

LakeLand Village Community Club July – September 2022 Newsletter

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

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

NEW LakeLand Village Community Club Office Hours:

Monday, Tuesday, Thursday, Friday 8am-1pm

Wednesday 12:30pm-5:30pm

Update Our Contact Information

If you have changed any of your contact information, email address, mailing address or phone number, please submit your updated information to the LLVCC office. Call 360-275-3508 or email office@llvcc.com.



Annual Picnic Information

Thank you to all community members who participated in the picnic. We had a great turn out! Thanks to 2Margaritas for providing the food and to Backwoods Windjammers for the live music.

Lakeland Village Community Club HOA Office

Office Coordinator Part-Time Position

We welcome Mary Helton, our new Office Coordinator to LakeLand Village. She comes to us from Longbranch, WA on the Key Peninsula. We are happy to have her.

Message from the President

I hope that everyone is enjoying the last bit of summer we have left here! As we had a late summer this year, we have been very busy as a board with several different items. We have enjoyed the community comments at our monthly board meetings and hope that everyone sees the hard work that the board puts in daily to make Lakeland Village the best it can be! There have been a lot of comments about different topics that the board needs to examine. We welcome your opinions. If you

feel there is any input that the board needs to discuss, please feel free to e-mail our office at office@llvcc.com and we will make sure those items are discussed at the next board meeting.

We are in a changing environment today; the community and the board are faced with making hard decisions about staffing, safety & security, rental units, etc. We do take opinions of the community members into consideration when making decisions on the board level. We are also working very hard to be more transparent to the community. I welcome any input and I am happy to reply to and meet with community members, as is the rest of the board.

As always, we are looking for new volunteers to help us. We need members to serve on committees as well as to fill two board positions. Please let us know if you are interested. I hope to meet everyone that I have not met and continue to work with the ones with whom I have talked. Thank you for your time reading this!

New Homeowners Welcome to LakeLand Village!!

welcome

Kilmer, E. Village View Drive
O'Brien, E Old Ranch Road C2
Drumlake, E. Lakeshore Drive
Heaney, E. Soderberg Rd
Hickam, E. Mountain View Drive
Kamani, E. Lakeland Way

Breeden, E. Allynview, Drive
Gilliland, E. Westlake Place
Kelsey, E. Rainier Drive
Larsen, E. Fairway Drive
Frith, Eugenia Place
Grabill, E. Channel Drive

LLVCC Lake Management

Lake Management Update

We've had a busy year with lake management so far, and aside from the unfortunate sewage spill, LLVCC members have been enjoying the warm weather on the water. Please visit LakeAnderson.org or facebook.com/LakeAndersonAllyn for helpful resources and to learn more about our lake.

Lake Stewardship

Lake Anderson is an incredible asset that belongs equally to all 950 LLVCC members. A major factor in preserving the lake, reducing weeds and muck, and preventing blue-green algae blooms is keeping run-off, sediment, and phosphorus out of the

lake. A shore without native vegetation and trees can allow five times more run-off, six times more phosphorus, and 18 times more sediment into the lake. Many local lakes with degraded shorelines are now suffering from cycles of algae closures.

As we're all stewards of this resource, we want to remind our community that we must use and manage our lake and shoreline according to state laws, county ordinances and our own long-standing by-laws and covenants. Our lake's shore is a designated critical area and all land within 115 feet of the lake is a "shoreline buffer," and most projects within this area require county approval. This includes but is not limited to building, decks, patios, paving, grading, and clearing and tree removal. Native trees and plants are protected and both immature and mature tree removal require county and LLVCC permits and replanting. While clearing the shore of native plants and trees is not permitted, the county is very accommodating of view corridors and appropriate lake access.

Residential property ends at the normal high-water mark, and the lakebed is LLVCC community property subject to regulation. As such, residents are not permitted to dig, dredge, blow or alter the lake floor in any way. Aerators, fountains, muck blowers or any other mechanical devices are not permitted for use or installation on, in or under the lake.

Fish Plant October 21, 2022, at 11:00am

After the fish plant, please do not fish until November 11. This will allow the new trout to acclimate and grow a little.

To answer the questions as to why the Fish Plant was moved to later in the year. Newly planted trout tend to stay close to the surface and are very easy to catch, and the small ones often don't survive catch and release. The hope is to have a larger percentage of trout survive the plant allowing for more holdovers of larger hardier fish.

This will distance it from the fishing derby and chemical weed treatment, which have traditionally all occurred close together. After this year the move should provide for better fishing. We have also had requests from the community to make this change. The weed treatment must be done this time of year but cannot be a fixed date as it is dependent on weather and conditions.

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. Native plants in the water are not to be cleared.

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. Also note the state's "Rules for Aquatic Plant Removal and Control"

<https://wdfw.wa.gov/sites/default/files/publications/01728/wdfw01728.pdf>

Sewage Spill Update and Lake Water Quality

The board of directors continues to firmly lobby Mason County to improve the reliability of the pump station near the gazebo to prevent future spills. Mason County is reporting that progress is being made, and more actions are planned. Here is a summary of the county's latest update:

- Scheduled a cleaning of the lift station with FloHawks - within 2 weeks.
- The contractor has received one of the two needed VFD's for the control panel - estimated time for the other is end of August. Once the second VFD is received, the second pump will be installed.
- Ordered three lockable/watertight manholes that will mitigate the amount of wastewater that will come out of the manholes and force it to overflow at the lift station (if it ever happens again)- 22-26-week lead time.
- We are going to replace the two 6" check valves- Still waiting on an estimated time frame.
- We have the ability to check level trends with our level sensor and things are performing normally. We are also checking amperage on the pump every day to make sure things are also normal.

The team at Mason County has been very responsive and professional. That said, members are still encouraged to let Mason County know that any sewage leak is unacceptable, and we expect the county to exhaust every possible resource to prevent spills.

Water testing after the sewage spill by both LLVCC and the county indicated exceptionally low levels of fecal coliform and e-coli. We're looking into a pilot program for water testing for algae and may seek volunteers to help.

LLVCC Patrol

Chief Ryan Spurling, of the Mason County Sheriff's Office, spoke at our last community meeting and urged the members of Lakeland Village to report incidences to the Sheriff's Dept. Due to the size of the County and the number of officers available the coverage for the Mason County Sheriff office is based on where problems occur, and Lakeland Village is one of the safest in Mason County based on the number of occurrences that are reported to the Sheriff's office. If we as a community want more police presence, the Sheriff's office must be aware that we are having problems. Please report incidences of speeding cars or unlicensed speeding motorbikes, vandalism, or other legal issues to the authorities. If we want more policing of our village, we need to show the Sheriff's office that there is a need.

On another note, children have been playing in the golf course. The golf course is not property of LakeLand Village Community Club, but the safety of our youngest residents is a concern. The office is getting notices of children playing around the sprinklers and in the sand traps. We know this is very entertaining and fun for the children, but we are concerned with them getting hit with a ball. Please help us keep your children safe.

For Walkers:

It is difficult to see people walking after dark, please wear light colored or reflective clothing at night to minimize the possibility of an accident.

LakeLand Village has many walkers and many blind curves and hills. Please stay on the shoulder whenever possible to minimize the possibility of an accident.

LLVCC Compliance

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 2022/2023 year, contact the LLVCC office immediately. A recent audit showed some boats out of compliance. The 2022/2023 sticker is red, please make sure to have the new sticker visible on your boat.

Election Signs

Resolution 14 states that election signs can remain up from 4 weeks before an election until one week after that election. Signs must come down until early October.

Property Maintenance

Just a reminder to all homeowners that our community is preferred by many buyers for the clean and well care of all properties. We want to continue to provide this image to the public and encourage everyone to ensure that your yards are maintained as well as the parking strips and the ditch in front of the property.

Feeding Wildlife

Please do not feed wild animals (racoons, deer, bunnies). Feeding them makes them comfortable around humans and they can become aggressive if not fed by others. It is not healthy for wild animals to consume human or pet food. This practice also draws predators to our community like coyotes, cougars, and bears. 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.

LLVCC Maintenance and Common Spaces

Dog Poop

Please be sure to clean up after your pet as you enjoy strolls through the neighborhood. Pet poop bags are located around the community for your convenience. Before disposing of the poop bags into community trash cans, please tie a knot so that the feces do not spill out.

No Dogs in Tennis or Basketball Courts

Please do not allow your dogs to play on the tennis or basketball courts. Their urine and feces will adhere to the balls and transfer to players' hands. For health and safety, please respect this request.

Humane Society of Mason County

The Humane Society for Mason County is moving to Belfair. They have a new contact number: 360-275-9310. Please call this number for lost or found dogs in the neighborhood.

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

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 submit your renter's information to the LakeLand Village Community Club Office.

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.

Board of Directors News

Audit Nearing Completion

The audit being done by Clarke Whitney is scheduled to be completed by the end of August.

New Board of Directors for 2023

James Byrne, President
Peter Nash, Vice President, Lake Management
Cindy Ross, Treasurer, Recreation
Don Huibregtse, Compliance/Patrol & ACC
Maureen Allen, Public Relations & Safety
Sylvia Banzon, Office Operations
Madison Barnard, ACC

We currently have two open Board positions. If you are interested in serving your community, please contact LLVCC office or Board members.

Board Meetings

4th Wednesday of each Month

September 28th at 5:30pm

October 26th at 5:30pm

December 7th at 5:30pm

Visit our website www.llvcc.com for LLVCC information and classified ads.