



# LakeLand Village Community Club January - March 2026 Newsletter

P.O Box 184, Allyn, WA 98524 (360) 275-3508

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*

Durgan  
Lewis/Sutherland

Old Ranch Rd  
Allynview Dr

Wettig  
Nooy

Westlake Dr S  
Soderberg Rd

## EVENTS

### Christmas Lights Contest

- **Best Use of White Lights:** Koenemans at 1320 E Old Ranch Rd
  - **Best Use of Colored Lights:** Nichols at 60 E Lake Forest Dr
  - **Best Use of a Theme:** Nygard's at 20 E Hofaker Rd (North Pole/Tradition)
    - **Best Condo Unit:** Clark at 345 E Old Ranch Rd 1B
  - **Best Overall:** Montgomery at 70 E Lakeshore Dr (Candy Land)
- Each category received a \$50 cash prize.

## NEWS

### Budget and Election Coming Up

The LLVCC office will send significant official mail in the coming months. Budget and Election materials, including ballots, will go out by the end of January. Ballots will be counted and results announced at the Feb. 25 Community meeting, which will begin at 7:00 pm in the clubhouse. The Building Committee Chair will speak. Billing information for 2026-27 dues will follow in March.

The office will email all communications unless a resident lacks an email address, in which case the documents will be mailed. This change helps reduce costs and keep HOA dues low.

If you absolutely do not want to receive these documents via email, please notify the office. Otherwise, the documents will be sent electronically. If you have any concerns regarding receipt of the documents or wish to update your email address, kindly confirm your information by visiting our office, calling 360-275-3508, or emailing [office@llvcc.com](mailto:office@llvcc.com).

## Changes to Washington State Law that Affects HOA

There are several changes to Washington RCWs that will affect the HOA into the future.

- In accordance with upcoming state legislation, Homeowners Associations (HOAs) will be required to provide resident lists accessible to all other residents. Consequently, our Resident Directory will be updated to comply with this requirement. Names and addresses of all residents will be made public unless a specific request is submitted to opt out. Phone numbers will only be included with the explicit permission of the resident.
- All Board Meeting documents are to be made available to HOA residents. These materials will be distributed at meetings and posted on the Residents' Only section of the LLVCC website, [www.llvcc.com](http://www.llvcc.com). Residents may register for access by visiting <https://llvcc.com/request-access/> or by navigating to <http://www.llvcc.com> and selecting "Resident Login" to sign up. Access permissions are typically granted within a week.

## BOARD NEWS

### Treasurer's Report

The office switched to Biller Genie for billing in August 2025. Homeowners will now get bills from Biller Genie instead of Autobooks and can pay by credit card or ACH. Credit card fees are discounted, and ACH payments are free.

- **All invoices will be sent electronically via email unless we do not have an email address; please make sure we have the correct email address to avoid late fees.**

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

Revenue	\$352,493	Expenses	\$269,175	Assets	\$588,407
HOA Dues	\$270,055	Administration/ Office	\$73,437	Litigation	\$46,735
Boat Storage	\$1,721	Community Events	\$4,260	Checking	\$19,390
Walk Around	\$370	Audit	\$0	Money Market	\$250,185
Property Transfers Fees	\$17,536	Operations/ Maintenance	\$74,519	Reserve (Capital Funds)	\$163,645
Lien Collection	\$22,543	Insurance	\$28,330	CD	\$57,943
Finance Charges/Late Fees	\$12,367	Name Sign	\$4,043		
Interest Earned	\$7,876	Taxes	\$13,648		
Miscellaneous	\$0	Utilities	\$14,128		
Covenant Violation Fine	\$26,102				
Notary Services	\$350				

## Lake Management Committee

### **Caring for Lake Anderson Starts at Home**

Lake Anderson is one of Lakeland Village's greatest assets—a place we all enjoy for its beauty, recreation, and natural setting. In recent years, the lake has needed more aquatic weed control. While changing environmental conditions may play a role, nutrients entering the lake can also contribute to weed and algae growth.

One common source of nutrients is lawn and garden fertilizer. Products containing nitrogen and phosphorus help plants grow, but when they reach the lake through rain, over-watering, or runoff, they can also promote unwanted aquatic growth. Small contributions from many properties accumulate over time.

Lake Anderson and nearby properties fall under Mason County's Shoreline Master Program (Chapter 17.50), which is designed to protect lake water quality and shoreline health. For homeowners, this means taking a thoughtful approach to landscaping, especially near the lake.

Lake-friendly practices include:

- Using fertilizer only when truly needed
- Avoiding phosphorus unless a soil test shows it's required
- Applying carefully and never before heavy rain
- Keeping fertilizer off hard surfaces like driveways and sidewalks
- Maintaining vegetation near the shoreline to help filter runoff

County shoreline guidelines encourage these best practices to reduce nutrient runoff and protect fragile lake ecosystems like Lake Anderson. For those interested, Mason County Community Development and Public Health Resources offer more detailed information on shoreline-friendly landscaping and fertilizer use.

By making small, mindful choices, we can help protect Lake Anderson, reduce the need for future weed treatments, and preserve the lake for our neighbors—and generations to come. Thanks for doing your part to care for our shared shoreline.

## Building Committee

### New Playground Equipment

LLVCC is updating the playground equipment that has been in use since 1990. The playground closed for construction on January 5th and is expected to reopen by April 1st. The office will update the community as work progresses.

The Board chose Left Coast Recreation to install the new equipment. Left Coast is a family-owned company with certified playground safety inspectors and skilled installers, serving Washington, Oregon, Idaho, and Alaska.

The new equipment is IPEMA certified and ADA compliant. The equipment meets National Standards for ASTM F1487-21 and CPSC Guidelines #325 for the age range 5-12 years old. The Capital Reserve funds are covering the costs of the playground project, which was planned as part of our Reserve Study. Your annual dues make this possible.

Below is an image of the equipment. Our landscaping company will remove the old equipment, prepare the site, and install the ground cover.



## **Compliance & Patrol**

The days remain short and the weather rainy. When driving in LLV, slow down and watch for pedestrians. Pedestrians should face traffic, stay alert, and wear light or reflective clothing to be seen.

Monthly evaluations for eyesores continue. Leaves are unavoidable, but please address brush piles, junk, unfinished projects, empty pots, and other unsightly yard items.

Please be aware that our Patrol drivers' job is to be a presence in the neighborhood. They are not security and have no law enforcement capabilities. If you need law enforcement, please call the sheriff's office, either 911 for an emergency or 360-426-4441 if it is not an emergency. You can report issues online at [masoncountywa.gov/sheriff/contactus.php](http://masoncountywa.gov/sheriff/contactus.php) and click the "Online Report Filing" button.

## **BOARD NOTICES**

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### **New Policy for Tables**

LLVCC owns and stores several tables. Of the original eight tables, four went missing, and two have since been replaced. Due to this, a new use policy is now in place for using these tables.

If you have made a reservation with Anderson & Sons to use the upstairs room and wish to use any of our long tables, please make arrangements with the LLVCC office to access or borrow these tables.

## 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

The Resident Directory is available in the office and online under the Resident Login tab. A new version will be released in March with all residents included unless you opt out, according to WA law. Phone numbers are only listed with your permission.

## 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.

## HOA Office

Please ensure your contact information on file with our office staff is up to date. Maintaining current details allows us to provide invoices and important information promptly. To verify or update your billing address, telephone numbers, or email addresses, please call 360-275-3508 or email [office@llvcc.com](mailto:office@llvcc.com). This process helps facilitate an efficient dues billing cycle for everyone.

Given recent increases in postage costs, the HOA is distributing all correspondence electronically whenever possible. Exceptions will be made for homeowners who do not have access to a computer or email. Please monitor your email for announcements, invoices, and other communications. Many of our forms are available at [www.llvcc.com](http://www.llvcc.com) for your convenience. Completed forms may be submitted via email to [office@llvcc.com](mailto:office@llvcc.com).

## Board of Directors for 2025-26

James Byrne, President (27)  
Mark Murray, Vice President (27)  
Sylvia Banzon, Secretary/Treasurer (26)  
Maureen Allen (28)  
Scott Horsfall (26)  
Carol Ann Low (27)  
Dale Leaman (26)  
Deborah Wallace (28)

### Community Events

**Town Hall Meeting: Budget Q&A February 11, 2026 @ 6:00 pm Clubhouse**  
**Budget and Elections, February 25, 2026 @7:00 pm Clubhouse**  
**Easter Bunny Comes to Allyn, TBD**

### Board Meetings

**4<sup>th</sup> Wednesday of most months at 5:30 pm**  
**January 28**  
**February 25**  
**March 25**

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