors as they may become frightened. Keep a bucket of water nearby in which to place all used fireworks. Have a charged water hose nearby to put out stray sparks. Keep a first-aid kit handy Teach your children to "stop-drop-roll" if their clothes catch on fire. Do not allow children to light fireworks, only a designated adult. Wear eye protection. Light only one at a time, move away quickly, and keep at a safe distance until the display is finished. Never throw fireworks or hold fireworks in your hand.
- Finally, under State Law firecrackers, sky rockets, bottle rockets, are illegal to possess and discharge. Possession of illegal fireworks will result in loss of all fireworks and a possible citation.

*Merry Christmas
&
Happy New
Year*

*From
LakeLand Village
Community Club*