



# LakeLand Village Community Club July to September 2025 Newsletter

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Email: [office@llvcc.com](mailto:office@llvcc.com) Website: [www.llvcc.com](http://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*

Tucker/Sikma  
Pickert  
Curtiss  
Columbus  
Kirchoff  
Hedlund  
Vitruvian Designs

Old Ranch Rd  
Rainier Ct  
Sterling Dr  
Old Ranch Rd  
Westlake Dr N  
Old Ranch Rd  
Rainier Dr

Glaser  
Cooper  
Rice  
Lawler  
Bauman  
Hed  
Bayer/Guyse

Soderberg Rd  
Lakeland Dr  
Country Club Dr  
Soderberg Rd  
Lake Forest Dr  
Soderberg Rd  
Rainier Ct

## NEWS

LakeLand Village Community Club is changing our billing platform. For the last couple of years, our invoices have been emailed from AutoBooks, a platform used by our main bank.

We have recently switched to Biller Genie, so if you see emails with LLVCC and Biller Genie, it is a true invoice.

Please feel comfortable opening and paying through this secure site. You may pay by credit/debit card with a small fee or by ACH transfer at no additional cost to you. You can create an account and manage your payments through the Biller Genie Customer Portal at

<https://customer.billergenie.com:443/Lakeland-Village-Community-Club/Account/Login/20774> We have been very pleased with it so far. Of course, you may also send checks to our PO Box 184 or bring cash into the office.

## EVENTS

LakeLand Village has several events occurring in the summer and into the fall.

### Americana Contest

We were pleased to announce that the Roblee/Bishop home at 100 E lakeshore Dr were the winners of the first annual Americana contest.

### Community Picnic

The Community Picnic was held August 16<sup>th</sup> at the LLV Gazebo Beach from 4-6 pm. The Backwoods Windjammers provided music for this event. Wild and Woodsy catered the picnic. The weather put a bit of a damper on the event, but the community persevered.

## **Beach Season Ending**

With school back in session and cooler weather coming, our official beach season will end Labor Day. The beach attendants will no longer be at the beach and the port-a-potty at the boat launch will be picked up. The lake has been very busy this summer, and we love to see everyone enjoying our beautiful lake.

## **New Contest Coming: Halloween Décor!**

Our second new contest is our Halloween décor contest. So many of our residents love to decorate for Halloween and we want in on the fun! Starting in October, I will take entries for the contest. They can be spooky, fun, and/or fall themed. Top prize is \$50!

## **Fish Plant**

Also, October 17<sup>th</sup> is our annual Fish Plant. Nisqually Trout farm will bring over several hundred pounds of rainbow trout to plant in our lake. It's fun to watch, so the office will keep you posted on when that will occur.

## **EDUCATION CORNER**

### **When do I need a Project Permit approved?**

The information below applies to Project Permits, not New Construction Permits. New Construction Permits are required for a new building or major additions. For some projects, a county permit may also be required. Check your Division covenants, Resolutions, especially Resolution 26, pertaining to what you would like to do, and the permit guidelines. All of these can be found on our website, llvcc.com.

In general, we need an application if you are changing the exterior of your home. **You need to submit a Project Permit Application when you are:**

- 1) Removing trees
- 2) Painting, siding, replacing windows or doors. See Resolution 26 for the definition of "earth tone".
- 3) Roofing
- 4) Modifying the exterior (adding doors or windows)
- 5) Anything within 50' of the lake (Check with Mason County for additional rules)
- 6) Hardscaping (including driveways) using concrete, masonry, blacktop, or gravel.
- 7) Permanent exterior lighting and sprinkler systems
- 8) Fencing & Netting
- 9) Retaining walls
- 10) Building a new structure, like a shed, carport, or enclosed garden
- 11) Installing solar panels, yard art, flagpoles, sport courts, and decks.

### **You do not need a permit to**

- 1) Plant trees or flowers, add a flower bed or garden on ground level.
- 2) Clean or power wash your home
- 3) Updating the interior of your home (Although you may need a County permit)

### **Some other notes when you are turning in a project permit:**

- 1) Please use the most current application form, found on the llvcc.com website or outside of the office next to our service window. It is bright green.

- 2) Please include pictures of the installation or a sketch of the property so that the ACC can clearly see where you plan to work and what it will look like (fencing, decking, paint colors, sheds, etc.)
- 3) Get a dig permit to ensure you are not digging near water, electrical, sewer, or utility lines. Go to [callbeforeyoudig.org/Washington/](http://callbeforeyoudig.org/Washington/). There is no charge for this service. Underground lines beyond the meter or service entrance belong to the property owner and are that person's responsibility.
- 4) Plan accordingly. Most permits are approved within a week, but applications that require research, site visits, or are questionable with respect to meeting covenants may take longer (up to 30 days).

If you have questions, please contact the office and request a member of the ACC to answer you.

## BOARD NEWS

### Welcome to Two New Board Members

**Carol Ann Low** has lived in LakeLand Village for about 4 years. She has a background in accounting as well as establishing policies and procedures. She is calm and level-headed, with a solution-oriented focus.

**Mike Columbus** recently joined the Lakeland Village community. He works in sales at West Hills Autoplex and has a background in business and nonprofit leadership, with a passion for strengthening neighborhood.

### Treasurer's Report

Summary of Current Fiscal Year- Quarter 1 (Apr 1, 2025- Jun 30, 2025)

Revenue	\$264,310 (85%)	Expenses	\$69,440 (24%)	Assets	\$642,300
HOA Dues	\$251,952	Administration/ Office	\$25,058	Litigation	\$49,278
Boat Storage	\$1,125	Community Events	\$446.45	Checking	\$19,170
Walk Around	\$320	Audit	\$0	Money Market	\$329,206
Property Transfers	\$7500	Operations/ Maintenance	\$34,180	Reserve (Capital Funds)	\$156,564
Lien Collection	\$245	Taxes/Insurance	\$40,320	CD	\$87,998
Finance Charges/Late Fees	\$1,083	Name Sign	\$2,243		
Interest Earned	\$2,345	Utilities	\$3,907		
Miscellaneous	\$0				
Covenant Violation Fine	\$1,725				
Notary Services	\$20				

- We received a lot of feedback this past year about the Autobooks billing application. A lot of the homeowners didn't find it user friendly. We are switching to a new billing application starting in August 2025. Homeowners will receive bills from Biller Genie instead of Autobooks. The new system will give the homeowners the option of paying via credit card or ACH. The new system will include discounted credit card charges.

## **Lake Management Committee**

The treatment of Lake Anderson took place during the week of August 4th. We will monitor the lake to see if further treatment is necessary. The Lake is low right now, due to seasonal fluctuation and the fact that we've had very little rain in the area for the summertime.

The Lake Management Committee met on Wed. Aug 20th. A report will be made at the Aug. 27th Board meeting.

The underwater inspection of the docks (at the Gazebo, the dam, and the boat launch) will take place in the near future.

## **Building Committee**

Building Committee members were announced at the June Community Meeting they are Dale Leaman, Mark Murray, Sylvia Banzon, Howard Honsey, Anne Peterson, Julia McDowell, Will Harris, Mike Low, and Paul Hanson. The Building Committee had its first meeting in July, to get acquainted and discuss the purpose of the Committee. The Committee met again in August. The committee's scope has expanded to consider more of the community amenities, such as the playground and sports courts. They began to investigate challenges that they will face moving forward. The next meeting will be in September.

## **Safety Committee**

It's already August and we are having a beautiful summer! Unfortunately, we haven't had much rain and are having very warm weather which increases the chance of wildfires. If you attended our recent community meeting, you learned about ways to prepare your home and property in the event of a fire. If you weren't able to attend, please stop by the LLVCC office and pick up a flyer from [WildfireReady.com](http://WildfireReady.com) with tips on how to reduce wildfire risk or sign up for a free Wildfire Ready Plan consultation. You can also see the presentation and the handouts from the Annual Community meeting on [www.llvcc.com](http://www.llvcc.com) website's homepage.

Enjoy the summer sunshine and stay safe!

## **Compliance & Patrol**

Summer is almost over, but our properties need to continue to be maintained. Eyesores are being turned in by our compliance officer. Please keep your yard mowed and clear out trash and other items in your yard that could be considered an eyesore.

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 left as possible, and be aware of vehicular traffic. Bike riders should ride with traffic and obey the same road laws. Bike helmets are the law in Washington, especially for electric bikes and scooters. Parents, please make sure that your children understand the rules of the road, whether walking or biking. Golf carts often use our roads. Please do not be a nuisance.

If you are driving in the road, please pull over to allow licensed vehicles to pass you safely.

## **Note from Anderson & Sons**

### **Update on LakeLand Village expansion project:**

The new Division 15A has 26 homesites and a 54-unit condo/multifamily site. The groundwork project will be completed by the end of September 2025, and building will begin. We will be welcoming new residents next spring.

## 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.

Neighborhood Watch reports that the main concern this summer has been children riding bicycles, scooters, and electric bikes erratically, not following safety guidelines or "Rules of the Road". This makes it difficult for drivers to anticipate what the children will do. Also, children have been observed on the golf course, riding on the cart paths and even on the greens and fairways. The golf course is private property. Please report this behavior to the sheriff's number above.

## Reminders

The roads in LakeLand Village belong to Mason County. The speed limit is 25 mph. 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 motor 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

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### Directory & Member Only Portal Update

A Resident Directory 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

If you know of a great service provider, send an email to the office at [office@llvcc.com](mailto: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](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.

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](http://www.llvcc.com) for your convenience. You may send completed forms to our email address at [office@llvcc.com](mailto: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 (28)  
Mike Columbus (28)  
Scott Horsfall (26)  
Carol Ann Low (27)  
Dale Leaman (26)  
Deborah Wallace (28)

### **Community Events**

**Community Picnic, August 16**  
**Fish Plant, October 17**  
**Halloween Décor Contest, Week of Oct. 31.**

### **Board Meetings**

**4<sup>th</sup> Wednesday of most months at 5:30 pm**  
**August 27**  
**September 24**  
**October 22**  
**December 3**

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