

LakeLand Village Community Club

April – June 2021 Newsletter

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

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

LakeLand Village Community Club Office Hours

Sunday-Thursday 9:00am to 3:00pm.

<u>Monthly Board Meetings</u>	<u>Community Town Hall Meeting</u>	<u>Upcoming Events</u>
4th Wednesday of the month Exception for June: Tues. June 15th 5:30pm Wed. July 28th 5:30pm Wed. Aug. 25th 5:30pm Wed. Sept. 22nd 5:30pm Wed. Oct. 27th 5:30pm	Tuesday, June 15th 7:00pm Location: Clubhouse 470 E. Country Club Drive Topic: Security Cameras Lake Management Report Lot 66	LakeLand Village Annual Garage Sale Saturday, August 7th 8:00am LakeLand Annual Picnic Sunday, August 22nd 4:00 to 6:00pm

LakeLand Village Town Hall Meeting

Topic of Discussion:

Security Cameras

Lake Management Report

Lot 66 Ideas

Speakers will include:

1. A representative from Mason County Sheriff's Office.
2. Peter Nash – Lake Management Chairman

LLVCC is Now Accepting all Major Credit Cards as a form of Payment

There is a 3.9% Transaction Fee that works out to the following amounts:

One Lot - \$245.00 Fee = \$9.53

One & A Half Lots - \$ 367.50 = Fee \$14.30

Two Lots - \$490.00 Fee = \$19.06

You can stop by the LakeLand Village Office or make a payment over the phone.

We are working to add a link to the LakeLand Village website for credit card payments.

If your Contact Information has changed, please notify the LLVCC Office with the Updated Information 

New After Hours Drop Box

LLVCC has installed a locking mailbox at the clubhouse, in the drive through area. This mailbox will be used as an afterhours drop box for LLVCC HOA business and LakeLand Village water. The drop box will be checked by office staff during business hours.

LLVCC New Email Address

office@llvcc.com

Please add to your email contacts we are no longer using the Wavecable email account.

Welcome to LakeLand Village New Property Owners

Vong, Vay & Dao, Quyen – E. Sterling Dr.
Hathaway, Jacob & Erika – E. Sterling Dr.
Indorf, John & Jane – E. Old Ranch Rd.
Bash, Ryan – E. Westlake Dr. S
Zimmerman, Kurt – E. Country Club Dr.
Yarger, Quinn & Becka – E. Rainier Dr.
Murray, Mark & Diane – E. Olympic Ct.
Saywers, Daniel & Karis – E. Eugenia Place
Elliott, Troy & Carolyn – E. Virgil Dr.
Yee, Yuen & Young, Ae – E. Lakeshore Dr.
Andre, James & Lily – E. LakeLand Dr.
Frischkorn, John & Jennifer – E. Rainier Ct.

Vogt, Joan – E. Sterling Dr.
Hoggatt, Jacquelyn – E. Quinn Ct.
Smith, Barbara – E. Old Ranch Rd.
Ridgeway, Zachary & Savannah – E. Westlake Dr. S
Wasson, William & Lina – E. Mountain View Dr.
Henden, Derek & Melissa – E. Rainier Dr.
Simmons, Cedar – E. Fairway Dr.
Byrne, James & Heim, Raewyn – E. Soderberg Rd.
Goldstone, Marcy & Christina – E. Virgil Dr.
Heiny, Jacob & Drescher, Aschlee – E. Lakeshore Dr.
Henden, Derek & Melissa – E. Rainier Dr.
Loddo, Gregory & Cheryl – E. LakeLand Dr.

2021/2022 Board of Directors:

The 2021/2022 Board of Directors will convene their first Board of Directors meeting Tuesday, June 15, 2021 at which time the President, Vice President, Treasurer/Secretary and Chairman Positions will be decided. The 2021/2022 Board Members are:

Vince Marbella	Cindy Ross	Les Dennis
Don Huibregtse	Peter Nash	Michael Pearce
Verne Poupitch	Jason Ilarraza	<u>Vacant Position</u>

Vacant Board of Directors Seat

There is one Board of Directors vacancy that needs to be filled to replace retiring board member Maureen "Mo" Allen. The Board and Office Staff would like to thank Mo, for her years of dedicated service on the Board of Directors. If you would like to volunteer for the Board of Directors, please contact the LakeLand Village Community Club Office

LakeLand Village Yearly HOA Dues and Boat Storage Fee

LakeLand Village fiscal year runs April 1st through March 31st. HOA Dues invoices were sent out at the beginning of March, either by first-class mail or by email (if you have approved your first-class mail to be sent by email). HOA Dues are due April 1st and late as of May 1st.

Property Owners who have not paid their HOA Dues by May 1st were sent a second HOA Dues invoice by first class mail at the beginning of May.

If you have not paid your HOA Dues for last year, April 1, 2020 to March 31, 2021 year, please do so as soon as possible.

Properties that are two years in arrears on HOA Dues and have not made arrangements with the LLVCC Office to pay or make payments, will have the account turned over to collect or a LIEN will be filed against the property. If a lien is filed, a filing fee of \$250.00 will be added to the homeowner's account.

The boat storage fee has increased to \$20.00 per boat that is stored at the boat launch area. Boats need to be registered each year. Registration forms were mailed with this year's invoice. You can pick up a registration form at the office or printed from our website at www.llvcc.com, under important documents. A new sticker will also be issued yearly. When you receive your new sticker, please attach it to the boat as soon as possible and put it in an area visible when walking by. The boat storage area is inventoried monthly.

Fishing Derby

Congratulations to all the Prize-Winning Fishermen & Fisherwoman

<u>1st Place</u>	<u>2nd Place</u>	<u>3rd Place</u>
<u>Ages 6 and Under:</u>		
Dylann Rinehart 1 lb. 8 oz.	Adelyn Jones 1 lb. 1 oz.	Katherine Nash 14 oz.
<u>Ages 7 to 12:</u>		
Eli Anderson 1 lb. 12 oz.	Kendell Thomas 1 lb. 5 oz. Juda Lewis 1. Lb. 5 oz.	
<u>Teens Ages 13 to 17:</u>		
Morgan Thomas 1 lb. 15 oz.	Noah Kastli 10 oz.	Harold Shapiro Pedersen 8 oz.
<u>Adults Ages 18 and Above:</u>		
Scott Horsfall 1 lb. 11 oz.	Brian Murray 1 lb. 6 oz.	Brooke Mills 1 lb. 4 oz.

Compliance Specialist / Patrol Team

As Lakeland Village continues to evolve it has become increasingly aware to the Board of Directors that the ACC (Architectural Control Committee) has become more than just a part time, volunteer position. The ACC meets on a regular basis every Tuesday morning, but they are also in constant communication with each other, the office personnel, and when necessary, Mason County or the Associations attorney to ensure correct decisions are made.

To alleviate some of this workload, which can easily become 20 plus hours weekly, the board decided to create a new position to assume some of workload that is currently placed on the voluntary ACC.

In its' new capacity the following additional responsibilities would fall to the Compliance Specialist:

- Permit requests would be checked for accuracy before going to the ACC. As the ACC meets only once per week this will speed up the approval process.
- Assist office personnel with communication to the ACC.
- Follow up on projects in process to determine if they are completed on time and, if not, discuss the need for an extension with the Homeowner. Follow up has not been done in the past.
- Gather facts from Homeowners concerning complaints and report to the ACC.
- Monitor LLV for eyesore properties and report to the ACC.
- Site visits for basic ACC permit requests. The ACC would still do site visits depending on the complexity of the permit request.
- Monitor boat storage area for up-to-date tags.
- Become a base of knowledge for future Board members.

Permit requests will continue to be placed with the office, but will now be reviewed on a daily basis, rather than weekly. For questions or comments regarding permitting please call (360) 900-6021.

A message from Peter Nash, Lake Management Chairman:

Lots of activity with Lake Management this spring. The fish plant was on April 2nd with 1,600 local rainbow trout added to the lake, and several nice fish were caught in our May 8th fishing derby. Invasive Curly-leaf Pondweed was treated during good conditions on April 16th, and we are seeing promising results, but weed control remains an ongoing fight.

Lakefront property owners need to be aware that the shoreline zone is subject to some different county and HOA planning and development rules than other property. Make sure to check with BOTH Mason County and LLVCC before starting any project within 100 feet of the lake.

For links and information on invasive weeds, native plants, and the shoreline, please visit www.lakeanderson.org.

NEWS FROM THE ARCHITURAL COMMITTEE

HELP!!

Hi Lakeland Village! There are a couple things that would be of great help to streamline our efforts to provide the best service we can to our community.

Spring has sprung and we are starting to see all the ideas and plans homeowners have been thinking about all winter. The number of applications being turned in is increasing each week.

First, there have been numerous changes to the Project Permit Application and will continue to be. We ask everyone to toss the old copies they may have printed some time ago and just print an application as needed. Otherwise, we may ask you to resubmit or ask questions on site when we could have possibly approved an application sight unseen.

Secondly, please read the entire application, including the back page, for helpful information that refers to projects that need permits. Indicate project dates and remember to sign and date the application. When emailing the form to the office, please include the back page. And a big one, please provide a map when projects must be built, or you would like specific trees taken out. This is one that can really save a visit.

Third, please get to know your covenants pertaining to “ARCHITECTURAL CONTROL and PERMITTED AND PROHIBITED USES”. There are differences between divisions that may require someone to file an application in one division, but not in another. Check our website at, www.llvcc.com, for Covenants, Project Permit Applications and Project Permit Guidelines.

Finally, with the changes the Board recently made to the role of the Compliance Specialist/Patrol Team’s purpose and duties, they will be providing the needed follow-up of permitted projects as well as being available during the week to field questions and provide guidance at 360-900-6021.

We have been making a concerted effort to improve the service your ACC provides to the community and to streamline the process to keep a parttime responsibility from becoming full time effort. So again, we need your help to pull all this together.

If there is a question about whether to permit or not to permit, give the LLVCC office a call at (360) 275-3508. We will get back as soon as we can.

Please Enjoy Your Spring and Summer!

Les Dennis, Chairman

Architectural Control Committee

Rental Properties

If you are using your property as a rental, it is a requirement of LakeLand Village Community Club to have the tenant's information on file. Please fill out the form below and submit it to the LakeLand Village Community Club Office.

LAKELAND VILLAGE TENANT INFORMATION SHEET

Date: _____

Property Owner: _____

Property Street Address: _____

Primary Phone: _____

Email: _____

Renter(s): _____

Mailing Address: _____

Phone: _____

Email: _____

Children: (name & age) _____

See the LakeLand Village Community Club website www.llvcc.com for Division Covenants, Resolutions, Rules & Regulations, etc.

Compliance Specialist Team: 360-340-3931

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470 E. Country Club Drive
PO Box 184,
Allyn, WA 98524
Email: office@llvcc.com
Telephone: 360-275-3508
Fax: 360-275-0266

(Please submit a new form each time a new renter occupies your property)