



LakeLand Village Community Club January – March 2023 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:

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

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

Annual LLVCC Community Elections and Budget Meeting

Date: February 28, 2023 (Changed from Proposal)

Time: 7:00pm

Where: Community Club House

AGENDA

CALL TO ORDER / MEETING BEING RECORDED– James Byrne, President (24)

INTRODUCTION OF BOARD MEMBERS & COMMITTEE REPORTS

- James Byrne, President (24)
- Peter Nash, Vice President, Lake Management (25)
- Sylvia Banzon, Secretary-Treasurer (23)
- Don Huibregtse, Architectural Control Committee, Patrol & Compliance (24)
- Maureen (Mo) Allen, Public Affairs (25)
- Craig Chase, Safety (23)
- Dave Engman (24)
- _____ (appointment) (25)
- _____ (election) (23)

*all board members are ACC members

BUDGET PROPOSAL – Sylvia Banzon, Treasurer

FAQ ANSWERS – James Byrne, President

DISCUSSION OF RCW 64.90.525

INTRODUCTION OF THOSE RUNNING FOR BOARD POSITIONS:

- Sylvia Banzon
- Craig Chase
- Vickie Stock
- E. Scott Horsfall

NOMINATIONS FROM THE FLOOR – TWO ADDITIONAL BOARD MEMBERS NEEDED TO FILL THE 2023/2024 BOARD

VOTE, COLLECTION AND COUNTING OF BALLOTS

GENERAL MEETING

ANNOUNCE RESULTS OF BALLOTS

- New Board Members
- Budget w/ HOA Dues \$255.00
- Waiver of Audit

NOTICE OF DESTRUCTION OF BALLOTS 2021-22

ADJOURN

Participating in the vote for the budget, audit, and Board elections is both a right and a privilege. This is your opportunity to voice your opinion. Please strongly consider participating in this meeting either in person or by proxy. The audit particularly has the requirement of a quorum to be valid. In case you are wondering about some of the terms and requirements, I am including a brief explanation of LLVCC voting terminology. Most of these are found in our By-Laws, cited by Article and Section.

Member – A member is the owner or contract purchaser of a LakeLand Village residential lot. There may be only one member for each lot; if there are multiple owners of any lot, they shall designate one from among them who shall be the member. Any person may hold only one membership in the Association regardless of the number of lots owned. (Art. I, F.4)

Member in good standing – A resident is considered a member in good standing if they are not more than 90 days delinquent in the payment of any amount due to the Association, unless a repayment agreement has been reached and is complied with. (Art. I, F.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. (Art II, B)

Proxy – The written authorization to act in place of another. (American Heritage Dictionary)

Quorum – A quorum for the transaction of business at any general membership meeting shall be ten percent of the total number of votes of eligible voters, voting either in person, or by mail. (Art. II, D.6)

Majority – Actions of the membership shall be taken by a majority vote of the members in good standing, voting at a meeting with a quorum, except as otherwise provided by law or LakeLand Village governing documents. (Art. II, D.8)

Board Elections

Lakeland Village Community Club has nine Board seats. Seven of those are currently filled, meaning there are two open seats. Each seat has a three-year term, three of which are expiring this year (2023). Two of those are filled and you will have an opportunity to ratify the incumbents, Sylvia Banzon and Craig Chase, both of whom are seeking re-election. The two open seats expire in 2023 and 2025. Please consider if you wish to serve on the Board and be prepared to submit your name for consideration at the meeting. Send a brief biography to the office.

Audit Waiver

Each year, the community must consider whether to have an audit performed on the past year's accounts or to waive the audit. Last year, it was decided to conduct an audit, which was completed in December. Before then, an audit had never been completed. You must decide if you would like an audit to be performed on the 2022-23 accounts. The projected cost has been added into the proposed budget; no special assessment will be needed if approved. If the audit is waived this year, that line item will be carried over into future budgets.

Delivery of Materials

In mailing out the budget, newsletter, and accompanying ballot, the LLVCC has spent almost \$500 in postage alone. This does not include the cost of paper, envelopes, and printing, nor does it include the time spent by the office staff and others. To be fiscally and environmentally responsible, we would like to be able to send more of these documents by email. If you received a print copy of the budget but an emailed copy of this newsletter, our office records state that you want important information to be mailed. If you wish to change this preference, please contact the office at office@llvcc.com or 360-275-3508. This will decrease future costs.

New Homeowners Welcome to LakeLand Village!!

welcome

Odom **Allynview Drive**

Crowell **Bay Place**

Campos **Old Ranch Road**

Farrell **Soderberg Road**

Treasurer's Report

Audit Completed

The audit firm of Clarke & Whitney CPA, Inc. has completed the financial audit of LLVCC's books for fiscal year 2021-2022. It is posted on the LakeLand Village website, llvcc.com, on the LakeLand News tab.

LLVCC Lake Management

Lake Management Update

Please visit www.LakeAnderson.Org

Lake Anderson is a valuable asset for all 950 members of LakeLand Village, but it needs to be protected. It is a state designated critical area and is fragile due to the shallow depth. LakeAnderson.org provides an array of information for maintaining our shoreline, water, and property values.

LLVCC Patrol

Chief Ryan Spurling, Mason County Sheriff, urges the members of LakeLand Village to report incidents to the Sheriff's Department. Due to the size of Mason County and the number of officers available, the coverage of the deputies is prioritized to where

more incidents occur. LakeLand Village is considered to be one of the safest areas in Mason County, based on the number of **reported** incidents. If we, as a community, want more police presence, the Sheriff's office has to be aware that we are having problems. Please report incidences of speeding cars, 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.

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 reduce the chances of becoming a traffic hazard.

Drivers

Warmer weather means more adults and children are out and about enjoying our beautiful outdoors. When you are in your vehicles, please be extra vigilant and **maintain the legal speed limit of 25 mph throughout LLVCC.**

LLVCC Compliance

Boat Auction

The boat auction took place between December 15th and 20th. Five boats were auctioned off, grossing \$325. Each new boat owner also paid the \$20 registration fee for the boat having been at the launch all year.

If the new budget is approved, boat registrations for the fiscal year 2023-24 are \$25 and will be due April 1, 2023; consider including this with your dues payment.

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 (raccoons, 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 reasons, please respect this request.

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. Regular Wednesday hours will return to 12:30 – 5:30 pm March 1, 2023.

Property Owners & 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 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
Sylvia Banzon, Secretary/Treasurer
Don Huibregtse
Maureen Allen
Craig Chase
Dave Engman

Community Meeting
February 28 at 7:00 pm

Board Meetings
4th Wednesday of each Month
February 28 at 5:30 pm
March 22, 2023 at 5:30 pm

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