



LakeLand Village Community Club October - December 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

Changing office hours on Wednesday, Nov 27 8-1 pm

Close Thursday and Friday Nov 28-29

Close Dec 24th through Jan 1

New Homeowners Welcome to LakeLand Village!!

welcome

Veach	Lake Forest Dr	Tapscott	Lakeland Dr
Johnson	Old Ranch Rd	Thomas	Mountain View Dr
Neshem	Soderberg Rd	Dulemba	Hofaker Rd
Grahl	Sterling Dr	Cresor	Old Ranch Rd
Walker & Mullen	Rainier Dr	George & Wykpisz	St Albans
Roblee & Bishop	Lakeshore Dr	Kraft	Soderberg Rd

EVENTS

Fish Plant

On October 18th, Nisqually Trout Farm came out and planted rainbow trout into our lake. We received about 1000 fish. This yearly influx keeps our population strong.

Shredding Events

Our second shredding event was held on September 24, 2024. While not as busy as the first event, we still collected 1500 pounds of waste to be shredded and recycled. We are considering having just one event each year moving forward. The event is currently scheduled for June 24, 2025.

Christmas Lights Contest

Our annual Christmas Lights contest is coming up quickly. Cash prizes will be awarded in each category. Dates and categories will be announced closer to the event. Be thinking about those beautiful light displays!

Santa Comes to Allyn

We are proud to partner with Allyn Community Association to bring Santa to Allyn once again. This event will be held on December 7, 2024. Toy donations for children are accepted. You may drop donations at the LLVCC office. More information will be forthcoming soon. Put it on your calendar!

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.

FAQ: What constitutes an eyesore?

One issue that the LLVCC HOA has dealt with quite a bit this past summer is the issue of "eyesore" yards or property. This is difficult because "eyesore" is such a subjective term. What one person finds totally acceptable can be an eyesore to another.

The Oxford Dictionary defines an eyesore as "a thing that is very ugly". Merriam-Webster defines it as "something offensive to view". We ask ourselves "Could that be more vague?"

Let's see what our governing documents say about this. The Articles of Incorporation, Article III, paragraph 1, states "and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and common properties".

This is repeated in Article I, C, of the Bylaws. Directors are charged "to follow applicable laws and LakeLand Village Community Club governing documents, including rules and regulations, in good faith in ways that, in their individual and collective judgments, best serve the purposes of the Association, and are fair and reasonable." (Bylaws, Article III, A, Paragraph 2). Bylaws, Article III, D addresses enforcement action that the Board of Directors may take and factors to consider.

Each Division in LakeLand Village has different covenants. However, they all refer to "enhancing and protecting the value, desirability and attractiveness of the real property", "provide for the aesthetic, healthful and uniform development", and "to preserve insofar as possible, the natural beauty of the area" (Dedications or Introductions of various Division Covenants).

To this end, our Compliance Officer regularly observes LLV properties with the intent to identify properties that do not meet these standards. There is nothing in any Bylaw, Covenant, or Resolution that states specifically how properties shall be maintained, nor is there an intention to apply or enforce such rigid standards as other HOAs may have. The individuality of each home is part of LLV's charm and appeal.

However, unkempt properties are not desirable, and these are the ones reported to the HOA office, sent eyesore letters, and if not corrected, can be fined according to Resolution 16. Below is a list of reasons an eyesore letter may be issued. It is not meant to be comprehensive; as stated above, the definition of "eyesore" is subjective.

- 1) Long, overgrown grass or weeds in yards.
- 2) Shrubs are allowed to become overgrown, or in poor condition with dead or dying branches.
- 3) Empty or broken flowerpots or containers allowed to remain in view.
- 4) Trash containers, including trailers, in view or unemptied
- 5) Boxes, equipment, appliances, etc. are outside on porches or alongside the home.
- 6) Fences and homes are allowed to deteriorate over time.
- 7) Any perceived dumping or hoarding of trash/items on property.
- 8) Broken-down, unregistered, or unused vehicles on property.

All of the above cited documents can be found on our website, www.llvcc.com. They are under Board Information>Bylaws, Covenants.

BOARD NEWS

New Board Member

LakeLand Village Board would like to welcome our newest Board member, Dale Leaman. Dale has been a resident of LLV for about a year and a half. He has a background in education, mostly in administration at the university level. He brings a wealth of strategic and operational leadership to the board. He is also an accomplished musician.
Welcome, Dale!

Treasurer's Report

Summary of Current Fiscal Year- Quarter 2 (April 1, 2024- Sept. 30, 2024)

Revenue	98% (\$272,309)	Expenses	92% (\$139,946)	Assets	\$529,650
HOA Dues	\$249,064	Administration/ Office	\$50,596	Litigation	\$53,622
Boat Storage	\$1475	Community Events	\$3,051	Checking	\$21,417
Walk Around	\$862	Audit	\$0	Money Market	\$222,832
Property Transfers	\$11,625	Operations/ Maintenance	\$48,041	Reserve (Capital Funds)	\$137,535
Lien Collection	\$0	Taxes/Insurance	\$26,452	CD	\$94,244
Finance Charges/Late Fees	\$2415	Name Sign	\$3,874		

Interest Earned	\$6373	Utilities	\$7,932		
Miscellaneous	\$30				
Covenant Violation Fine	\$275				
Notary Services	\$190				

SAFETY COMMITTEE

The LLVCC Safety Committee is currently working on establishing an All-Hazards Evacuation Plan for our community. We are working with the Mason County Fire District to establish evacuation routes and procedures and will be reaching out with more information to help educate our community.

Please mark your calendars to attend the February Community meeting at the LLVCC office to hear K.C. Whitehouse, Battalion Chief, Central Mason Fire & EMS speak on this subject.

COMPLIANCE AND PATROL

Fall is in the air! With cooler temperatures, come shorter days. This means that people will be walking in dimmer light. To be visible to drivers, please wear light colored clothing or a reflective vest. Stay on the shoulder facing traffic whenever possible to minimize the possibility of an accident. Be alert to the sound of oncoming vehicles.

Drivers, be aware of the possibility of walkers around every corner and over each hill. Maintain the 25-mph speed limit, use your lights appropriately, and stay alert. Be good neighbors!

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.

Boat Launch Reorganization

The renovated boat launch is expected to be completed by 11/11. Overall, the project added a barrier for weed control and 2 inches of gravel along with storage racks to accommodate 30 kayaks/canoes with additional ground storage for approximately 30 rowboats. All spaces are now numbered, and screw eyes will be in place to secure boats. Details on how to return your boats and register your spaces will be sent with notification of completion.

BOARD NOTICES

Directory & Member Only Portal Update

The office staff has compiled the names, addresses, and phone numbers of those residents for whom we have permission to publish. The second edition is available in the office. The most updated version is online, under our Resident Login tab. As a resident, you may register for access. Go to <https://llvcc.com/request-access/> Or to www.llvcc.com and click on the Resident Login to sign up for access. Permission will generally be granted within two business days.

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@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.

Board of Directors for 2024-25

James Byrne, President (27)
Mark Murray, Vice President (27)
Sylvia Banzon, Secretary/Treasurer (26)
Don Huibregtse (27)
Maureen Allen (25)
Scott Horsfall (26)
Dale Leaman (26)
Deborah Wallace (25)
Micah Loucks (25)

Community Events

**Christmas Lights Contest
December 18**

**Santa Comes to Allyn
December 7**

Board Meetings

**4th Wednesday of most months at 5:30 pm
November – No Meeting
December 6
January 22**

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