



LakeLand Village Community Club January to March 2025 Newsletter

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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

Nelson & Acker
Symonds
Foster
Heaman
Bachelor

Lakeland Way
Hofaker Rd
Allynview Dr
Soderberg Rd
Country Club Dr

Palmer
Hanson
Fitzgerald
Dersham
Urlin

Fairway Dr
Lakeland Dr
Lakeland Way
Lakeshore Dr/Island Pl
Soderberg Rd.

EVENTS

Elections

Our annual Budget/Elections is around the corner! Budget & Election Packets for FY 25-26 were mailed last week. The packet includes an introductory letter, the proposed Budget, the Compliance Sheet, the ballot, and other information.

There is going to be a Town Hall meeting on Feb 19th at 6 pm to answer questions. If you have questions, please forward them to the office ahead of time so that we can prepare for them and be able to share the Q & A with everyone in the community.

Board Members Candidates

Maureen Allen- Community Events Coordinator- (incumbent) I spent 31 years of my 42 career years at The Boeing Company working within the Quality Assurance organization. My husband, Mike, and I have been residents of Lakeland Village since 2006. I have been a volunteer at the Auburn Parks Department as a softball coach for young girls which lasted six years. I owned, managed, and instructed Polynesian culture and retail for 25 years. Many years have been spent on the Board of Directors for a homeowner's association located in Bonney Lake. I deeply care about the care and welfare of all 4-legged family members and their wildlife relatives. I love, love, love golf! I have served many years on the LakeLand Village Community Club Board of Directors as the Public Affairs and Recreation Chairman and Sheriff Spurling's Auxiliary Assistant. I also work with the office staff organizing the community events.

Roy C Harrington- (Incumbent) I have 32 years of experience in transit operations in both fixed route and paratransit. I have transit and military experience in emergency operations, and this will be my focus as Board member. I have an extensive background in human resources management to include pastoral care

and ministry to the homeless and veterans. I intend to join the Safety Committee and work on an Emergency Management Program.

James Parker- (new candidate) I am a new homeowner to Lakeland Village. I am a physician and owner and builder of three houses. I have previously participated in two boards; Kawela Plantation in Hawaii and the City Lights Alki in Seattle. I'm interested in serving on the Board as I think there is a need for a fresh perspective. As a physician who sat on the board of a 500-doctor group, was vice president of a 30-person private practice, and owner of two private practices, I have experience in dealing with people and issues. Having built 3 houses and being a plant geek, I think I offer a fresh set of eyes here.

Deb Wallace- Safety Committee Chair (incumbent)- My husband and I recently moved to Allyn and attended our first Board meeting within our first few weeks as new residents. We thoroughly enjoyed the great energy of the Board and appreciated the problem-solving portion of the meeting. As homeowners, this is our first HOA membership, and I believe I bring value to the existing Board based on my experience of problem solving and love of community and people. I am currently serving as the Safety Committee Chair and would like to continue leading this effort. Thank you.

EDUCATION CORNER

Covenants and Metal Roofs



In 2024 LLVCC conducted a member survey to determine if the community felt that metal roof should be allowed. The results of the survey indicated strong support (86%) for a covenant revision. The Board provided draft language and signature sheets for members of each division to collect the necessary signatures for approval, but no division was able to collect the necessary signatures. We believe the primary barrier is making personal contact with enough members to get a “wet” signature. Some members rent their house, and others live in LLV seasonally.

The board evaluated all the covenants and determined that it could amend some covenants through resolution. Resolution 26 was approved in 2024 by the board which now allows metal roofs in Divisions 8, 9, 11, 12, and 12-2.

Some covenants have language that allows the ACC to deviate from the roof material language provided the intent of the covenant is met. This language appears in covenants for Divisions 1-6. No such language appears in Covenants for Divisions 7, 10, and 11a.

“Deviations from the above at the time of construction or replacement must be approved by the ACC/Board of Trustees.”

4. No permanent dwelling shall be permitted on any lot having a ground floor area, exclusive of open porches, balconies and garages of less than 1000 square feet. Split level construction shall be considered as "ground level." Roofs shall be composed of quality roofing materials such as wooden or synthetic shakes, tiles of various types, and similar commercial material but excluding tar paper, mineral-surfaced felt, and all metals and/or fiberglass panels. All existing roofs not complying with the above must be upgraded at time of replacement or major repair. Siding shall be composed of wood, stucco, vinyl, or brick. Deviations from the above at time of construction or replacement must be approved by the

Architectural Control Committee.

The board believes the covenants, many of which were written in the 80s and 90s, intended to preclude the use of inferior galvanized and unpainted/uncoated roofing materials available at the time that had a poor appearance and discolored or corroded over time.



Considering the deviation of language in certain covenants, results of the member survey on metal roofs, and benefit of metal roofing, the board approved this interpretation at the January 22 meeting and as a result the ACC will also consider approval metal roofs in Divisions 1-6 of a case-by-case basis using the following criteria.

Standing seam, corrugated (or similar), and other metal roofing that mimics slate, tile, wood shingles/shakes, or architectural asphalt roofs shall be permitted when approved by the ACC. Roofs must be painted/coated to prevent corrosion/discoloration, except that copper which may patina, and have a warranty of not less than forty (40) years. Roof type must fit the architectural character of the home and be earth tone in color.

As a result, only covenants for divisions 7, 10, and 11a will not permit metal roofing.

Benefits of Metal Roofing

Metal roof quality and style have significantly improved since the 1990s, with advancements in coating technology, a wider range of aesthetic options, improved energy efficiency, and more durable materials, making them a more popular choice for residential homes compared to the traditional "tin roof" look of the past. Metal Roofs are less prone to holding tree needles and other debris which can contribute to moss growth.

Key changes since the 1990s:

- Improved aesthetics:
Modern metal roofs come in a variety of colors and profiles, including styles that mimic other roofing materials like slate or cedar shakes, providing a more visually appealing option compared to older metal roofs.
- Enhanced durability:
Newer metal panels are designed with better corrosion resistance and are often made from higher-quality materials, leading to a longer lifespan.
- Energy efficiency:
Many modern metal roofs incorporate reflective coatings that can help reduce heat gain in buildings, leading to improved energy efficiency.
- Installation advancements:
Improved fastening systems and installation techniques have addressed potential issues like wind uplift and leaks.
- Sustainability:
Metal roofing is increasingly recognized for its recyclable nature, contributing to environmentally conscious building practices.

BOARD NEWS

Board Resignation and Appointment

Micah Loucks resigned from the Board for personal reasons. Roy Harrington was appointed as he volunteered to serve on the Board. We want to welcome Roy and thank you for jumping in right away when the position became open.

Bylaws Amendment

LLVCC has learned that the large parcel of Sterling and Soderberg is pending sale and will be designated as Division 15. It has been zoned for single and multifamily properties. Our Bylaws need to keep up with new developments and the Board is proposing a change to clarify collection of dues for multifamily structures. Please review the proposed changes and return the ballot in person, by proxy or electronically by Feb. 26th at 7:00 pm. If you have questions, the Board is holding a Town Hall meeting on Feb. 19th at 6:00 pm.

The link to vote electronically for this amendment is <https://forms.office.com/r/xY6JRXzbzH>

Treasurer's Report

Summary of Current Fiscal Year- Quarter 3 (Apr. 1, 2024- Dec. 31, 2024)

Revenue	101% (\$277,666)	Expenses	109% (\$205,405)	Assets	\$529,650
HOA Dues	\$250,673	Administration/ Office	\$75,748	Litigation	\$53,622
Boat Storage	\$1,625	Community Events	\$3,293	Checking	\$21,417
Walk Around	\$1,162	Audit	\$0	Money Market	\$222,832
Property Transfers	\$15,750	Operations/ Maintenance	\$74,140	Reserve (Capital Funds)	\$137,535

Lien Collection	\$0	Taxes/Insurance	\$34,490	CD	\$94,244
Finance Charges/Late Fees	\$3,410	Name Sign	\$4,805		
Interest Earned	\$10,432	Utilities	\$11,907		
Miscellaneous	\$30				
Covenant Violation Fine	\$671				
Notary Services	\$250				

Reserve Study and Why is Needed

One of the primary duties of the Association is to protect and enhance residential property values. Properly maintaining and replacing the common assets of any community starts with financial sustainability. Towards that purpose, LLVCC holds a Reserve Fund, based on recommendations from a third party of engineers, who conduct a Reserve Study every three years. This document is updated annually to capture inflation and any changes needed.

Statutory Duty

RCW 64.34.380 states an association is encouraged to establish a reserve account with a financial institution to fund major maintenance, repair, and replacement of common elements, including limited common elements that will require major maintenance, repair, or replacement within thirty years. If the association establishes a reserve account, the account must be in the name of the association. The board of directors is responsible for administering the reserve account.

Sound Financial Planning

The funding for the eventual replacement of the commonly owned components should be included in the annual budget. If it is not, then a large and vital part of the community's annual budget is not being addressed. If the Reserve funding is not properly planned, then special assessments will likely be necessary when the funding is eventually needed. This holds the same importance for newer communities as it does for older communities.

As a "not-for-profit" corporation, community association Board members are held to the same standard of duty by which any other corporate director is measured. The members of the Board of Directors have fiduciary duty to their association members. When considering Reserve funding, ignoring a large and important part of the association's annual budget will not meet the standard of judgment applied here, and therefore Board Members could be held liable for their failure to act as a Breach of Fiduciary Duty.

Protect and Enhance

Adequately funding the Reserves protects and enhances the physical assets of the community. It also protects and enhances the investment that each owner has made in buying property in the community. It does this by making sure that funds are available to replace worn out components on a timely basis while avoiding the need for special assessments.

Fairness

The most fair and equitable means to fund the Reserves is by making sure that everyone is contributing their fair share over the period that they benefit from these commonly owned assets. Without doing a Reserve Study, it is impossible to determine what that "fair share" should be.

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

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.

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.

Please note: FY 25-26 Dues invoices will be sent early March. HOA dues are due April 1st. Late fees start on May 1st.

Board of Directors for 2024-25

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

Community Events

Special Meeting with Department of Ecology

Feb 19th @ 4:30 pm

Town Hall Meeting

Feb 19th @ 6:00 pm

Budget/Board Member Elections

February 26 @ 7:00 pm

Board Meetings

4th Wednesday of most months at 5:30 pm

November – No Meeting

February 26

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