

LakeLand Village Community Club July – September 2021 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 3:00PM

<p><u>Board Meetings</u> 4th Wednesday of each Month</p> <p>August 25th at 5:30pm September 22nd at 5:30pm October 27th at 5:30pm</p>	<p><u>Annual Picnic</u> Sunday, August 22, 2021 4:00pm to 6:00pm Featuring: The Backwoods Wind Jammers RSVP by August 18th at 2:00pm</p>
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Annual Picnic Information



Sunday, August 22, 2021, 4:00pm to 6:00pm
At the Gazebo / Beach Area

This year's annual picnic is going to be a little different. There will be a food truck brought in that will sell food. The Association has purchased \$5.00 discount coupons for the first 60 households (one per household).

If you are planning on attending the picnic, please RSVP to the LLVCC office, by phone 360-275-3508 or email office@llvcc.com) with the amount of people in your party by Wednesday, August 18th at 2:00pm. This will ensure the food truck will have enough food onboard for everyone.

Food Provided: German Sausage Rolls, with generous condiments, as well as Pork Sandwiches with Sauerkraut, Pretzels and Chips and homemade cookies. Each Sausage Roll or Pork Sandwich will also come with a German Cabbage Salad. Each choice will be charged \$12+ tax. Water and Sparkling Water will also be provided, for a charge of \$1+tax each

We are honored to have the Backwoods Wind Jammers band playing again for our Picnic this year. They are a group of very talented musicians some of which live in LakeLand Village. There will also be a Bounce House for the kids.

Bring your lawn chairs and come enjoy some great good food and wonderful music!!

Welcome to LakeLand Village New Homeowners

Cloyd, Jerry & Jennison, Jennifer – E. LakeLand Dr.
Averitt, Timothy & Rylie – E. Village View Dr.
Hanson, Paul & McClaran, Ashley – Lake Forest Dr.
Plate, Steven & Bojarski, Halina – E. Fairway Dr.
Barnhart, Joshua & Holly – E. Mountain View Dr.
Fuenzalida, Mario – E. Soderberg Rd.
Larson, Leonard & Carol – E. Soderberg Rd.
Koeneman, Guy & Debra, E. Old Ranch Rd.

Wightman, Arthur & Martha – E. LakeLand Dr.
Nunez, John & Kaitlyn – E. Lakeshore Dr.
Fry, David & Betty – E. Rainier Dr.
Pham, Tony & Nancy – E. Old Ranch Rd.
Skinner, Alvie & Jacqueline – E. Sterling Dr.
Huskey, Trudy – E. Soderberg Rd.
Camacho, Anthony & Lorene – E. Channel Dr.
Smith, Terrance & Donna – E. Old Ranch Rd.

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) has been deleted. If you are not receiving emails from the office, please check you spam or junk folders.

HOA Yearly Assessments (Dues)

The LakeLand Village Community Clubs fiscal year runs April 1st to March 31st. The HOA assessments invoices go out at the beginning of March each year and are due April 1st. There are still Homeowners who have not paid this year's assessment of \$245.00. A late fee is assessed each month that the assessment is not paid.

Homeowners who are behind on assessments have received monthly statements which includes late fees. If you have not paid this year's assessment, please contact the LLVCC office and make arrangements immediately. This will prevent a lien being placed against your property.

Boats at Boat Launch

Boats stored at the boat launch area must be registered each year at the office April 1st. If you have not filled out a registration form and paid the storage fee for your boat for the 2021/2022 year, contact the LLVCC office immediately.

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.

Lake Weed Rake Loaner for Homeowner Use

We've had some recent success chemically controlling curly-leaf pondweed, however eradication is near impossible. This is a good time of year to manually remove this invasive plant, so LLVCC has purchased a lake weed rake to lend to homeowners who want to take out patches of this weed only.

The lakebed is owned and managed by LLVCC. As such we are requiring homeowners to follow state and county regulations for aquatic weed removal. Simple written instructions for pondweed identification and removal will be provided when you sign out the rake. Contact the LLVCC Office for more information

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 tenants.

Bird Feeders Attract Bears and Rats

There have been several bear sightings in homeowners' yards this year. Please be aware, if you have bird feeders in your yard, you are likely attracting bears and Rats.

ATV's and Vehicle on Cart Path

The Cart Path behind the lake is for golf carts only, no vehicles or ATV's. There is also ATV's been driving through the park and out the back creating a path through the vegetation. Do Not Drive on Community Club Common Areas!!

NEW FORMS

The LakeLand Village Community Club Office has created to new forms to be used by homeowners. The forms will be available at the LLVCC Office and on the LLVCC website www.llvcc.com under important documents.

1. **Gazebo Reservation Form** – this form must be filled out when a homeowner is making a Gazebo Reservation. The form will then be reviewed and approved.
2. **Homeowner Covenant Violation/Complaint Form** – this form must be filled out if you are registering a complaint with the HOA against a property or property owner in LakeLand.

Please Note: The HOA does not get involved with homeowner disputes unless a covenant violation has occurred.

Tennis / Pickleball Courts Resurfacing



Thank you to Board Member Michael Pearce and All the Volunteers who Helped Resurface the Tennis / Pickleball Courts.

A Reminder to the LakeLand Village Community, the Tennis / Pickleball Courts are only to be used for Tennis & Pickleball. **DO NOT** Run your Dogs, Ride Bicycles, Roller Skate, Roller Blades, or any other activities that can ruin the surface of the courts.

Basketball Courts

The Basketball Court were resurfaced & striped the end of last year.

