

# LakeLand Village Community Club

## January-March 2022 Newsletter

P.O Box 184, Allyn, WA 98524  
470 E. Country Club Drive  
(360) 275-3508

Email: [office@llvcc.com](mailto:office@llvcc.com) Website: [www.llvcc.com](http://www.llvcc.com)  
LakeLand Village Community Club Office Hours  
Sunday – Thursday 9:00am to 3:00pm

<p><b>Monthly Board Meetings 4th Wednesday of each month</b></p> <p><b>Exception for February:</b> Tues., February 22<sup>st</sup> 5:30pm Wed., March 23<sup>th</sup> 5:30pm Wed., April 27<sup>th</sup> 5:30pm</p>	<p><b>LLVCC Community Budget &amp; Election Meeting for 2022/2023</b> Tues. February 22<sup>nd</sup> 7:00pm LakeLand Clubhouse (Masks Required)</p> <p><b>PROXY INSIDE this newsletter if you are unable to attend</b></p>	<p><b>Up Coming Events</b> Easter Egg Hunt Saturday, April 16<sup>th</sup> 10:00am</p> <p>Fishing Derby Saturday, May 6<sup>th</sup> 7:00am Weigh-in at 10:00am</p>
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### Welcome New Homeowners to LakeLand Village

Dalesky – E. Lake Forest Drive  
Lucas – E. Lakeshore Drive  
Bolin – E. Fairway Drive  
Whitson-Wu – E. Olympic Court  
Pelkey – E. Old Ranch Road  
Springer – E. Hofaker Road  
Love – E. Soderberg Road  
Alexander – E. Old Ranch Road

Nelson – E. Lakeshore Drive  
Jabara – E. Country Club Drive  
McCoy – E. Fairway Drive  
Hollenbeck – E. Rainier Court  
Mendez-Lopez – E. Sterling Drive  
Hakala – E. Soderberg Road  
Hagg – E. Soderberg Road

### Outstanding HOA Assessments

Homeowners who have not paid this year's HOA assessments (April 1, 2021 to March 31, 2022), or have not made arrangements to pay, by April 1, 2022, will have a lien placed against their property and a \$450.00 lien processing fee will be added to their account. Our Fiscal year runs April 1<sup>st</sup> to March 31<sup>st</sup>.

Next year's HOA assessment (April 1, 2022 to March 31, 2023) invoices will be sent out the first week in March 2022 and are due April 1, 2022.

### Reserve Study Level Three Update

The Reserve Study Level Three Update has been completed. You can pick up a copy at the LakeLand Village Community Club Office and it will also be available on the LakeLand Village Website [www.llvcc.com](http://www.llvcc.com).

## **Financial Statement**

The April 1, 2020 to March 31, 2021 Financial Statement is available at the LakeLand Village Community Club Office or at our website [www.llvcc.com](http://www.llvcc.com).

## **A Message from Don Huibregtse Patrol/Compliance Specialist**

Lakeland Village HOA is comprised of 900+ homes broken down into 14 divisions, each with their own unique set of Covenants. As the HOA grew the covenants for the Divisions became more restrictive. Upon purchasing a home in Lakeland Village one of the documents that each new homeowner signed was an agreement to abide by the Covenants of their respective Division.

The properties in Lakeland Village retain their value because of the pride of ownership that is shown by its' residents. Lakeland Village is a beautiful place to live, and it remains a beautiful place to live because we have Protective Covenants which are in place to assure that continues.

As individuals we may disagree with the Covenants, but as an HOA, the adherence to the Covenants protects the beauty of Lakeland Village and helps retain our property values.

If you are unfamiliar with the Covenants for your Division, they are available on the Lakeland Village website or at the office.

Please become familiar with the Covenants for your division and if you have questions, please call 360-900-6021 to speak with the compliance specialist.

## **LakeLand Village is under Central Mason Fire & EMS Services**

Here is the Contact Information and website for Central Mason Fire-EMS: [Central Mason Fire-EMS \(cmfe.org\)](http://cmfe.org): (360) 426-5533 / (360) 275-2889

If you are contacting Central Mason Fire-EMS for non-emergency situations like reporting smoke, CPR Classes, checking burn restrictions, signing up for classes, requesting address signs, Santa, or smoke detectors, etc. please use the above listed phone numbers.

LakeLand Village is on the North end of Mason County, but the boundary ends at Hwy 3/302 cut off which puts us in the Central Mason Fire jurisdiction.

With Lakeland being on the north end of the county, a lot of residents think North Mason RFA is the appropriate department and reach out to us for things like CPR classes, smoke detectors, more recently Santa. The North Mason RFA boundary is actually right at the Hwy 3/302 cut off, so Lakeland is within Central Mason. We just want to be sure your residents have the correct contact information for those non-emergency situations like reporting smoke, checking burn restrictions, signing up for classes, requesting address signs or smoke detectors, etc.

## **Hearing Committee Volunteers Needed**

The Board of Directors is looking for additional volunteers to be on the Hearing Committee. The Hearing Committee will convene when a covenant violation cannot be settled and must go to a hearing. The Hearing Committee will hear all evidence and make a decision to present to the Board of Directors.

## **Two Board of Directors Positions Available**

**We need two Board members! If you would like to apply to be an active member of our community's Board of Directors, please contact the LLVCC office.**

January 13, 2022

Dear LakeLand Village Community and Voting Members,

Your elected Board of Directors has carefully studied the finances and management of LakeLand Village Community Club (LLVCC) and has taken great care in arriving at what we believe is a reasonable budget to continue the good work that is completed daily, monthly, and annually within LakeLand.

In the attached proposed budget for our fiscal year of April 1, 2022 to March 31, 2023 we are pleased to have been able to keep the members' annual assessment dues at the current level.

- **2021-2022 Annual Assessment Dues: \$245**
- **2022-2023 Proposed Annual Assessment Dues: \$245**

2021 – 2022 Accomplishments:

The Office Manager has successfully guided operations of LLVCC, the Patrol/Compliance Specialist (PCS) has boosted the capacity and aptitude of the Architectural Control Committee (ACC) and is monitoring community members' compliance with covenants and policies. The PCS is directly involved in the project permit processes and follow-up, which creates a succession plan for exiting ACC Board members. And, the Reserve Study has been updated as required by WA state law.

Notable changes between the current and proposed budgets:

Transfer Fees	-\$5,250	The transfer fee revenue is being reduced from 80 home sales to 65 forecasted home sales. With interest rates on the rise, and no new LakeLand housing divisions expected in the upcoming budget year, it is prudent not to expect that home sales will remain at elevated numbers.
Lien Collections	\$2,000	In 2021, with the help of our attorney, LLVCC has been able to collect over \$14,000 in past due membership assessments and fines. We expect collections in 2022 – 2023 will be reduced since most member accounts are now current.
Community/Office Manager Payroll	\$ 957	2% increase, as per LLVCC Employee Wage & Performance Review Policy, effective May 5, 2021.
Office Assistant Payroll	-\$6,988	Eliminated position. Included 160 hours in the budget to train a back-up Office Manager (OM), if needed; and 120 hours to pay the PCS to fill-in for the OM while on paid leave.
Advertising	-\$1,000	Welcome mugs already in stock.
Bank Card Services	\$ 936	Fees to provide credit/debit card services to members.
Legal Fees	\$ 1,500	Legal fees have been separated into two line items (legal fees regarding policies, advice & dispute resolution; and legal fees for liens & foreclosures).  Note that there is lag time between paying for legal services and the collection of past due assessments and fines, yet we are making good headway in collecting past due accounts.
Mason County Auditor	-\$1,160	Most liens are now being filed by attorney.
Electricity	\$ 1,430	Costs are expected to rise for all utilities.
Residential Signage	-\$1,200	Budgeted 80 signs (new and replacement).
Community Events	-\$1,325	Eliminated adult Christmas event, increased contribution to kids Christmas event and the community picnic.

Maintenance Payroll & Landscaping Contract	\$ 3,953	Minimum wage has increased from \$13.69 to \$14.49 per hour for the maintenance employee. A landscaping contractor was engaged in 2021 and will continue to maintain grounds, as we have been unsuccessful (after multiple attempts over the last three years) in hiring a part-time employee to complete both maintenance and landscaping duties. The landscaping contractor uses and maintains their own equipment, which is a benefit to LLVCC.
Patrol/Compliance Vehicle Maint. & Ins.	\$ 930	Expenses continue to rise for vehicle insurance, cellphones, tires, and it is projected that our older vehicle will need repairs during the upcoming budget year.
Reserve Account Deposit	-\$2,135	The difference between the revenue and expense for basketball court repairs (repairs and resurfacing were necessary due to tripping hazard) has been accounted for in the updated Reserve Study.

To learn and engage in a discussion about the proposed budget, we encourage you to attend the budget meeting which will be held at the club house meeting room (above The Bistro restaurant) on February 22, 2022, at 7:00 pm.

Regards,

*LLVCC Board Members*

Enc. LLVCC 2022-2023 Budget (proposed)

LLVCC Budget			
Description of Account	Budget 4-1-21 to 3-31-22	Budget 4-1-22 to 3-31-23	Budget Explanation
<b>Income/Revenue</b>			
Membership Dues	\$232,875	\$233,290	
Late Fees	\$1,000	\$1,000	
Transfer Fees	\$28,000	\$22,750	Land/Home Purchase Fee 65 @ \$350
Boat Storage Fees	\$1,200	\$1,200	\$20 x 60
Covenant Violation Fines	\$1,000	\$1,000	
Lien Collections	\$0	\$2,000	
Property Walkarounds	\$500	\$500	Fee to check homes (property owner requests)
Miscellaneous	\$600	\$600	
<b>Total Ordinary Income</b>	<b>\$265,175</b>	<b>\$262,340</b>	
<b>Financial Revenue</b>			
Savings Interest	\$10	\$15	
Money Market Interest	\$500	\$300	
<b>Total Financial Revenue</b>	<b>\$510</b>	<b>\$315</b>	
<b>Total Revenue</b>	<b>\$265,685</b>	<b>\$262,655</b>	
<b>Office/Administrative</b>			
Office Supplies	\$10,540	\$10,120	\$ 2,220 Copier Lease \$ 3,000 General Supplies \$ 1,950 Internet and Office Phone \$ 2,000 Postage \$ 800 Carpet Cleaning \$ 100 Subscriptions \$ 50 WA Non Profit Fee
Office Manager Payroll	\$47,840	\$48,797	\$23.46 hr x 2080 hrs (2% increase)
Office Assistant Payroll	\$11,480	\$4,492	\$14.69 x 160 hrs Training to back-up Office Manager \$17.85 x 120 hrs Office Back-Up (Compliance Specialist)
Office Mileage	\$773	\$404	\$.585 x 690 miles
Advertising	\$1,500	\$500	Cards, USB drives, etc.
Bank Card Services/Fees		\$936	Credit/debit card fees
Small Office Equipment	\$250	\$250	Equipment less than \$250
Office Equipment	\$500	\$500	Equipment \$250 or greater
Contracted Services	\$1,250	\$1,512	\$ 312 Website Host \$1,200 Technical Support

Description of Account	Budget 4-1-21 to 3-31-22	Budget 4-1-22 to 3-31-23	Budget Explanation
Computer Software	\$3,675	\$3,900	\$ 475 Go To My PC \$1,800 QuickBooks \$ 600 Office 365 \$ 600 Constant Contact \$ 275 Virtual Meetings \$ 150 Adobe
Printing Fees	\$2,000	\$2,200	Envelopes, Signs, Vehicle Stickers, Cards
Office Rental Space	\$1,440	\$1,440	
Legal Fees	\$16,000	\$7,500	Attorney fees regarding covenants, policy, dispute resolution, etc.
Collection Fees (Legal & County)		\$10,000	Legal fees - liens & foreclosures
Mason County Auditor	\$1,260	\$160	Governing Document Recordings
Bookkeeping & Accounting Services	\$5,630	\$5,930	\$ 3,670 Payroll Processing \$ 1,140 Bookkeeping Services \$ 1,120 Year End Close-Out, Tax Filing
<b>Total Admin. Expense</b>	<b>\$104,138</b>	<b>\$98,641</b>	
<b>Utilities</b>			
Electricity	\$13,000	\$14,300	Cost of utilities is expected to increase
Sewer	\$1,378	\$1,425	Cost of utilities is expected to increase
Water	\$350	\$438	Beach area and restrooms
<b>Total Utilities Expense</b>	<b>\$14,728</b>	<b>\$16,163</b>	
<b>Transfer Fee Expense</b>			
Residential Signage	\$6,400	\$5,200	\$80 x 65
<b>Total Transfer Fee Expense</b>	<b>\$6,400</b>	<b>\$5,200</b>	
<b>Community Activities</b>			
Community Events	\$4,575	\$3,250	\$1,000 Christmas - Kids Event \$ 300 Christmas Light Contest \$ 500 Easter Egg Hunt \$1,000 Community Picnic Contribution \$ 325 Fishing Derby Prizes \$ 125 Garage Sale Ads
<b>Total Recreation Expense</b>	<b>\$4,575</b>	<b>\$3,250</b>	
<b>Operating &amp; Maintenance</b>			
Maintenance Payroll	\$4,064	\$4,637	\$14.49 x 320 hrs April - October = 32 weeks x 10 hrs = 320 hrs
Landscaping Contract	\$3,000	\$6,380	Lowest bid
Maintenance Supplies	\$2,760	\$2,898	5% increase



Description of Account	Budget 4-1-21 to 3-31-22	Budget 4-1-22 to 3-31-23	Budget Explanation
Common Area Supplies & Tree Removal	\$5,500	\$7,500	\$1,000 General supplies \$6,500 Tree removal & maintenance
Maintenance Mileage	\$336	\$351	600 mi. x \$.585
Patrol /Compliance Payroll	\$27,300	\$26,599	\$14.49 hr x 10 hrs per week x 52 weeks \$17.85 hr x 20 hrs per week x 52 weeks \$500 Holiday Pay for Patrol
Patrol /Compliance Supplies	\$100	\$100	
Patrol /Compliance Fuel	\$3,102	\$3,412	10% increase
Patrol /Compliance Vehicle Maint. & Insurance	\$4,540	\$5,470	\$ 900 Tires \$ 1,500 Vehicle Repairs/Maint. \$ 1,600 Insurance \$ 1,380 Cellphones \$ 90 Vehicle Registration
Beach Authority Payroll	\$6,537	\$7,129	\$14.49 hr x 474 hrs (6 hrs. per day June 18 - Sept 5) \$261 holiday pay (2 holidays)
Lake Anderson	\$17,275	\$15,275	\$ 1,225 Department of Ecology (Dam Permit) \$8,000 Noxious Weed Treatment & Mapping \$ 2,500 Small Repairs & Maintenance (tree removal, dam, docks) \$ 550 Water Testing \$ 3,000 Fish
Portable Sanitation	\$850	\$1,150	\$150 x 6 months \$250 first set-up
Garbage	\$1,250	\$1,375	
Land Lease	\$25	\$25	Tennis Court Lease @ \$25 per year
<b>Total Operating &amp; Maint.</b>	<b>\$76,739</b>	<b>\$82,301</b>	
<b>Taxes and Insurance</b>			
Payroll Taxes	\$10,022	\$9,165	10% Gross Payroll
Property Liability Insurance	\$15,000	\$15,000	
Board Insurance	\$4,800	\$5,280	
Other Employee Benefits	\$2,900	\$2,500	WA state paid leave
<b>Total Taxes and Insurance</b>	<b>\$32,722</b>	<b>\$31,945</b>	
<b>Total Cost of Operations</b>	<b>\$239,302</b>	<b>\$237,500</b>	

Description of Account	Budget 4-1-21 to 3-31-22	Budget 4-1-22 to 3-31-23	Budget Explanation
<b>Reserve Account Deposit</b> 950 Membership Lots 5 Membership Half-Lots	\$26,917	\$24,782	Reserve Study meets requirements of RCW 64.90.550; Reserve Study Option 3 - (full funding within 10 years); Regular assessment contribution \$24,782 as per the updated 2021 Reserve Study which can be accessed at <a href="http://www.llvcc.com">www.llvcc.com</a> ; The contribution does not deviate from the Reserve Study recommendations; There is not a deficiency or surplus in the reserve account.
<b>Total Cost of Operations</b>	\$266,219	\$262,282	
<b>Less Total Revenue</b>	\$265,685	\$262,655	

<b>2022 Membership Regular Assessment (per lot)</b>	<b>\$245</b>	<b>Assessment is due 4/1/2022</b>
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## Board of Directors

Two Board of Directors are running for another three-year term, Peter Nash and Verne Poupitch. Vince Marbella is not running for re-election, and we wish to thank Vince for his years of commitment to help make LakeLand Village a wonderful place to live.

## Board Member Bio's

**Peter Nash, Incumbent:** Lake Anderson is an asset for all community members, regardless of where you may live in LakeLand. The lake is part of what makes this place special, and it supports property values throughout the community. It's in our best interest to see it conserved so we can ALL enjoy fishing, swimming, boating and Lake Anderson's natural beauty for generations.

I'm on the board to ensure responsible stewardship of the lake. I was appointed to fill a vacancy last year and would like to continue on. Issues I've addressed and will continue to prioritize:

- County accountability for sewage leaks and lobbying for a backup pump.
- Community awareness of lake issues: built, researched and maintained LakeAnderson.org.
- Invasive weed control and monitoring for toxic algae.
- Fostering relationships with county and state officials on lake matters.
- Adherence to LLVCC covenants and state laws that protect the lake.
- Fiscal responsibility and encouraging members to attend board meetings.

I bring a background in technology business leadership to the board, and I volunteer time on education issues. My family and I are looking forward to our 10th year in Lakeland, and I hope to see you on the lake.

**Verne Poupitch, Incumbent:** I have been on the Board of Directors since June 2020. I have been the Hearing Committee Chairman.

I am retired Army, Navy, & ROTC. I owned an industrial real estate business for sixty years and twenty years building contracting business. I am outgoing, dependable, analytical, and people orientated.

My interests include flying general aviation aircraft, traveling, gardening, cooking, woodshop creations, and church board positions.



www.theVote.com 2010-1991

**The LLVCC Community Budget/Election Meeting will be held at the Clubhouse**

**On February 22, 2022, at 7:00 P.M.**

### **In the event you cannot attend this meeting:**

- In order to have your vote count, please complete the proxy/absentee ballot with the name of someone who will be at the meeting to vote on your behalf. You must vote yes or no on all issues with the name of the person submitting your absentee ballot. This can be a friend, relative, or a Board Member (you may use the term "board member" in place of a name).
- The proposed 2022-23 Budget is also attached for your review.
- One present Board Member will be retiring in June after lengthy contributions on the Board.

**Present Board of Directors are listed on the Proxy/Absentee Ballot.**

LAKELAND VILLAGE COMMUNITY CLUB

Proxy/Absentee Ballot Budget Ratification-Election Ballot-Audit Waiver

7:00pm, Tuesday, February 22, 2022 – Clubhouse

This proxy/absentee ballot authorizes \_\_\_\_\_ to vote and turn in my proxy/absentee ballot for me at the Budget Ratification, Election of Board Members, Audit Waiver Meeting at LakeLand Village Community Club, on February 22, 2022. FORM MUST BE RECEIVED BY 7:00pm February 22, 2022. (LLVCC, P O Box 184, Allyn, WA. 98524)

PURPOSE OF THE MEETING:

- 1) Elect four board members (four are needed)
2) Vote on waiver of audit
3) Ratify the budget for fiscal year April 1, 2022– March 31, 2023, as required by Wash State Homeowners Assn Act (RCW64.38).

VOTING PROCEDURE

- 1) You must complete your proxy/absentee ballot.
2) You must vote in person at the meeting, OR
3) You must designate a person who will attend the meeting who will vote for you, OR
4) Choose from the board members listed below to represent your vote. Proxy/absentee ballots returned with voting preferences but without a designee will be voted by a board member.
5) Voting Rights. Only members in good standing are eligible voters. Multiple owners of any lot shall designate who shall be the member for that lot and be able to cast the vote for that lot. One vote may be cast for each lot. Any one member may only cast one vote, regardless of the number of lots owned. For example, a husband and wife who own three lots may cast one vote each, or a total of two votes. Your proxy/absentee ballot will count toward the quorum count, so it is important that you participate in this vote. Please fill out, sign, and mail your proxy today.

Board Members: President: Vince Marbella (22); Vice President: James Byrne (24), Secretary-Treasurer-Cindy Ross (23), Les Dennis (23), Don Huibregtse (24), Peter Nash (22), Jason Ilarraza (23), Verne Poupitch (22), Vacant Position

( ) indicates the year their 3-yr term expires.

Candidates: Four Board Members are Needed (three-year terms)

\_\_\_\_\_ Peter Nash, Incumbent

\_\_\_\_\_ Verne Poupitch, Incumbent

Write for Vacant Position in #1: \_\_\_\_\_ Write for Vacant Position in #2: \_\_\_\_\_

Ratify the 2022/2023 budget, (HOA Assessment \$245.00) \_\_\_\_\_ Yes \_\_\_\_\_ No

Waive the 2021 annual audit \_\_\_\_\_ Yes \_\_\_\_\_ No

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_

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