

# *LakeLand Village Community Club October-December 2022 Newsletter*

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Email: [office@llvcc.com](mailto:office@llvcc.com) Website: [www.llvcc.com](http://www.llvcc.com)

## LakeLand Village Community Club Office Hours:

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

Wednesday 11:30am-4:30pm (Winter Hours)



## Allyn Community Association And LakeLand Village Community Club Sponsor **Santa Comes to Allyn!**

11:00 am – 3:00 pm

December 3, 2022

Allyn Waterfront Park Gazebo

Come meet Santa and have your children's pictures taken. Each child will receive a toy provided by the LakeLand Village Community Association. Please contact LLVCC office to register for a time frame (11:00-1:00 or 1:00-3:00). Let us know how many children we can expect. Ring in the Holiday season with the community!

## Holiday Light Contest

Lakeland Village Community Club will be sponsoring our annual Holiday Light Contest. There will be \$50 prizes awarded in each of six categories.

Most Unique

Most Colorful

Best Use of White Lighting

Best Use of Animation

Best Condo Division Common Area

Best Overall

For your home to be judged, go to LLVCC.com, click on the Lakeland News tab (no pull down), and fill out the entry form. Entries must be submitted by December 20 to be judged. **Only submitted entries will be judged.**

If you would like to be a judge and do not have an entry submitted, please contact the office at 360-275-3508 or [office@lvcc.com](mailto:office@lvcc.com).



The *Literary Ladies of Lakeland Village Book Club* has room for four more members. This book club is not the oldest club in the Village, but we have been around since 2005.

We meet monthly on the 3<sup>rd</sup> Monday of each month, 1:00 pm in the afternoon, rotating our hostesses.

If you would like to join us please call Janet Wright at 360-277-9437 or email to [wisdomseeker1960@gmail.com](mailto:wisdomseeker1960@gmail.com) for the latest read and the next meeting date and location.

We look forward to meeting you.

PS: Our reading list for 2023 has just been created and we are happy to share it with you even if you can't join us.

### **Lakeland Village Community Club HOA Office**

Winter hours will be in effect through February. The only real change is in the Wednesday afternoon hours when the office will open at 11:30 am and close at 4:30 pm. The exception to this will be Board Meeting days, when the office will open at 12:30 until 5:30, when the Board meeting starts.

### **Message from the President**

I hope everyone is enjoying the changing seasons! As we begin the winter season, we are coming to a busy time for the Board and the community members; it is budgeting season. The Board works hard to ensure that there is a fair and honest budget that is put together on a yearly basis. Please stay tuned for the information.

The board and I have honestly enjoyed recent months as more members are coming to our meetings. It is great to get more input on items and be made aware of different items that we need to focus on as a community! We have a tough job being a small group trying to solve issues for a much larger group. The more involvement we have as a community, the better we are. Please continue to attend

the Board meetings, as well as continue to send us e-mails, phone calls, etc. I have enjoyed getting to know so many members of the community and look forward to meeting more. We have such a great place here and I look forward to continuing to make it the best place to live!

James

## **New Homeowners Welcome to LakeLand Village!!**

*welcome*

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Hampson, E. Mountain View Drive  
Findlay, E. Soderberg Road  
Hogan, E. Lakeshore Drive  
Anderson, E. Westlake Drive  
Toves, E. Mountain View Drive  
Mallett-Meeks, E. Soderberg Road  
Burch, E. Village View Drive  
Poole, E. Soderberg Rd

Hindman, E. Marine View Drive  
Judd, E. Fairway Drive  
Ramirez, E. Old Ranch Road  
Staniford, E. Soderberg Road  
Newsome, E. Lakeshore Drive  
Rae, E. Marine View Drive  
Hubert, E. Island Place  
Chan & Chromy, E Lakeshore Dr

## **Treasurer's Report**

### **Annual LLVCC Budget Meeting**

Date: February 22, 2023

Time: 7:00pm

Where: Community Club House

Voting members will be receiving the budget and a Proxy letter either by U.S. Postal Service or email in January or early February. Those members who have provided LLVCC with permission and an email address will receive the information via email, so please confirm your email address and permissions with the Office Coordinator.

### **Audit Nearing Completion**

The audit firm of Clarke & Whitney CPA, Inc. is nearing completion of the financial audit of LLVCC's books for fiscal year 2021-2022. A draft audit was received and reviewed, and final adjustments are being made. Once the final audit is received it will be posted on the LLVCC website.

## LLVCC Lake Management

### Lake Management Update

As we're well into Fall, the lake will now have a near constant flow of water. Efficient and safe outflow is dependent on our weir being free of obstructions and blockages. We ask residents to ensure boats and other items are well secured. If you see something that could block the weir, please let the office know, or remove it if you are able.

### Lake Stewardship

Lake Anderson is a designated environmental critical area, and much of the water run-off from our properties and roads ends up in the lake and the wild salmon-bearing outflow creek. Please be mindful when landscaping or using herbicides, fertilizers, and chemicals.

### 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>

## LLVCC Patrol

### 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. Be sure to walk on the side of the road facing traffic. Keep your pets and young children close and safe.

## LLVCC Compliance

### Boats at Boat Launch

Boats stored at the boat launch area must be registered each year at the office April 1<sup>st</sup>. 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. Any boats not in compliance by December 15<sup>th</sup> will be auctioned or removed as junk.

### Property Maintenance

Just a reminder to all homeowners that our community is preferred by many buyers for the clean and well cared for 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

### Common Areas

As winter approaches we need to remind homeowners that grounds and maintenance of our community are completed on a very limited basis between November and March. The approved budget for LLVCC's fiscal year of 4/1/22 to 3/31/2023 is minimal and kept dues at the previous year's level.

Two of the items that helped create a balanced budget were having no maintenance staff from November thru March, and the landscaper was approved to work only 40 hours total during this timeframe.

Once spring arrives, the crew will play catch up and do their best to keep our community clean, maintained, and beautiful.

## **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 reasons, please respect this request.

## **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.

Please make sure that your house numbers are easily visible from the street. This aids our mail carriers and delivery people, as well as emergency responders. Make sure that bushes and trees do not obscure your address and name sign.

### **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**

### **Call for Volunteers**

We have had LLVCC members asking why the HOA and Board of Directors doesn't do more social events. The answer is TIME. Most of our board members work another job. The office staff is only part time. While we would love to have more

fun, social events, we do not have the time or manpower to plan and staff these events. If there are any community members who would like to assist in planning and working events like the Fishing Derby and Community Picnic, email the office at [office@llvcc.com](mailto:office@llvcc.com) or call at 360-275-3508. We will be happy to add your name to our list and call for help on these events. We also need volunteers to serve on member committees to assist the Board.

### **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  
Sylvia Banzon, Office Operations  
Madison Barnard, ACC  
Craig Chase

**Board Meetings**  
**4<sup>th</sup> Wednesday of each Month**  
**December 7<sup>th</sup> at 5:30 pm**  
**January 26, 2023**

Visit our website [www.llvcc.com](http://www.llvcc.com) for LLVCC information and classified ads.