



# LakeLand Village Community Club

## April-June 2026 Newsletter

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### 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*

|                   |                |                |                    |
|-------------------|----------------|----------------|--------------------|
| Hart              | E Channel Dr   | Foundation     | E Mountain View Dr |
| Maxin/Okoth       | E Fairway Dr   | Shen/Palatrone | E Old Ranch Rd     |
| Guandiquez        | E Rainier Dr   | Robinson       | E Mountain View Dr |
| Mittleider/Louise | E Soderberg Rd | Newman         | E Country Club Dr  |
| Harder            | E Soderberg Rd | Llamada/Bontia | E Lake Forest Dr   |
| Anderson          | E Old Ranch Rd |                |                    |

## EVENTS

### Fishing Derby Results

We had a wonderful turnout for the fishing derby this year.

#### Adult category winners

1<sup>st</sup> Place: Steve Shaffer

2<sup>nd</sup> Place: John Hannan

3<sup>rd</sup> Place: Brian Lentz

#### Teen category winners

1<sup>st</sup> Place: Jessie

2<sup>nd</sup> Place: Kendall Thomas

3<sup>rd</sup> Place Maika Cho-Leorana

#### Children's category winners

1<sup>st</sup> Place: Cannon Nys

2<sup>nd</sup> Place: Theo Martin

The largest fish, at 15.5", was caught by Cannon Nys, on his 6<sup>th</sup> birthday!

Thank you to all our participants and to our volunteers, Maureen Allen, Jerry Ross, Don Andrews, Kevin Robinson, Jodi Littlefield, Tal Beck, and Caroline Foundation.

### Shredding Event in June

We will have our next shredding event on Thursday, June 18, from 12 noon until 2:00 pm. It will be held on Old Ranch Road, next to the tennis court, at the end of the golf course parking lot. This should avoid blocking the parking lot at the Bistro and Clubhouse. Bring your shreddables, without large paperclips or binders, and declutter your files!

## Summer Beach Season Almost Here!

As the weather warms and school lets out, beach season is getting underway. The lake is already seeing swimmers, anglers, and boaters. If you park at the beach or boat launch, please display an LLV sticker on your vehicle. Guests may use the lake only when accompanied by a resident.

Beach staff will begin working Memorial Day weekend, on weekends until school is out, and then daily through Labor Day weekend. Please note that they are not lifeguards. Their role is to promote safe behavior and help preserve the lake's private-use status.

A portable restroom will be available at the boat launch from Memorial Day through Labor Day weekend. A limited number of storage spaces remain for boats, kayaks, and canoes at the boat launch for \$30. Boats stored there must display a red sticker. Payment may be made at the LLV office.

## Playground Area Safety Enhanced

A cedar fence extension and replacement project is underway at the playground lot. The failing fence adjacent to the playground needed to be replaced for safety reasons. We were able to extend the fence across a portion of the back of the lot to help with security, thanks to the volunteer effort of several board members and a few members of the community.

Thank you to our volunteers; Deb and Randy Wallace, Mark Murray, James Byrne, Jim Freeman, Don Andrews and Howard Honsey.



## NEWS

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### New Board Member

LLVCC Board is pleased to announce the election of one Board Member. At the February Elections, Elizabeth Stewart-Finerty was elected to take the seat formerly occupied by Scott Horsfall, whose last meeting was in March. Her first meeting was in April.

### June Community Meeting

Our next Community Meeting will be on Wednesday, June 24<sup>th</sup>, at 7:00 pm in the Clubhouse. Our guest speaker will be Tessa Halloran from WSU's Small Farms/Master Gardener Program. We are excited to be able to get her scheduled! She will be discussing native vs. non-native, invasive, noxious, and naturalized plants and how to landscape and plant for water conservation and wildlife habitat. Please join us!

### Update on Tennis/Pickleball Court Reopening

Over the past several months, the Board has reviewed the condition of the south tennis/pickleball court, which was temporarily closed due to safety concerns. We want to share what we learned and our plans going forward.

After the concern was reported, the Board tried to find a qualified professional to assess the court surface. Despite several inquiries, we could not locate a specialist for older outdoor courts. In the meantime, we reviewed industry guidance and inspected the surface ourselves.

The court shows normal age-related wear, including cracks and shallow depressions, but we did not find raised edges or other defects that would clearly create tripping hazards. It is not ideal for competitive play and may cause occasional bad bounces, but based on the information available, the Board does not believe the court poses an immediate safety risk that warrants continued closure.

Because prior treatment of the courts makes full resurfacing or crack repair no longer feasible, the remaining options are milling and overlay or full replacement. However, with spring approaching and strong community interest in pickleball and recreational use, the Board plans to reopen the court in May after thorough cleaning.

We have just reached a new lease agreement for five years which may provide a new opportunity to make an investment in resurfacing the courts, but further discussion and community input is needed.

We will continue to monitor the court surface over the season. If conditions change or new information becomes available, we will update the community promptly.

Thank you for your patience while we worked through this assessment. We look forward to seeing the courts back in use this spring.

## Lake Management Committee

Scott Horsfall's term on the Board has ended, so he can no longer chair this committee. He will remain involved as a community member and share his experience with the new chair. At the April Board meeting, Elizabeth Stewart-Finerty was appointed chair. Board officers will help Libby get oriented and establish the lake maintenance schedule. Welcome, Libby!

The first lake weed treatment is scheduled for May 14. As required by law, AquaTechnex sent notices at least 10 days in advance. We will notify the community mid-summer when the next treatment occurs.

## Amenities Committee

### Playground Complete!

The main construction phase of the playground project has been completed. The old play set was removed, and the concrete and wood chips cleared away in preparation for the installation of the new set. The new playscape was set at the end of March, including a refresh of the swing set. A new fence was installed, and a heavy layer of woodchips laid down for the safety of our children.

On April 11<sup>th</sup>, the Board and the Amenities Committee officially opened the playground with a ribbon-cutting ceremony. Thank you to all who attended and especially all the volunteers who helped to make this possible.

There will be some ongoing projects in the upcoming months to continue to improve and make our play area safe. Look for these projects and volunteer opportunities.



## Compliance & Community Ambassador Team

Summer is approaching fast and we all want to be outside more. 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 through our spring and summer months. Please address roof cleaning, brush piles, junk, unfinished projects, empty pots, and other unsightly yard items. With warmer weather, grass will grow longer; please keep your yards maintained.

We have replaced our little red truck with a grey Nissan Frontier. We will be placing a decal on the truck in the coming month. The Board also voted to change the name of our Team from Patrol to Ambassador. Nothing changes in their services, just a title and rebranding.

Please be aware that our 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.

The winning logo for the truck is shown below. Thank you to all who participated in the survey.



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## **BOARD NOTICES**

### New Policy for Tables

LLVCC owns and stores several six-foot long plastic tables that can be used in the clubhouse. 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 by appointment only. 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 (April 2026) has been released 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

Mary has submitted her resignation to the Board. Effective May 19, 2026, she will work limited hours until a replacement is hired. The position has been posted, and interviews are underway.

We thank Mary for her many contributions over the past four years and wish her all the best.

### Updating Contact Information

**Please keep your contact information on file with our office up to date.** Current details help us send invoices and important updates on time and help you avoid late fees. To confirm or update your mailing address, phone numbers, or email, call 360-275-3508 or email [office@llvcc.com](mailto:office@llvcc.com). Keeping this information current supports smooth dues billing for everyone.

With postage costs rising, the HOA will send correspondence by email whenever possible. We will mail items only to homeowners who do not have computer or email access. Please watch your inbox for announcements, invoices, and other notices. Forms are available at [www.llvcc.com](http://www.llvcc.com), and completed forms may be emailed to [office@llvcc.com](mailto:office@llvcc.com).

## Board of Directors for 2026-27

James Byrne, President (27)

Mark Murray, Vice President (27)

Sylvia Banzon, Secretary (29)

Carol Ann Low, Treasurer (29)

Maureen Allen (28)

Elizabeth (Libby) Stewart-Finerty (29)

Dale Leaman (28)

Deborah Wallace (28)

**Community Events**

**CPR Class June 2<sup>nd</sup> (Sign up Required)**

**Shredding Event June 18<sup>th</sup>**

**Community Meeting, June 24<sup>th</sup> 7:00 pm**

**-Tessa Halloran, Guest Speaker**

**Americana Contest July 4<sup>th</sup>**

**Community Garage Sale Aug. 8<sup>th</sup>**

**Community Picnic Aug 22<sup>nd</sup>**

**Board Meetings**

**4<sup>th</sup> Wednesday of most months at 6:00pm**

**April 22**

**May 27**

**June 24**

**July 22**

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