



LakeLand Village Community Club

April – June 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 12:30pm-5:30pm

New Homeowners Welcome to LakeLand Village!!

welcome

Farrell	Soderberg Rd	Stewart	Lakeshore Dr
Enos	Old Ranch Rd	Boubelik/Waterbury	Channel Dr
Froome	Soderberg Rd		

Fishing Derby

The annual Fishing Derby will be held Saturday, May 6th. Fishing will begin at 6:30 am and weigh in starts about 9:30 am. Fishing will end at 10:00 am. Cash prizes will be awarded. Coffee, juice, and breakfast snacks will be available.

Adults 18 and over	1 st - \$40, 2 nd - \$30
Teens 13-17	1 st - \$30, 2 nd - \$25
Children 7-12	1 st - \$20, 2 nd - \$15
Children 6 and under	1 st - \$20, 2 nd - \$15

Rules: No one can win more than one cash prize.
 Only members of LakeLand extended families can participate.
 No fishing from the swimming docks.

Please contact the office if you plan on participating.

If you would like to volunteer to help with the derby, contact the office.

Community Meeting in June

LakeLand Village Community Meeting will be Tuesday, June 27 at 7:00 pm. This is an opportunity for you to meet the new Board of Directors, hear about current issues in the community, ask questions, and raise concerns. More information will be made available closer to the date of the meeting.

Summer Season Approaching, LLVCC Hiring

Our summer season is fast approaching. LLVCC will be hiring up to four individuals to work as beach attendants from Memorial Day to Labor Day. If you are interested in filling one of these positions, please go online to llvcc.com to download the application or stop by the office. Applications may be returned to the office or emailed to office@llvcc.com. Applicants must be at least 21 years of age.

Recommendations for Services

Have you had someone provide wonderful service around your house? Do you want to get the word out? Have you had horrible service and want to warn people? Do you ever need recommendations for a plumber or carpenter?

Here in the office, we have lists of providers for lots of different services. However, the lists were put together several years ago and we need to update our lists. Please send an email to the office at office@llvcc.com if you know a great service provider. Include the company name, phone number, a copy of a business card, or other contact information. We will compile new lists and be able to recommend good people when we need them.

Services include housekeeping, repair work, electricians, plumbers, landscapers, painters, computers, sewing, and lots of other kinds of work.

Putting your HOA Dues to Work for You

Work has been taking place at the restrooms across from the beach area. New doors and accordion-style security doors have been installed. This will make the restrooms less likely to be subject to vandalism. Other repairs have been made as well. Thanks to Craig Chase and the Safety Committee for working so hard to make this happen for the community. Restrooms are open daily.

Treasurer's Report

LakeLand Village HOA Dues

LakeLand Village fiscal year runs April 1st through March 31st. The first HOA dues invoices were sent out at the beginning of March either by first-class mail or by email (if you have approved your first-class mail to be sent by email). HOA dues are due April 1st and will be considered late as of May 1st.

Property owners who have not paid their HOA Dues by May 1st will incur a late fee of \$15.00. Invoices with late fees will be sent via email and/or first-class mail at the beginning of May.

Fees Revised for New Fiscal Year 2023-2024

- Dues \$255.00 per year
- Dues late fees \$15.00 per month
- Boat Storage \$25.00 per year
- Property walkarounds \$25.00 per month after first month free.

LLVCC Patrol/Compliance

Believe it or not, Spring is upon us as evidenced by the colors that are starting to pop, as well as by the number of residents out and about. As you are driving through our village, please be aware of the speed limit (25 MPH) and the pedestrians enjoying the spring weather. Pedestrians, please stay to the side of the road and walk single file facing the traffic. Safety is a two-way street. Whether walking or driving, awareness is key.

LLVCC has covenants regarding leashing your pet. For the safety of your pet, please have your dog on a leash when out for walks. Please pick up after your pet; bags are provided throughout the village for your convenience.

Residents need to be aware of Division Covenants regarding trash burning, excessive noise, contractor hours, etc. Please refer to the Covenants for your Division.

All common areas within LLVCC close at dusk. Please be considerate of residents around the common areas and observe and follow the rules. Common areas are the swimming area, playground, basketball and tennis courts, boat launch, and the piers on the lake on Westlake North.

Year round, but especially during the summer months, LLVCC receives complaints about young people driving unlicensed, loud vehicles recklessly and at speeds over the posted limit (25 MPH) in the Village. If this behavior is observed, residents are encouraged to contact the Mason County Sheriff and report the incident.

LLVCC Maintenance and Common Spaces

Gazebo Reservations

If you are interested in reserving the gazebo for your party or event, fill out a reservation form (outside of the office or online), and turn it in to the office in person or by email. Reservations are first come, first served.

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

Contact updates

Remember to keep your contact information up to date in the HOA office. If you have changed your mailing address, phone number, or email address, please contact the office at office@llvcc.com or 360-275-3508. This helps us keep you informed about your community. You can also check to see how you receive information, whether by email or USPS. If you aren't sure, call and check.

After Hours Drop Box

LLVCC has installed a locking mailbox at the clubhouse, in the drive-through area opposite the upper doors. This mailbox will be used as an afterhours drop box for LLVCC HOA business and LakeLand Village water. The drop box is checked by office staff during business hours.

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.

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.

Board of Directors News

Call for Volunteers

We had an amazing group of volunteers stuffing Easter eggs April 4 for the Easter in Allyn event on April 8. Our next event that will need volunteers is the Fishing Derby, May 6. If you would like to volunteer, please contact the office at office@llvcc.com or call at 360-275-3508.

We also need volunteers to serve on the Strategic Planning Work Group and the Lake Management committee to assist and advise the Board.

Board of Directors for 2023

James Byrne, President (24)
Peter Nash, Vice President (25)
Sylvia Banzon, Secretary/Treasurer (26)
Don Huibregtse (24)
Maureen Allen (25)
Dave Engman (24)
Scott Horsfall (26)
Diane Clevenger (26)

Community Meeting

June 27 at 7:00 pm (Tuesday)

Board Meetings

4th Wednesday of each Month

April 26 at 5:30 pm

May 24 at 5:30 pm

June 27 at 5:30 pm (Tuesday)

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