



# LakeLand Village Community Club October to December 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*

Chiu/Schachar	Westlake Way	Ellis	Mountain View Dr
Ortiz	Eugenia Pl	Fritz	Soderberg Rd
Avery	North Bay Pl	Veitch	Sterling Dr
Howarth	Mountain View Dr	Pugh	Country Club Dr
Clark	Old Ranch Rd		

## EVENTS

### Christmas Lights Contest

Sign up for the Christmas Light Contest is now open. Please contact the LLVCC office by phone or email to sign up for the contest. An entry form will be available online, at the office, and will be attached to the emailed announcement. We have changed the condo category from Division to individual Unit.

Categories will be Best Use of White Lights, Best Use of Colored Lights, Best Use of a Theme, and Best Condo Unit.

First place in each category will receive a \$50 cash prize.

### Santa In Allyn

Santa will come to Allyn on Saturday, Dec. 6, from 11 am to 1 pm. He will be at the Allyn Waterfront Park Gazebo for pictures. **Santa needs help this year! We are accepting toy donations at the LLVCC office.**

Please contact the LLV office at 360-275-3508 or email [office@llvcc.com](mailto:office@llvcc.com) or call the Windermere office at 360-275-5002 to sign up your children for pictures. We need your name, contact information and the ages and genders of your children.

### Golf Cart Parade

The Cannon Club's annual Golf Cart Parade will be on December 4<sup>th</sup>, with caroling, starting at 5:30 pm. They will begin on Fairway Dr, go down Rainier Dr, to Old Ranch Rd, across Sterling Dr, Soderberg Rd to Eugenia Place, continue onto Soderberg and down Old Ranch Rd, ending at the Bistro.

## St. Bernard Parade

The St Bernard Fundraiser and Parade will be Dec. 13<sup>th</sup>. They traditionally begin at the Golf Club and end at the Bistro. More details will be announced closer to the event.

## Upcoming Office Closures

With the holidays coming up quickly, the office is announcing its closure dates.

Thanksgiving: Closed Nov. 26-28.

Christmas: Closed Dec. 24-Jan. 2

## Change in Board Meeting Dates Nov-Dec

Because of Thanksgiving, there is no November board meeting. The next meeting will be Dec 3<sup>rd</sup> at 5:30 pm. The following meeting will be back to our regular meeting on the 4<sup>th</sup> Wednesday of the month, Jan. 28.

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## **NEWS**

### Halloween Decorating Contest!

Our first annual Halloween decorating contest was a huge success! It was a cold rainy night, but that didn't seem to bother the groups of goblins and ghouls that walked our rain-soaked streets. It also didn't stop many residents in the village from going above and beyond with some amazing lights and decorations. Many residents handed out treats (and some tricks) to the kids, but we noticed that the large groups of trick or treaters tended to gravitate to the homes that decorate their homes and yards, so if you enjoy partaking in the Halloween spirit, you might want to think about upping your decorating game; who knows, you might be next year's winner of the decorating contest; and even if you don't win, it clearly makes it more exciting and enjoyable for the candy-loving monsters and home-owners alike.

Participation was so good that we will definitely be doing it again, and we'll be adding a few categories so you can begin planning for next year.

Possible categories for next year:

- Scariest.
- Best theme.
- Best design.

We had a tie for our first-place winners and another tie for our runners-up in second place.

#### **First Place:**

- Ivy at 121 E Allynview Dr.
- Ponce at 370 E Sterling Dr.

#### **Second Place Runner-Ups:**

- Shultz at 51 E Lakeshore Dr.
- Montgomery at 70 E Lakeshore Dr.

There were several homes with amazing decorations that didn't enter the contest, but they put so much work into their homes and yards that we felt they deserved an honorable mention, and we hope they enter the contest next year.

- Smith, Beau & Laura – 181 E Soderberg.
  - Pope – 101 E Country Club.
  - Werdall – 10 E Lake Forest.
  - Nichols - 60 E Lake Forest.
  - Floyd - 140 E Lake Forest.
- O'Hearn - 11 E Westlake Way.

A big thank you to everyone that made this year's Halloween celebration a big success. There's a lot of kids that come to our village to spend their evening with us and it's because of everyone's participation that makes it a big success and something kids look forward to year after year.

Next is our annual Christmas decorating contest. Time to put the skeletons away and bring out the snowmen!

## **Happy Holidays from your HOA!**

### **Fish Plant**

On October 17<sup>th</sup>, our lake became home to several hundred pounds of rainbow trout from the Nisqually Trout farm. About 40 residents came out to watch the fish be planted into the lake. The fish will have time to get acclimated and grow before our May Fishing Derby.



### **LLVCC Paperless Billing**

Paperless billing is a more secure, eco-friendly, and convenient way to view and pay your bills. No more waiting for the mail – your e-statement will be available online as soon as it is ready. We are using Biller Genie as our billing platform. You may access the Customer portal at <https://customer.billergenie.com:443/Lakeland-Village-Community-Club/Account/Login/20774>. If this link does not work, please contact the LLVCC office and we will send an email. If you are unsure if the office has your current email address, please contact us by emailing [office@llvcc.com](mailto:office@llvcc.com).

### **Cameras in Common Areas**

Due to recent incidents and vandalism in our common areas, the Board has purchased two cameras. The first has been placed outside the restrooms. The second will be positioned at the gazebo and beach. Signs will be posted notifying people that cameras are in use and discouraging trespassers.

## **BOARD NEWS**

### **Treasurer's Report**

- We switched to a new billing application 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 and no charge for ACH transactions.

- **All invoices will be sent electronically via email; please make sure we have the correct email address to avoid late fees.**

Summary of Current Fiscal Year- Quarter 2 (Apr 1, 2025- Sept 30, 2025)

Revenue	\$332,616	Expenses	\$198,617	Assets	\$588,407
HOA Dues	\$267,244	Administration/ Office	\$22,739	Litigation	\$48,366
Boat Storage	\$1,491	Community Events	\$3,599	Checking	\$15,686
Walk Around	\$320	Audit	\$0	Money Market	\$275,045
Property Transfers Fees	\$14,036	Operations/ Maintenance	\$32,195	Reserve (Capital Funds)	\$171,756
Lien Collection	\$18,065	Insurance	\$28,330	CD	\$78,098
Finance Charges/Late Fees	\$10,199	Name Sign	\$4,043		
Interest Earned	\$4,798	Taxes	\$13,236		
Miscellaneous	\$0	Utilities	\$9,582		
Covenant Violation Fine	\$19,987				
Notary Services	\$160				

### Architectural Control Committee

The Architectural Control Committee has proposed a revision to Resolution 26 to clarify that certain metal fences may be approved in the future, subject to committee review. While most covenants currently prohibit metal fences, this language was primarily intended to exclude farm-type fencing and other styles that do not align with the community's aesthetic standards. Materials such as chain link, barbed wire, chicken wire, hog wire, and similar types will continue to be prohibited. However, architecturally and aesthetically acceptable metal fencing, such as wrought iron, may be approved on a case-by-case basis, consistent with the intent of the covenants.

The Board approved this proposal at the October meeting. The revised resolution will be published after it is officially recorded with the county.

### Lake Management Committee

A team from Global Diving and Salvage conducted an inspection of our docks and the slide gate at the weir in September. Everything appears in good working order. Due to the recent rain, the lake level is higher, and the weir is operating as expected. The next weed treatment will occur in the spring.

### Building Committee

The Building Committee and related subcommittees met to discuss the new playground equipment, potential use of common area properties, and methods for soliciting feedback from the community.

## **Compliance & Patrol**

With Fall and Winter come shorter days and rainy weather. When driving through LLV, please slow down and watch for pedestrians on the roads. Pedestrians should pay attention to traffic, walk facing oncoming traffic, and wear lighter colors or reflective-wear to enhance visibility.

Eyesores are still being evaluated monthly. Leaves are not an issue, as you can clean them up one day and more are back the next. We will consider brush piles, junk and trash, or project materials left unfinished for long periods of time. Please clean up things that make your yard look unsightly, like empty flowerpots or items left lying around.

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## **BOARD NOTICES**

### **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.

### **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://lvcc.com/request-access/> or to <http://www.lvcc.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@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.

### **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@lvcc.com](mailto:office@lvcc.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.lvcc.com](http://www.lvcc.com) for your convenience. You may send completed forms to our email address at [office@lvcc.com](mailto:office@lvcc.com).

## **Board of Directors for 2025-26**

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**

**Santa Comes to Allyn, Dec 6**  
**Christmas Lights Contest Dec 15-19**

### **Board Meetings**

**4<sup>th</sup> Wednesday of most months at 5:30 pm**  
**December 3**

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