



LakeLand Village Community Club

April to June 2025 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

Allen & Dunn	E Soderberg Rd	Coulter	E LakeLand Dr
Molstad	E Lakeshore Dr	Read	E Olympic Ct
Koebernick	E Old Ranch Rd	Keenan	E Lakeland Way
Morgan	E Mountain View Dr	Henning	E Mountain View Dr
Jackman & Smith	E Soderberg Rd	Allen	E Lakeland Dr
Coppinger	E Soderberg Rd	Pena	E Old Ranch Rd
Mott	E Old Ranch Rd	Blas/Alconaba	E Rainier Ct
Smith	E Fairway Dr		

EVENTS

LakeLand Village has several events occurring in the next few months.

Fishing Derby

The fishing derby on May 3rd was a success! We had about 30 entrants and several volunteers.



Our winners were:

Adult Category, 18 yo +

1 st Place	Bill O'Sullivan	1 lb 3 oz, 15.5"
2 nd Place	Jack Bowron	1 lb 3 oz, 14.5"
3 rd Place Tie	Joe Hannan & Kevin Horsfall	1 lb, 14"

Teen Category, 13-17 yo
1st Place Charles Izumizaki 14 oz, 13.75"

Children's Category 0-12 yo
1st place Noah Byers 1 lb 4 oz, 15.5"
2nd Place Russell Burke 1 lb 1oz, 15.1"
3rd Place Douglas Bannon .96 oz, 15"

Thanks to everyone who helped to make this event happen: Maureen & Mike Allen, Cindy & Jerry Ross, Deb and Randy Wallace, and Dick Caron.

Gazebo Plumbing Repair

The gazebo will have water again this summer. The broken pipe is being repaired between May 14-21. Please avoid the area, which will be well marked by signs and tape.

Beach Opening for Summer

The official opening of our beach and gazebo area is Memorial Day weekend. LLV will have Beach Authority staff at the beach on weekends, starting May 24, until school is out on June 18. After that, Beach Authority will be present from noon until 6 pm every day for the remainder of the summer.

Beach Authority staff is present to ensure that our rules are being followed, that residents are safely enjoying our facilities, and that non-residents are aware that this is a private lake. They are not certified lifeguards, so adults should supervise children and be present. Vehicle stickers are required and are available in the office at no charge.

Boat Launch

The Boat Launch is filling up. If you would like to leave your boat at the launch, please get a teal sticker from the LLV office. There is a \$30 fee per boat and \$100 for boats on trailers. If you are parking your car at the beach or the boat launch while using the amenities, you need a vehicle sticker for LLVCC. They are available in the office at no charge.

CPR

We will be offering a CPR/First Aid class to all residents on Monday, June 16 at 6:00 pm. All 20 slots filled up very quickly. If you wish to be placed on the wait list, please call the office at 360-275-3508 or email office@llvcc.com.

Shredding Event

We will be hosting the shredding truck again on June 24th, from 12-2 pm. All residents are welcome to bring documents to be shredded. The truck will be parked in the Bistro/Clubhouse parking lot. All documents will be shredded onsite, as you wait.

Americana Contest

We have a new event beginning this year. As we prepare for the Fourth of July, go all out and decorate your home with Americana! We will be judging homes that wish to be included and there is a \$50 prize for the winner. More details will be announced in June.

Garage Sale

The office is already getting calls about when the Garage Sale will be held. It is scheduled for August 2nd and will be advertised in the Shelton-Mason County Journal and the Kitsap Sun. Start getting your garage sale items together. We'll start the list in July.

Community Picnic

The Community Picnic will be held August 16th at the LLV Gazebo Beach from 4-6 pm. The Backwoods Windjammers will again provide music for this event. More information will be available closer to the date.

EDUCATION CORNER

There will be a Community Meeting at 7:00 pm on June 25 in the clubhouse above the Bistro. All residents are invited to attend. The Community Meeting is an opportunity for the Board to communicate plans and projects that have been completed and are projected for the future. Jesse Duvall with the Department of Natural Resources will be our guest speaker for the upcoming LLVCC Community Meeting on June 25th at 7:00 p.m. in the clubhouse. Jesse's expertise and the free on-site visits can greatly aid residents in understanding and mitigating wildfire risks. It's a fantastic opportunity to learn about making our homes safer and being proactive about fire prevention.

BOARD NEWS

Treasurer's Report

Summary of Current Fiscal Year- Quarter 4 (Jan 1, 2025- Mar 31, 2025)

Revenue	101% (\$295,940)	Expenses	109% (\$247,268)	Assets	\$514,260
HOA Dues	\$250,673	Administration/ Office	\$101,033	Litigation	\$47,413
Boat Storage	\$1,750	Community Events	\$3,620	Checking	\$20,803
Walk Around	\$1,337	Audit	\$0	Money Market	\$234,656
Property Transfers	\$21,500	Operations/ Maintenance	\$81,392	Reserve (Capital Funds)	\$139,170
Lien Collection	\$0	Taxes/Insurance	\$40,320	CD	\$72,218
Finance Charges/Late Fees	\$3,825	Name Sign	\$5,118		
Interest Earned	\$12,230	Utilities	\$15,785		
Miscellaneous	\$1669				
Covenant Violation Fine	\$2,496				
Notary Services	\$460				

Lake Maintenance Committee

- The treatment of Lake Anderson took place the week of May 5th, with a follow-up treatment scheduled for mid-July. After that, we will monitor the lake to see if further treatment is necessary.
- Bids for the underwater inspection of the docks and the inspection of the slide gate will take place in May/June.
 - Dam issues will be addressed in an ongoing basis.

Safety Committee

Our Safety Committee for LLVCC has been meeting regularly to identify and find solutions to safety concerns in our community. Below are some of our current initiatives:

1. Speed Awareness Campaign: Unfortunately, we have a challenge with speeding cars that have no regard for children at play or residents walking along the roads in our village. Our speed sign is actively monitored and moved to different areas in the community notifying drivers when they are speeding. We have also posted "Children at Play" signs at the park and basketball court to encourage drivers to slow down and watch for children.
2. Community Education on Wildfire Preparedness: With warmer weather on the way Wildfire Preparedness is a current initiative and I'm happy to announce that Jesse Duvall from Dept of Natural Resources will be our guest speaker at the LLVCC Community meeting June 25th @ 7:00 to share a free Wildfire Ready Home Visit that helps to identify any wildfire hazards. You won't want to miss this!
3. Neighborhood Watch Program: Encouraging residents to meet their neighbors, exchange phone numbers, and identifying anyone that may need extra help if there is an emergency situation.

We love our community and encourage residents to get involved and hope to see you at our community meeting in June!

Compliance & Patrol

Spring is here and it is time to attend to our yards. Our Compliance Officer is beginning to note yards in need of work. Please keep your yard mowed and clear out trash and other items in your yard that could be considered an eyesore. Trash and propane tanks must be shielded (in most Divisions).

As always, keep our streets safe. Drivers must obey the 25-mph speed limit throughout the Village and allow the right of way to pedestrians at corners. Keep an eye out for pedestrians and bike riders. Walkers should walk facing traffic, as far to the right as possible, and be aware of vehicular traffic. Bike riders should ride with traffic and obey the same road laws.

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 Spring 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 <http://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 have updated 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 receive invoices and information in a timely manner. 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.

Due to the increase in the cost of postage stamps, the office is sending all mail electronically as much as possible. Exceptions will be made for those homeowners without a computer or email address. Please check emails for announcements, invoices, and any other information. Many of our forms are located on www.llvcc.com for your convenience. You may send completed forms to our email address at office@llvcc.com.

Board of Directors for 2024-25

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

Community Events

Community Meeting June 25, 7:00 pm

Shredding Event June 24, 12-2 pm

Americana Contest July 4th

Garage Sale, August 2

Community Picnic, August 16

Board Meetings

4th Wednesday of most months at 5:30 pm

May 28

June 25

July 23

August 27

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