



LakeLand Village Community Club July – September 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

Foster	Soderberg Rd	Murray	Rainier Dr
McDowell/Leaman	Soderberg Rd	Anderson, et al	Soderberg Rd
Beverage/Larson	Old Ranch Rd	Guzman/Miller-Reeves	Country Club Dr
Finerty	Lakeshore Dr	Mulligan/Hendrickson	Fairway Dr
Malmo	Old Ranch Rd	Rockwood	Soderberg Rd
Failauga/Brighthouse	Fairway Dr	Johnson	Soderberg Rd
Pomroy	Soderberg Rd	Wicks	Eugenia Pl
Kimmel	Channel Dr	Diaz/Tapia	Lakeshore Dr

Community Garage Sale

Our 2023 Community Garage Sale will be the weekend of August 5th. Advertisements will be placed in Mason County and Kitsap County newspapers. All residents are invited to participate, either as sellers or buyers. If you are planning on selling items, contact the office by email at office@llvcc.com or phone at 360-275-3508, and let us know your address and a brief listing of items that will be available. We will put a list together for LLVCC residents the week before the sale.

Community Picnic

We are working on plans for our LLVCC Community Picnic, which is scheduled for Saturday, August 19. It will be held at the gazebo beach. All are welcome. Bring your own chairs. More information will be coming soon.

June Community Meeting

We want to thank all the community members who voted and were present at the Annual Community Meeting. We had 58 members plus 8 Board members representing a total of 52 lots. We needed a quorum of 91 lots represented. We received a total of 143 (138 Yes and 5 No) absentee votes. We didn't meet the required votes or the quorum to make the amendment to the bylaws this time, we believe these amendments are necessary for the future of LLVCC. We will bring this forward again later.

Putting your HOA Dues to Work for You

We have had some work done on the playground recently. The trees were limbed up and the area was cleaned up. Swings have been hung. Enjoy this renewed area!



Beach Authority Staff

We have hired staff to work at the gazebo through the summer. We have three individuals working three-hour shifts, so there should be someone there every day from 12 noon to 6:00 pm. They are there to maintain the facilities and ensure that our residents and their guests are enjoying it. They are not there as lifeguards; children should be supervised by their parents. Everyone should swim at their own risk. If you would like to apply, contact the office.

Residential Use Restrictions

LakeLand Village is a residential neighborhood, but some non-residential uses are sometimes made of our homes and properties. While our Covenants and Resolutions prevent many business uses, others are allowable. Resolution 25 addresses this

issue and was recently amended and recorded. The Board must enforce this Resolution.

Resolution 25 describes the Neighborhood Effect. Basically, it is concerned with maintaining the neighborhood look and feel, minimizing any industrial or business atmosphere. Non-residential uses of properties in LLV include “rentals, including short term rentals; babysitting and small-scale childcare; home-based professionals who do not meet associates or clients in their residences; computer-based remote work sites; ...small, part-time one-person handyman, housecleaning, or gardener work...”. All uses are subject to LLV rules and restrictions. Homeowners are responsible for the behavior of their renters, long-term or short-term.

Resolution 25 also introduces a permitting process for any member who wants to make non-residential use of their property. The Board is finalizing this process; more information will be coming to the community soon.

You can find Resolution 25 on the llvcc.com website>Board Information>Bylaws & Covenants>Resolutions. Please read this if you feel it may apply to you.

Recommendations for Services

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. If you know of a great service provider, send an email to the office at office@llvcc.com. 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.

Treasurer’s Report

Summary of Last Fiscal Year 2022-2023

Revenue	98% (\$257,454) Under budget	Expenses	106.9% (\$254,821.47) Over budget	Assets	\$473,761
HOA Dues	\$228,772	Administration/Office	\$94,160	Litigation	\$90,561
Boat Storage	\$1870	Community Events	\$1,930	Checking	\$330
WalkAround	\$685	Audit	\$9,760	Savings	\$203,667
Property Transfers	\$17,255	Depreciation	\$7,733	Money Market	\$82,285

Lien Collection	\$4,235	Operation/Maintenance	\$85,843	Reserve (Capital Funds)	\$96,918
Finance Charges/Late Fees	\$1,855	Taxes	\$31,173		
Interest Earned	\$1,288	Name Sign	\$6,218		
Miscellaneous	\$1494	Utilities	\$16,003		
		Miscellaneous	\$2,001		

Summary of Current Fiscal Year- Quarter 1 (April 1, 2023-June 30, 2023)

Revenue	102% (\$256,343) Under budget	Expenses	83% (\$56,979). Under budget	Assets	\$513,537
HOA Dues	\$245,295	Administration/Office	\$21,370	Litigation	\$91,066
Boat Storage	\$1225	Community Events	\$603	Checking	\$2,045
Walk Around	\$324	Audit	\$0	Savings	\$231,064
Property Transfers	\$6,000	Depreciation	\$0	Money Market	\$42,315
Lien Collection	\$0	Operation/Maintenance	\$15,908	Reserve (Capital Funds)	\$96,918
Finance Charges/Late Fees	\$2,525	Taxes	\$14,989	CD	\$50,129
Interest Earned	\$673	Name Sign	\$804		
Miscellaneous	\$301	Utilities	\$3035		
		Miscellaneous	\$270		

LLVCC Patrol/Compliance

Our beautiful PNW summer weather is here. It's great to see everyone working their yards, walking, swimming, and boating. Please enjoy yourselves safely. When walking, wear light colored, reflective clothing, especially near dusk and dawn. Walkers and bikers need to stay close to the edge of the road and yield the right of way to motor vehicles. Drivers should be very aware of pedestrians, keeping to the posted speed limit of 25 mph. Be especially careful on hills and coming around curves.

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

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.

Property Owners & Rental Property Owners

If your contact information has changed, phone numbers, mailing address, or email, please contact the LLVCC office with the information.

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.

Board of Directors News

We currently have two open positions for the Board of Directors. If you would like to be considered for a Board position, please send an email with your interest and abilities to office@lvcc.com.

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)
Scott Horsfall (26)
Clint Fretz (26)
Open Position (24)
Open Position (26)

Community Events

August 5th Garage Sale

August 19th Community Picnic

Board Meetings

4th Wednesday of each Month at 5:30 pm

July 26th

August 23rd

September 27th

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