



# LakeLand Village Community Club July to September 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*

Hines	Old Ranch Rd	Masters	Channel Dr
Briggs/Brydges	Mountain View Dr	Parker	Allynview Dr
Perdue/Olsen	Soderberg Rd	Knight	Old Ranch Rd
Aguirre	Rainier Dr	Wittig/Taylor	Sterling Dr
Jensen	Fairway Dr	Makowski	Lakeshore Dr
Wanaka	Old Ranch Rd	Pedrini/Parks	Old Ranch Rd
Richards	Soderberg Rd	Lind	Soderberg Rd

## EVENTS



### Shredding Events



We had our first shredding event on **July 30, 2024**, and it was a success! We had 100 participants and 3,000 lbs. of shredded paper. Thank you to all that participated and thanks to Don Huibregtse for coordinating this effort. Our next shredding event will be on **September 24, 2024**.

### Community Picnic

LLVCC is hosting its community picnic on **August 17, 2024**. It will once again be catered by Wild and Woodsy, offering hotdogs and hamburgers with the fixings. Residents are invited to bring desserts to share. Our own Backwoods Windjammers will provide music. Bring a blanket or lawn chairs and visit with your neighbors. Contact the office to help out. Our volunteers help everything go smoothly.

## Community Meeting

The Community Meeting was held on **June 26, 2024, at 7:00 pm** in the clubhouse. Sheriff Spurling was invited to speak and graciously accepted. Read the Community Meeting Minutes for more information. <https://llvcc.com/lakeland-board-information/annual-meetings/>

## LLVCC Private Beach

The gazebo beach will be staffed until Labor Day weekend. The beach staff is there to assist from 12:00 – 6:00 pm daily. Their main task is to ensure peaceful use of our facilities; they are not lifeguards, even though they received 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. If there is not a reservation, the gazebo, tables, and grills may be used on a first-come, first-served basis.

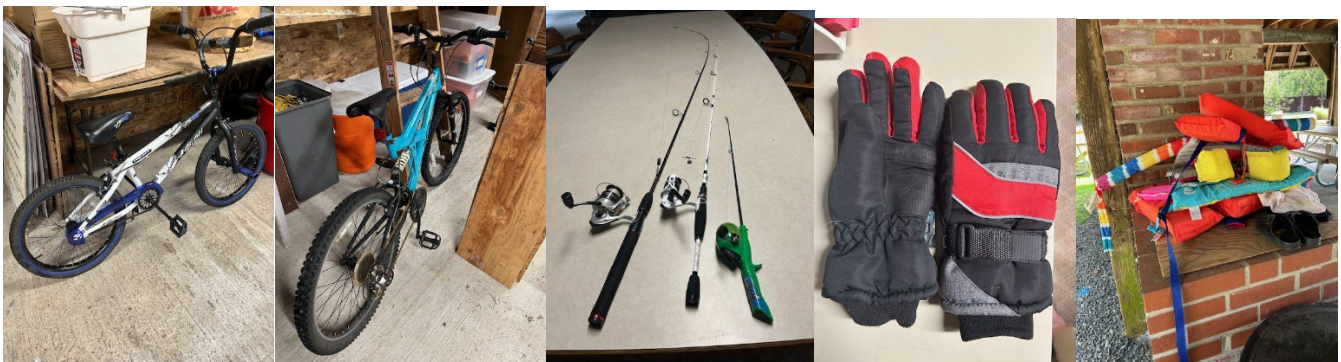
## Auction Coming Up

The LLVCC office will be holding an auction of items we no longer need as well as some of our lost and found items. We expect to open the auction Aug. 20 and close it Aug. 22. It will be posted on the website Classified Ads. More information will be sent out by email by Aug 19. Here are some of the items that will be auctioned. If they are noted as lost and found, please let us know if they are yours.

Husqvarna push mower and riding mower owned by LLVCC



Lost and Found items below:



## EDUCATION CORNER

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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.

### FAQ: How are HOA violations identified, reported, and resolved?

HOA violations are identified by community members using a signed and dated [complaint form](#) which must be delivered to the LLV office for presentation to the board. While LLV includes a patrol service, enforcement of HOA rules is one of many responsibilities. The patrol's observations are from the public road which offers just one perspective. The board needs the eyes and ears of the community to identify rule violations. While the patrol will sometimes evaluate LLV for a particular issue such as the recent identification of 22 "eyesore" properties where cleanup is necessary, rule violations are usually identified by community members. The board has a responsibility to review the complaint, make a determination if a rule has been violated, and sometimes hold hearings which must be conducted in an unbiased manner. If a board member initiates a complaint that same board member may need to abstain from any action that may follow which weakens the board. Members often attend board meetings and communicate their observations of perceived violations to the board verbally but then decline to complete a complaint form which often results in no action unless the matter is serious. The office will notify the patrol or other board members if a serious violation is reported (verbally or by phone) to be underway (e.g., removing mature trees without a permit).

When a complaint form is received by the board an investigation will proceed and if a violation is identified, action will be taken which may include a warning, a fine, late fees, or more serious actions if the issue is not resolved in accordance with Resolution 16 and other rules. The board's authority to resolve matters is often limited to the motivation associated with financial fines and, if unpaid, property liens.

With respect to Anderson Lake, there are a number of restrictions that apply within the shoreline buffer that often exceed the LLV HOA rules. Removing trees and native vegetation and building a structure or a patio within the buffer, for example, may violate critical area rules. The rules can be complex and require the services of an experienced code enforcement officer. Community members may inform the LLV Board but must report violations directly to [Mason County Compliance](#).

## **BOARD NEWS**

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### **NEW BOARD MEMBERS**

We would like to introduce our two newest Board members, **Deborah Wallace** and **Dale Leaman**. Both individuals are new to our community and have already participated in many Board meetings. Deborah is recently retired from a career in business; she really enjoys our community and is wanting to find ways to contribute by sharing her business and conflict resolution skills. Dale also recently retired after a long career in education. His last position was Executive Director at the University of California, Irvine. He will contribute by sharing strategic and operational leadership skills to the Board. We are happy to welcome both to the Board.

### **Resolution 26 and New ACC Chair**

**Mark Murray**, who joined the board in August 2023, was recently appointed to the position of **Chair of the ACC**. One of his first task was to review and revise Resolution 26. Resolution 26 was recorded on July 3<sup>rd</sup> and it does not apply new rules and requirements affecting the covenants. The intent is to provide transparency with how the ACC conducts its work and ensures consistency in reviewing applications. Covenants architectural control rules vary by division but generally include, for example, building size, proportions, shape, height, exterior design, exterior color, location on property, location of driveways and parking areas, fencing, landscaping, areas to be cleared and trees and natural vegetation to be removed, and temporary facilities and controls during construction (noise, work hours, trash, burning, etc.). Projects involving any, or all, of these items, and other architectural control topics outlined in Covenants are subject to ACC approval.

The new resolution defines the ACC, clarifies terminology, outlines member responsibilities, and lists procedures for reviewing and approving/disapproving applications. It also defines the term "earth tone". Divisions 7, 8, 9, 11, 12-1, 12-2 and 14 contain language that needed clarification when it came to other approved roof materials. The covenants on these divisions stated "Alternate roofing and fence materials shall be approved by the ACC and adopted by a resolution of the Board"

This resolution now clarifies the statements on these covenants allowing metal roofs as it has been requested by homeowners.

## Treasurer's Report

Summary of Current Fiscal Year- Quarter 1 (April 1, 2024- June 30, 2024)

Revenue	98% (\$255,140)	Expenses	92% (\$58,072)	Assets	\$648,674
HOA Dues	\$246,010	Administration/ Office	\$21,994	Litigation	\$53,666
Boat Storage	\$1200	Community Events	\$529	Checking	\$73,086
Walk Around	\$862	Audit	\$0	Savings	\$5
Property Transfers	\$4,875	Operations/ Maintenance	\$21,361	Money Market	\$296,677
Lien Collection	\$0	Taxes/Insurance	\$3,072	Reserve (Capital Funds)	\$140,182
Finance Charges/Late Fees	\$1,032	Name Sign	\$2,141	CD	\$83,215
Interest Earned	\$1,825	Utilities	\$3,635		
Miscellaneous	\$0				
Covenant Violation Fine	\$426				
Notary Services	\$79				

## LAKE MANAGEMENT

Anderson Lake continues to be the location of lots of summertime activities for residents and their guests. We hope and trust that Anderson Lake will bring lots of joy and activity to our residents for years to come. A reminder that this is a private lake, and only residents and their guests can use it. If you have any questions at all, please direct them to the office.

The Lake was treated in late May for weeds (particularly Curly Leaf Pondweed), a treatment that by all accounts worked well to temporarily reduce invasive weed growth. The Lake Committee will be monitoring the lake for any need to treat again (we have already received some reports of renewed weed growth) and will let the community know if Lake Anderson will be treated again.

There is algae in the Lake, but by all accounts it is Filamentous Algae, which is harmless to humans and animals. It is, however, ugly, and we understand the desire to control it, if at all possible. The Lake Committee will continue to monitor algae growth in order to determine whether treatment is advisable.

Finally, the Committee will be moving forward on inspection of the docks and the slide gates (the gates near the dam) this summer.



## **SAFETY COMMITTEE**

Our Safety Committee is pleased to announce that we now have a bike rack generously donated by new LLVCC residents, James and Sylvia McFarland. It is located at the park by the gazebo. A warm welcome and thank you to James and Sylvia for their thoughtful gift to LLVCC residents!

Our Safety Committee is growing and in the process of addressing many safety issues. We meet regularly and discuss new concerns brought forward by residents along with old issues that haven't been resolved. Currently we are working on placing "Children at Play" signs for the road by the park and playground and stop signs for golf carts to prevent injuries to pedestrians. Another current concern is non-residents using the LLVCC park and playground and not respecting the rules. Patrol and Beach Attendants are dealing with this daily and encourages any LLVCC residents to be on the lookout for non-residents using our park and playground as the more eyes on this the better to prevent it.

With the new fiscal year ahead, we are exploring the possibility of security cameras and other important items on our list. Thank you for your continued support!

## **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:**

We live in a golf community; therefore, we can expect to have golf carts on our roads as well as on the golf course. Golf carts are not legally registered vehicles, but we can make allowances within the community. However, drivers of golf carts need to observe the speed limit and all traffic signs. Please slow for pedestrians and be respectful.

There is a burn ban in effect for Mason County until September 30, 2024. This includes all outdoor burning, including campfires and charcoal briquettes. You may use pizza ovens, smokers, as well as propane fire pits and bar-b-ques.

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

### Note from the LakeLand Water Company

Please return your water use survey! This is required by state law and the Department of Health! Blank copies can be obtained in the water department offices or click [Water Use Survey.pdf](#).

Washington Dept of Health requires water companies to have on file the water survey that was in the Consumer Confidence Report. This needs to be updated every 3 years. If you did not fill it out, please do so now and return to the water company. We do need one from every home.

### Note from the Electric Company

Mason County PUD #3 is partnering with WA Dept of Commerce to give out a one-time \$200 credit for eligible residential electric utility accounts!

The bill credits are funded by the WA Climate Commitment Act to help low- to moderate income families with their electricity bills. If you think your household might qualify, use this link to apply for the credit today:

[https://wacleanenergycredits.com/verify?al\\_id=wa\\_commerce\\_29444&customer=29444&phone=9163851658&pp\\_token=592377&redacted\\_external\\_id=3001&redirect=%2Frelief%2Freview\\_account\\_information](https://wacleanenergycredits.com/verify?al_id=wa_commerce_29444&customer=29444&phone=9163851658&pp_token=592377&redacted_external_id=3001&redirect=%2Frelief%2Freview_account_information)

### Note from Neighborhood Watch

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.

### Reminders

The roads in LakeLand Village belong to Mason County. Dirt bikes and quads are not legal on 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.

### Strategic Planning Workgroup (SPWG)

The SPWG have been given the greenlight to work on two projects this year. We have completed one project with the amazing help from two of our members, Debbie Leslie and Jodi Littlefield. These two ladies volunteered their time and

helped with the refresh on the landscaping for the gazebo and playground areas. Please note the new signage to help with locating our common areas.



We are hoping to start working on the landscaping and organization of the Boat Launch area, including signage. We are waiting for county permits. We are very happy to work with the Board on the many projects ahead. Thank you for your suggestions and comments.

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## **BOARD NOTICES**

### **Directory Update**

The office staff compiled the names, addresses, and phone numbers of those residents for whom we have permission to publish in their first edition published July 1, 2024. If you would like to be included in the directory, please let us know, a second edition is hoped to be published October 1, 2024. We will have some corrections and many additions. Looking forward to the second edition. This is a work in progress, and we will keep you updated.

### **Recommendations for 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@lvcc.com](mailto:office@lvcc.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](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.

## 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)  
Dale Leaman (26)  
Deborah Wallace (25)  
Micah Loucks (25)

### Community Events

**Garage Sale**

**August 3**

**Community Picnic**

**August 17**

**Shredding Event**

**September 24**

**Fish Plant**

**October 18**

### Board Meetings

**4<sup>th</sup> Wednesday of most months at 5:30 pm**

**Aug 28**

**Sept 25**

Visit our website [www.llvcc.com](http://www.llvcc.com) for LLVCC information and classified ads.