

# LakeLand Village Community Club Homeowners Association Newsletter October - December 2020

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

Lakeland Village Community Club Website [www.llvcc.com](http://www.llvcc.com)

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



<p><u>Board of Directors Meetings</u> Wed., January 27, 2021 at 5:30pm Tuesday, February 23 at 5:30pm</p> <p><u>Budget/Election Meeting</u> Tuesday, February 23 at 7:00pm</p>	<p><u>LLVCC Office Holiday Closure</u></p> <p>December 25<sup>th</sup> January 1<sup>st</sup></p>	<p><u>Per Governor Inslee Mandate</u></p> <p>The LLVCC Office is closed through December 14, 2020. Our Office Manager is working from home. Temporary Cellphone 360-900-6021 Email: <a href="mailto:office@llvcc.com">office@llvcc.com</a></p>
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## Board of Directors Immediate Opening & Upcoming Opening

We have two volunteer positions available on The Board of Directors. One is an immediate board position opening. The second opening is from a board member retiring in May 2021. Maureen “Mo” Allen has been on the Board of Directors for many years. We wish to thank Mo for her many years of service to our Community!

Individuals wishing to fill positions on the Board of Directors, must be property owners of LakeLand Village, be in good standing, understand that the Board is comprised of “working” members who commit to participating on Committees and providing their insight, research, and time to help our community flourish.

Anyone interested in filling the immediate open position or the upcoming position starting at the June 2021 Board of Directors meeting, please submit a Bio to the LLVCC office by email at [office@llvcc.com](mailto:office@llvcc.com) or by mail at P.O. Box 184 Allyn, WA 98524.

## 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](http://www.llvcc.com) under important documents.

Reminder, when painting the exterior of your home, it is pretty much a standard of our community to match the color of your house and storage sheds or other outbuilding. 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 (ACC) meets every Tuesday at 9:00am.

## Welcome to the New Property Owners in LakeLand Village

### E. LakeLand Drive

Tilley, Christopher & Letha

### E. LakeLand Way

Fuller, James & Carol

### E. Lakeshore Drive

Murphy, Adam & Mackenzie

Banzon, Mark & Sylvia

Cavanaugh, Terry & Nancy

Summers, John & Jennifer

### E. Fairway Drive

Kennedy, Kirk & Rebecca

Khodaverdi, Sediagh

Branchaud, Alyssa

### E. Mountain View Drive

Duffy, Kevin & Kelli

### E. Channel Drive

Bailey, Mark & April

Meza, Nathan & Frisbee, Erin

### E. Lake Forest Drive

Johnson, Peri

### E. Bay Place

Godlesky, Kellie

### E. Rainier Drive

Overman, Jeff & Cheryl

McGraw, Randy & Yolanda

Wilson, Terry – E. Elmas Place

### E. Virgil Drive

Pastor, Sharon

Morse, Eric & Pamela

### E. Westlake Drive N

Horsfall, Edward & Vickie

Newman, Lacey

### E. Old Ranch Road

Cox, Christopher & Cassina, Haley

O'Donnell, John

Weber, Brenda

Thomson, Thomas & Frances

Burdette, Jeffery & Katie

Pardo, Cesar & Lynn

Morgan, Paul & Maria

Shipp, Nancy

### E. Soderberg Road

Anderson, Richard & Patricia

Alexander, Kent & Ardyth

Hoyt, William & Susan

Chartrey, James & Janet

### E. Sterling Drive

Schureman, Nicholas

Olive, Duane & Wallis, Jean

### E. Eugenia Place

Truitt, Steven & Karen

Fermstad, Gary & Janice

Poe, Timothy & Dorothea

Kassin, Michael

McFarland, James & Sylvia

### Private Use of Fireworks in Mason County

The Mason County Fire Marshals 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:

- 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, skyrockets, bottle rockets, are illegal to possess and discharge. Possession of illegal fireworks will result in loss of all fireworks and a possible citation.

**HOMEOWNER INFORMATION UPDATES:** Please update the LLVCC Office with your 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](http://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 streetlight out contact the LLVCC Office with the following information:

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

**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 as 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.



## **Annual Christmas Lights Decorating Contest**

Judging will be Monday, December 22nd 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 20th at 12:00pm.

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

### Christmas Lights Decorating Contest Entry Form

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Homeowner: \_\_\_\_\_

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

Category (Circle One of the following):

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.

**LAKELAND VILLAGE COMMUNITY CLUB CALENDAR – 2021**

Wed. January 27	5:30pm	Monthly Board of Directors Meeting
Tues. February 23	5:30pm	Monthly Board of Directors Meeting
Tues. February 23	7:00pm	<b>BUDGET/ELECTION COMMUNITY Meeting</b>
Wed. March 24	5:30pm	Monthly Board of Directors Meeting
Fri. April 2	11:00am	<b>FISH PLANT **No Fishing until April 16<sup>th</sup>**</b>
Sat. April 3	10:00am	<b>EASTER EGG HUNT</b>
Wed. April 28	5:30pm	Monthly Board of Directors Meeting
Sat. May 8	7:00am	<b>FAMILY FISHING DERBY</b> - weigh in 10:00am
Wed. May 26	5:30pm	Monthly Board of Directors Meeting
Tues. June 15	5:30pm	Monthly Board of Directors Meeting <b>**2020/2021 New Board of Directors**</b>
Tues. June 15	7:00pm	<b>LAKELAND VILLAGE COMMUNITY Meeting</b>
Wed. July 28	5:30pm	Monthly Board of Directors Meeting
Sat. August 7	8:00-5:00	<b>GARAGE SALE</b>
Wed. August 25	5:30pm	Monthly Board of Directors Meeting
Sun. August 22	4:00-6:00	<b>ANNUAL PICNIC – Beach Gazebo Area</b>
Wed. September 22	5:30pm	Monthly Board of Directors Meeting
Wed. October 27	5:30pm	Monthly Board of Directors Meeting
NOVEMBER		<b>NO BOARD OF DIRECTOR MEETING</b>
Thurs. November 18	4:30pm	<b>Budget Preparation Meeting</b> <b>*Budget Committee*</b>
Wed. December 1	5:30pm	Monthly Board of Directors Meeting
Sat. December 4	12:00 pm 6:00 pm	<b>COMMUNITY CHRISTMAS PARTY</b> <b>***Reservations Required***</b> <b>Kids Party at 12:00 pm</b> <b>Adults Party at 6:00 pm</b>

**\*\*June 15, 2021 is the First meeting of 2021-2022 Board or Directors\***

Lakeland Village Community Club  
(A Washington Homeowners' Association)

COMPILED FINANCIAL STATEMENTS  
March 31, 2020

Olympic Tax & Business Consulting, LLC Certified  
Public Accountants

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# OLYMPIC

## TAX & BUSINESS CONSULTING, LLC

23211 NE State Route 2, Suite B, Belfair, WA 98528  
P.O. Box 2129, Belfair, WA 98528  
Phone: (360) 275-0998 Fax: (360) 275-2606  
Website: <https://www.olympictaxpros.com>

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To the Board of Directors  
Lakeland Village Community  
Club PO Box 184  
Allyn, WA 98524

Management is responsible for the accompanying financial statements of Lakeland Village Community Club, a Washington Homeowners' Association, which comprise the balance sheet as of March 31, 2020, and the related statements of income, expense, and fund balance and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Lakeland Village Community Club.

Belfair,  
Washington  
October 23, 2020

Olympic Tax & Business Consulting, LLC  
Certified Public Accountants

Lakeland Village Community Club  
**A Washington Homeowners Association**  
**BALANCE SHEET**

March 31, 2020

Mar 31, 2020

**ASSETS**

**Current Assets**

Cash	\$	238,088
Assessments Receivable		11,296
Prepaid Insurance		<u>3,383</u>
<b>Total Current Assets</b>		<b>252,767</b>

**Land, Property & Equipment, at Cost**

Navy Easement Land		3,980
Automobile		10,500
Equipment		48,336
Community Improvements		150,584
Office Equipment		1,352
Accumulated Depreciation		<u>(167,125)</u>
<b>Total Fixed Assets</b>		<b>47,627</b>

<b>Total Assets</b>	<b>\$</b>	<b><u>300,394</u></b>
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LIABILITIES & FUND BALANCE

**Current Liabilities**

Accounts & Payroll Taxes Payable	\$	5,666
Prepaid Dues & Assessments		103,090
Association Taxes Payable		<u>139</u>
<b>Total Current Liabilities</b>		<b>108,895</b>

<b>Fund Balance</b>		<b>191,499</b>
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<b>Total Liabilities and Fund Balance</b>	<b>\$</b>	<b><u>300,394</u></b>
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**Lakeland Village Community Club**  
**A Washington Homeowners Association**  
**STATEMENT OF INCOME, EXPENSES, AND FUND BALANCE**  
**For the year ended March 31, 2019**

	<b>Mar 31, 2019</b>
<b>Revenues</b>	
Assessments	\$ 182,053
Interest Income	<u>563</u>
	182,616
<b>Expenses</b>	
Utilities	
Communications	1,476
Electricity	12,444
Garbage	931
Sewer	1,338
Water	<u>282</u>
	<u>16,471</u>
<b>Administration</b>	
Bank Charges	12
Depreciation Expense	385
Insurance	7,683
Office Expense	2,727
Payroll Expense	34,073
Postage and Delivery	2,532
Printing	1,369
Professional Fees	18,244
Contract Services	4,337
Rent	1,440
Special Events	4,791
Taxes - Federal	139
Travel	<u>1,253</u>
	<u>78,985</u>
<b>Maintenance &amp; Operations</b>	
Depreciation Expense	9,246
Equipment Maintenance	4,275
Insurance	11,525
Lake Maintenance	10,900
Maintenance	16,035
Payroll Expense	36,253
Vehicle & Security Expense	3,635
Lein Expense	1,634
Bad debt Expense	<u>398</u>
	<u>93,901</u>
Total Expenses	189,357
<b>Excess Revenues (Expenses)</b>	<b>(6,741)</b>
<b>Fund Balance - Beginning of Year</b>	<u><b>198,240</b></u>
<b>Fund Balance - End of Year</b>	<u><b>\$ 191,499</b></u>

LAKELAND VILLAGE COMMUNITY CLUB

**A Washington Homeowners  
Association STATEMENT OF CASH  
FLOWS**

For the year ended March 31, 2020

	<u>March 31, 2020</u>
<b>Cash Flows From Operating Activities</b>	
Excess revenues (expenses)	\$ (6,741)
<b>Adjustments to reconcile excess revenues to net cash provided by operating activities:</b>	
Depreciation	9,631
<b>(Increase) decrease in current assets</b>	
Assessments receivable	1,369
Prepaid insurance	<u>1,472</u>
<b>Increase (decrease) in current liabilities</b>	
Accounts/Payroll taxes payable	1,519
Prepaid dues and assessments	30,851
Association taxes payable	<u>139</u>
Net Cash Provided (Used) by Operating Activities	38,240
<b>Cash Flows Used by Investing Activities</b>	
Purchase of equipment and improvements	<u>302</u>
<b>Net Cash Used by Investing Activities</b>	<b>302</b>
<b>Net Increase (Decrease) in Cash</b>	<b>37,938</b>
Cash - beginning of year	<u>200,150</u>
<b>Cash - end of year</b>	<b>\$ <u>238,088</u></b>
<b>Supplemental Disclosures</b>	
Cash paid during the year for income taxes	<u>\$</u>

See Accompanying Notes and Accountants' Compilation Report

LAKELAND VILLAGE COMMUNITY CLUB NOTES  
TO FINANCIAL STATEMENTS  
**For the Year Ended March 31, 2020**

NOTE A - SUMMARY OF SIGNIFICANT  
ACCOUNTING POLICIES

This summary of significant accounting policies of Lakeland Village Community Club (The Association) is presented to assist in understanding the Association's financial statements. The financial statements and notes are representations of the Association's management who is responsible for their integrity and objectivity. The Association uses the accrual method of accounting in accordance with generally accepted accounting principles.

**Nature of Organization and Operations**

Lakeland Village Community Club was incorporated February 24, 1972 as a non-profit Washington Corporation. The Association was formed for the purpose of representing the property owners and to manage the common areas of the Lakeland Village community of property owners.

**Cash and Cash Equivalents**

For purposes of the statement of cash flows, the Association considers all short-term securities purchased with maturities of twelve months or less to be cash equivalents.

**Property and Equipment**

Property and equipment are carried at cost if purchased. Donated property and equipment are carried at the fair market value on the date contributed.

Depreciation is computed for financial statement purposes using the straight-line method over the estimated useful lives of the related assets, normally 5 to 20 years.

LAKELAND VILLAGE COMMUNITY CLUB NOTES  
TO FINANCIAL STATEMENTS  
**For the Years Ended March 31, 2020 (continued)**

NOTE A - SUMMARY OF SIGNIFICANT  
**ACCOUNTING POLICIES (continued)**

Property and Equipment (continued)

Expenditures for major renewals and betterments that extend the useful lives of the property and equipment are capitalized. Expenditures for maintenance and repairs are charged to expense as incurred. For the year ended March 31, 2020 depreciation expense is \$9,631 and accumulated depreciation is \$167,125.

Income Taxes

Income taxes are paid on income from sources which are not related to the nonprofit, membership purposes of the Association. Non-membership income on which the Association is subject to federal taxes includes interest earned on accumulated cash balances.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Fair Values of Financial Instruments

The carrying amounts reported in the financial statements approximate their fair values.

LAKELAND VILLAGE COMMUNITY CLUB NOTES  
TO FINANCIAL STATEMENTS  
**For the Years Ended March 31, 2020 (continued)**

NOTE B - ASSESSMENTS RECEIVABLE

Association members are subject to annual assessments to provide funds for the Association's operating expenses. Assessments receivable as of the balance sheet date represent fees due from lot owners. Assessments are enforceable by placing a lien against title to the individual residence of a delinquent property owner, and, ultimately through the process of foreclosure.

The Board of Directors believes that such procedures will result in collection of the assessments receivable.

Accordingly, no allowance for uncollectible accounts has been provided.

Bad debt expense for the current year includes the removal of fines previously assessed that were deemed to be uncollectible.

NOTE C - OPERATING LEASES

The association leases office space on a month to month basis. The monthly rent expense is \$120 during the year ended March 31,2020.

NOTED - MAJOR EXPENSES

During the year ending March 31, 2020, expenses were incurred for improvements on the property and administrative equipment in the amount of \$302 and was capitalized.

LAKELAND VILLAGE COMMUNITY CLUB NOTES  
TO FINANCIAL STATEMENTS  
**For the Years Ended March 31, 2020 (continued)**

NOTE E-RELATED PARTY TRANSACTIONS

The Association had no related party transactions for the year ended March 31, 2020.

NOTE F - SUBSEQUENT EVENTS

The Association has reviewed subsequent events as of the date of these financial statements. The Association has no subsequent events as of October 23, 2020.

NOTE G - RESERVE REPORT

The Association has not performed a reserve study. Therefore, no reserve study is included with these financial statements.

*Merry Christmas  
&  
Happy New  
Year*

*From  
LakeLand Village  
Community Club*