



LakeLand Village Community Club

April to June 2024 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 8 am-1 pm

Wednesday 12:00 pm-5:00 pm

New Homeowners

Welcome to LakeLand Village!!

welcome

Exodus Acres	Olympic Ct	Roe	Lakeshore Dr
Farrell	Mountain View Dr	Wallace	Allynview Dr
Garrett/Lipphardt	Lakeshore Dr	Miller	Mountain View Dr
Borntrager	Rainier Ct	Rabiya Properties	Sterling Dr
Stokley	Fairway Dr	Fajardo	Lakeshore Dr
Aberdeen	Old Ranch Rd	Favero/Kandris	Old Ranch Rd

EVENTS

Easter Bunny in Allyn

Allyn Community Association partnered with LLVCC and other community organizations to bring the Easter Bunny to Allyn on March 30th. We had a large number of families sign up and pictures were posted in the North Bay Review in April. LLVCC is proud to help sponsor these wonderful community events.

Fishing Derby

We want to thank the volunteers and participants who made our 2024 Fishing Derby a success! Even though the weather was rainy and chilly, about 40 people went fishing on May 4th. Our volunteers helped everything go smoothly.

Winners in the Adult Category

1st place: Gina Hannan

2nd place: Helen Hannan

3rd place: Kevin Horsfall

Winners in the Teen Category

1st place: Hayden Huibregtse

2nd place: Hayden Huibregtse

3rd place: Harold Pedersen

Winners in the Child 7-12 Category

1st place: Harrison Lewis
2nd place: Katherine Nash
3rd place: Judah Lewis

Community Meeting

The next Community Meeting will be June 26, 2024, at 7:00 pm in the clubhouse. Sheriff Spurling has been invited to speak and has graciously accepted.

Beach Opening

With warmer weather on its way, the beach season is upon us. The gazebo beach will be staffed beginning Memorial Day weekend, then weekends until school is out. Beginning on June 15th, beach staff will be in attendance from 12:00 – 6:00 pm daily. Their main task is to ensure peaceful use of our facilities; they are not lifeguards, even though we are providing them with training in CPR. Children should be supervised by their parents while swimming. Please be sure your vehicles have LLV stickers on them. Stickers can be obtained at no cost at the office. If you invite guests, please accompany them.

The gazebo is available for LLV residents to reserve. Reservation forms can be found at the office or online at llvcc.com, under Important Documents. Please submit requests to the office at least a few days prior to your desired use. We already have some dates reserved. If there is not a reservation, the gazebo, tables, and grills may be used on a first-come, first-served basis.

We expect that with summer coming, the playground will also be getting more use. If there are problems with the equipment, please let us know. We will also be cleaning up the horseshoe pits for community use. The office has two sets of horseshoes that may be checked out for residents' use. Contact the office to borrow.

Community Garage Sale

The office has received several calls from residents asking about the Community Garage Sale. It is scheduled for **August 3, 2024**. The office will begin compiling lists of participants in July, but as you are doing spring cleaning, keep the date in mind.

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, or a topic that is frequently questioned to discuss and clarify.

Solicitors

The LLV office receives numerous calls a month complaining about solicitors coming through the neighborhood. There is nothing in the Bylaws or Covenants concerning solicitation; there cannot be. Our roads are county-owned, so we cannot deny access to members of the public. The "No Soliciting" signs at Homestead and Lakeland Dr probably discourage some solicitors, but obviously not all. The best we can do is encourage individual homeowners to post their own property. I know this is not a satisfactory response, but it is the only one available to us at this time. If you post your property and continue to have an issue, it would be a matter for Mason County Sheriff.

BOARD NEWS

Budget & Elections

At the February Community Budget and Election meeting, the proposed budget was passed. It can be viewed on the website, llvcc.com.

The currently sitting Board members who were up for re-election, James Byrne, Don Huibregtse, and Mark Murray, were all re-elected for another 3-year term. The Board elected officers at the March meeting. James Byrne and Sylvia Banzon continue as President and Secretary/Treasurer, respectively. Mark Murray was nominated and confirmed as Vice President.

Since then, we have had a board member resign, so we have an **open position** on the board. If you are interested in serving your community as a board member, please contact the office and plan to attend the May Board meeting, when the appointment will be made.

Introduction of Vice President

Mark Murray, who joined to the board in August 2023, was recently appointed to the position of vice president. Mark brings prior board and committee experience from his service at the University of Washington, State technical advisory groups, fly fishing social groups, and his participation in youth sports administration. He is a licensed engineer and works for Sound Transit. Mark has been a property owner in LLV for four years and moved to the community in June 2023. He has a wife (Diane) and three daughters. He enjoys golf, skiing, fly fishing and travel.

Treasurer's Report

Summary of Current Fiscal Year- Quarter 2 (April 1, 2023- March 31, 2024)

Revenue	108.2% (\$292,212.22)	Expenses	81% (\$212,593.16). On Target	Assets	\$515,681*
HOA Dues	\$247,334	Administration/Office	\$86,666	Litigation	\$92,050
Boat Storage	\$1400	Community Events	\$3,185	Checking	\$12,007

Walk Around	\$564	Audit	\$0	Savings	\$5
Property Transfers	\$19,500	Depreciation	\$191,632	Money Market	\$219,919
Lien Collection	\$2074	Operation/Maintenance	\$68,175	Reserve (Capital Funds)	\$109,707
Finance Charges/Late Fees	\$5,569	Taxes/Insurance	\$32717	CD	\$81,998
Interest Earned	\$6,979	Name Sign	\$3,486		
Miscellaneous	\$88	Utilities	\$15,574		
Covenant Violation Fine	\$450				
Notary Services	120				

* Please note the asset number reflects some of funds deposited for 24-25 fiscal year.

LAKE MANAGEMENT

The Lake Management Committee is now being chaired by Scott Horsfall. He assumed the chairmanship upon the resignation of the previous committee chair, Peter Nash.

The Lake will be treated for curly pondweed and other invasive weed species between the dates of May 19th and 31st. The office will send out an email specifying the exact date once we know what it will be.

COMPLIANCE AND PATROL

FOR 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 facing traffic whenever possible to minimize the possibility of an accident.

FOR 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 through LLVCC of **25MPH**.

GENERAL COMMENTS:

Pride in our properties means that Lakeland Village residents will be doing outside spring cleaning soon. Please be aware that burning yard debris is against LLVCC covenants.

The waste containers at the gazebo area are for HOA members taking advantage of the beach area and not for personal household waste.

There have been several incidents of vandalism during daylight hours at the playground restrooms. Fortunately, no serious damage was done that was not repairable. If you see someone in the act, please call the Patrol at (360) 340-3931 or during office hours (360)275-3508. If you know who is responsible, please call the office.

Note from the LakeLand Water Company

The water department wants to remind the community that when the power goes out in the neighborhood, our pumps and grinders do not work. Please be mindful and use water sparingly and try not to flush your toilets for the duration of a power outage.

Thank you.

Note from Neighborhood Watch

Our LakeLand Village Patrol Team is not equipped to deal with illegal activities (Refer to the LakeLand Village website to understand what the Compliance Specialist/Patrol Team does for our community.) To that end and with the cooperation of the Mason County Sheriff's Department, we have formed a Neighborhood Watch for all residents of Lakeland Village.

Our Mission: Together as a community we can be the eyes, ears, and observers to help the Sheriff's office to be informed of any nefarious/illegal activities that need the attention of the Sheriff's office. Please call either 911 or the non-emergency number 360-426-4441. You may call anonymously. All reports are welcome.

Some Reminders

Let's all watch our driving speed through our community. The speed limit is 25!

The roads in LakeLand Village are county roads. Dirt bikes and quads are not legal on our county roads unless they have an Off-Road Vehicle decal and a motorcycle license plate. All drivers must have a valid driver's license to operate a vehicle on the roadways.

The Golf Course is **not** HOA property; it is PRIVATE PROPERTY owned by the Anderson Family. They have asked that residents respect Golf Course hours and do not use the golf cart paths for walking or bike riding. Please keep your dogs leashed and off the greens.

BOARD NOTICES

Strategic Planning Workgroup (SPWG)

The SPWG have been given the greenlight to work on two projects this year. This is to answer some of the suggestions given in last year's survey. Soon, you will see a refresh on the landscaping for the gazebo and playground areas. We will also be working on the landscaping and organization of the Boat Launch area. We are very happy to work with the Board on the many projects ahead. Thank you for your suggestions and comments.

Directory Update

Since the Board reconsidered the matter of issuing a directory, the office staff has been working to compile the names, addresses, and phone numbers of those residents for whom we have permission to publish. If you would like to be included in the directory, please let us know. If you responded on your Budget and Election ballot, we have your information already. If you did not vote, be sure to contact the office and let us know whether you want to be included and if yes, if you want your phone number included. This is a work in progress, and we will keep you updated.

Recommendations for Services

Here in the office, we have lists of providers for lots of different services. We are working on updating our lists and making certain that the information is accurate. 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. Services include housekeeping, repair work, electricians, plumbers, landscapers, painters, computers, sewing, and lots of other kinds of work. Contact the office if you need a service provider.

Notary Services Available

A notary public is available in the LLVCC office. The cost is \$10 per notarization. Call the office to schedule an appointment during office hours.

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 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 2024-25

James Byrne, President (24)
Mark Murray, Vice President (24)
Sylvia Banzon, Secretary/Treasurer (26)
Don Huibregtse (24)
Maureen Allen (25)
Scott Horsfall (26)
Clint Fretz (26)
OPEN SEAT (25)
Micah Loucks (25)

Community Events

Community Meeting

June 26, 7:00 pm

Garage Sale

August 3

Community Picnic

August 17

Board Meetings

4th Wednesday of most months at 5:30 pm

May 22

June 26

July 24

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