



# LakeLand Village Community Club January to March 2024 Newsletter

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**LakeLand Village Community Club Office Hours:**

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

**Wednesday 12:00 pm-5:00 pm**

## New Homeowners Welcome to LakeLand Village!!

*welcome*

Daly	Old Ranch Rd	Low	Village View Dr
Stark	Old Ranch Rd	Straub	Westlake Dr N
Belousov	Mountain View Dr	Smitley	Old Ranch Rd
James	Soderberg Rd	McWherter	Lake Forest Dr
Chisholm	Old Ranch Rd	Miller	Soderberg Rd

Three current residents bought new homes within the Village. Congratulations!

Warnke	Soderberg Rd	Brandt/Dimundo	Olympic Ct
Hindman	Sterling Dr		

## EVENTS

### Christmas Lights Contest Winners

Our annual Christmas Lights Contest was a great success! We had 19 entries and added a new category, Best Condo Unit. Winners were:

Best use of White Lights	Enos, 920 E Old Ranch Rd
Best use of Colored Lights	Ivy, 121 E Allynview Dr
Best use of Animated Characters	Shultz, 51 E Lakeshore Dr
Most Unique	Koeneman, 1320 E Old Ranch Rd
Best Condo Division	Glen Allyn 1, 321 E Soderberg Rd
Best Condo Unit	Bauer, 211 E Sterling Dr

First place winners in each category received a \$50.00 prize; Best Overall received another \$50.00.

## EDUCATION CORNER

This is a new addition to the newsletter. In each edition, we will cover one Resolution or topic from our Covenants or Bylaws to discuss and clarify.

### Budget and Elections Meeting

According to the By-Laws of the LLVCC, Article II Membership, Subsection D Meetings, Number 1, Annual Membership Meeting: "There shall be a budget and election annual membership meeting in February of each year...". This year's meeting will take place at 7:00, Wed., Feb. 28 at the LLV Clubhouse.

At this meeting, the proposed budget for Fiscal Year 2024-25 will be voted upon by the community, three Board seats are up for re-election, an audit needs to be approved or waived, and we are giving members the option to be part of a new directory, which can include phone numbers.

At the meeting, a quorum must be reached. According to the By-Laws of the LLVCC, Article II Membership, Subsection D Meetings, Number 6, Quorum: "A quorum for the transaction of business at any general membership meeting shall be 10 percent of the total number of votes of eligible voters, voting either in person, by electronic communication, or by mail". Quorum is 94.

According to the By-Laws of the LLVCC, Article II Membership, Subsection D Meetings, Number 7, Ballots: "A member may cast his or her vote in person, by electronic communication, or by mail, according to procedures established by the Board of Directors." Paper ballots and an electronic ballot will be available. Voters may use either, but obviously not both.

Article II Membership, Subsection D Meetings, Number 8, Majority, states "Actions of the membership shall be taken by a majority vote of the members in good standing, voting at a meeting with a quorum...". Members in good standing are those "members who 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." (By-Laws, Article I General Provisions, Subsection F Definitions, Number 5 Members in Good Standing.)

To read these By-Laws, go to <https://llvcc.com/lakeland-board-information/bylaws/by-laws/>

## **BOARD NEWS**

### **Budget**

A copy of the proposed budget will be sent with the ballot and election packet. Membership dues will be increased by \$10 for a total of \$265.00 for the new fiscal year. The Board has spent a lot of hours ensuring that the budget meets operation expenses with a minimal increase for our members.

Please note that the ballot also includes a vote to waive or to not to waive the annual audit. Our last audit was done for the fiscal year 2021-2022.

### **Elections**

There are three Board seats up for renewal in 2024. They are currently occupied by James Byrne, Don Huibregtse, and Mark Murray. Each will be on the ballot for re-election along with Gunner Scott, a new candidate. Their biographies are in the election packet that will be coming either by USPS or email, depending upon your stated preference.

### **Treasurer's Report**

Summary of Current Fiscal Year- Quarter 2 (Apr 1- Dec 30, 2023)

Revenue	97% (\$283,875)	Expenses	68.2% (\$184,208). On Target	Assets	\$410,988
HOA Dues	\$246,804	Administration/Office	\$74,069	Litigation	\$91,936
Boat Storage	\$1450	Community Events	\$3,185	Checking	\$35,275
Walk Around	\$546.50	Audit	\$0	Savings	\$232
Property Transfers	\$17,250	Depreciation	\$191,632	Money Market	\$92,873
Lien Collection	\$1,075	Operation/Maintenance	\$61,681	Reserve (Capital Funds)	\$109,088
Finance Charges/Late Fees	\$5,445	Taxes/Insurance	\$31,312	CD	\$81,581
Interest Earned	\$5,609	Name Sign	\$3,675		
Miscellaneous	\$58	Utilities	\$12,804.58		
		Miscellaneous			

### **LAKE MANAGEMENT**

We have had numerous calls about otters in the lake. The USDA does not trap and remove otters, as it is prohibitively expensive and not very effective, as they will come and go on their own. They will trap and euthanize beavers, as they can cause an environmental hazard by removing threatened and protected shore vegetation.

According to the WDFW, otters prefer small, slower moving fish, such as young bass and bluegill, which are slowed down by our colder water temperatures in the winter.

They may take some rainbow trout, which we stock in the fall, but they are faster and over 10" when planted. Concerns about the otters affecting availability of fish for the derby seem unfounded by last year's derby results, which were some of the largest in several years.

We have also had concerns about the weeds in the lake. Native pondweed can be problematic, but not as much of a concern as the invasive curly leaf pondweed. Both are treated at least twice a year, but the water temperature must be 60 degrees for the herbicide to work. The office has a weed rake that can be checked out by residents if you wish to clear your shoreline of these plants.

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## **BOARD NOTICES**

### **Strategic Planning Workgroup**

This group sent out a survey earlier this year and received feedback from the community; your suggestions are being considered to create a five-year plan proposal that was submitted to the Board at the December meeting. The results of the survey will be posted to the llvcc.com website soon.

### **Reminder to share our roadways.**

Washington State Law (RCW 46.61) states that pedestrians must use sidewalks when available. If they are not available, as in LakeLand Village, pedestrians must walk on the left side of the roadway or its shoulder, facing traffic.

Every intersection is a crosswalk. Drivers must stop for pedestrians at intersections, whether marked or unmarked. Bicyclists count as pedestrians in crosswalks.

The best way for pedestrians and drivers alike to avoid collisions is to be prepared and be aware. While the law assigns pedestrians the right of way, it does not relieve pedestrians of using due care for their own safety. Pedestrians should wear lighter colored clothing, especially after dark or on gloomy days, and should stay as close to the left side of the road as possible, moving out of the roadway when a vehicle comes by. Drivers shall exercise due care to avoid colliding with any pedestrian on the roadway and shall give warning by sounding the horn when necessary.

### **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](mailto: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.

## **2024 Calendar Approved**

At the October Board meeting, the Board approved the LLVCC Calendar for 2024. The Calendar is posted on the website at <https://llvcc.com/lakeland-board-information/2013-calendar/>

## **HOA Office**

Please keep your contact information current with the office staff. This ensures that you have information in the timeliest manner possible. Call the office at 360-275-3508 or email us at [office@llvcc.com](mailto:office@llvcc.com) to check that your billing address, phone numbers, and email addresses are correct. This helps us all when dues billing time comes around again.

Office hours are Monday, Tuesday, Thursday, and Friday 8:00 am to 1:00 pm and Wednesday from 12:00 pm to 5:00 pm.

## **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)  
Mark Murray (24)  
Micah Loucks (26)

### **Community Events**

**Community Budget/Election Meeting  
Feb. 28, 7:00 pm**

### **Board Meetings**

**4<sup>th</sup> Wednesday of most months at 5:30 pm**  
February 28  
March 27  
April 24