

LakeLand Village Community Club Newsletter

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July 14, 2010

LLVCC Bulletin Board

<p>Monthly Board Meetings 4th Wednesday Next regular meeting is July 28, 2010 5:30 p.m. LakeLand Village Clubhouse Property Owners Welcome</p>	<p>Community Club Office Hours Monday, Wednesday thru Friday 9 a.m. to 12 noon Tuesday 2 p.m. to 5 p.m.</p>	<p>Community Club Website www.LLVCC.com Including classified ads, photos, current information</p>
<p>Annual Garage Sale August 7 , 8:00am-5:00pm</p>		<p>Annual Picnic Saturday, August 21st 4:00pm – Beach Gazebo</p>

PRESIDENT'S MESSAGE

It's just now beginning to look like summer is here and many of you are out in your yards and doing house maintenance chores. We encourage all residents to take a close look at the need to touch-up paint, repair broken steps and railings and fix any other chores that adversely affect safety and appearance. A number of homes are beginning to show the normal wear of winters past and most of us find it easier and cheaper to repair items while they are small tasks. The Board and Architectural Review Committee have received a number of calls from neighbors concerned about the conditions of unkempt yards and homes. Even if your home is vacant, for whatever reason, it is a good idea to perform periodic inspections and correct any deficiencies.

One of the questions we get asked is "How come the Board never does anything about people who do not keep up their lawns?" Actually, we do address this issue as it is brought to our attention and we do it often. We encourage neighbors to work directly with their neighbors to seek resolutions to concerns and when we receive a formal concern either via email or a hardcopy letter, we will contact the parties involved and attempt to help residents find a solution.

Please read the Covenants, Conditions and Regulations for your division. It is the responsibility, of the Board of Trustees to consider all complaints and enforce these CCR's to protect the property value and appearances of our neighborhood. If you can't find the copy you signed at closing, you can find them on our website, www.llvcc.com.

Remember! Any proposed changes to the exterior "footprint" of your home must be documented and approved by the Architectural Control Committee (ACC) prior to commencing any work. The process and required forms are available on the website and at the clubhouse office. Given the volunteer makeup of the committee please try to allow at least two weeks for the approval process, which meets each Tuesday.

Some changes involving just replacement of existing features of your home require no approval. Examples of replacement items that require no approval include: replacement of windows, garage doors, exterior lighting fixtures, and shutters.

Examples of items that homeowners DO need to go through the approval process include: Additions to the home, additions of fences, additions of front or rear porches or out buildings, and swimming pools, tree removal, painting.

One last item...At the Annual Town Meeting there was some discussion about dog owners failing to clean up after their animals. We are in total agreement with those who are offended and just a bit angry about having to sidestep messes in our walking paths. While we cannot police this blight on our community and we do not have a "poop" patrol, we do know some of the offenders and without naming names, we encourage them to be good neighbors and "scoop the poop".

GARAGE SALE 8:00AM SAT. AUGUST 7th

Your trash is somebody's treasure. The Community Club will put ads in the local papers, and signs at Homestead and Lakeland. We usually have a terrific turn-out. Get together with your neighbors, if you only have a few things, and make it a block sale. Heck, you can make it pot luck and have lunch while you clear out the garages.

Community Picnic 4:00 pm., Saturday, August 21st

The grill will be hot and our chefs will be turning out delicious hot dogs and hamburgers. Side dishes will be provided, along with sodas. Please call the office if you can help out. We need cooks and volunteers to help with kids games.



BEACH HAPPENINGS

As most of you are aware, we have three beach attendants this summer who are working on a rotation schedule, 7 days a week from Noon – 6:00pm. Stop by and say hello to Brad Nicol, Barb Denny, and Sherry Martin. They are doing a fantastic job of making the beach a safe and clean environment. They do not have lifesaving skills so please swim at your own risk.

BEACH GUIDELINES

- Foul Language or loud music will not be permitted
- No bicycles, skateboards, motorcycles
- Must be a member and 19 years of age or older to use the barbecues
- Groups of 15 or more must have a reservation to use the gazebo
- Sunbathing not allowed on the docks
- No fishing from swim docks

RESIDENTS NEW TO LAKELAND VILLAGE

Steve & Corie Hackett – Mountain View
Rich & Michael Kriegbaum – Lakeshore Dr
Christopher Mc Mullen – Westlake Way
Dell & Nyla Cummings - Soderberg Rd.
Linda Schure - Mountain View

REMEMBER: NO BURNING in Lakeland Village except for a 3 ft. in diameter fire for the purpose of heating food. No yard debris or construction materials can be burned.

LLVCC BOARD OFFICERS FOR 2010-2011

At the June 23rd¹ Board Meeting, Jan Wright was elected President of the Board, Diane Wilcox will remain as VP and Alex Watt will remain as Secretary-Treasurer. Martha Ray will be stepping down from the board after five dedicated years. She has done an excellent job as lake management chairman and always has the community's best interests in mind.

The Board of Directors has agreed to place another floating dock down near the earthen dam to provide more fishing opportunity to those residents who do not have a boat. The dock should be ready soon and to reach this area, drive down Lakeshore and turn right on to Westlake Drive North and go to the third lot which has an LLVCC sign. It is best to park up above and walk down as parking is limited down on the lake. Walk down the earthen dam to reach the new float. This is an area where the lake is the deepest so it should be good fishing. Children under 12 must wear life jackets on all docks and floats.

The Mason County Humane Society is seeking donations of goods they can sell at the upcoming garage sale on August 7. If you have any clothing or household items, plants, etc., please call Susan Smith at 275-8811 for pick-up. Donations aid the Spay and Neuter Program. This is a good way to get rid of items you no longer want.



Jim Burton, Maintenance Supervisor

Jim is responsible for the outstanding appearance of our common areas. He is creative, innovative, and tireless! The Board is profoundly grateful for his contribution to Lakeland Village.

Fishing Suggestions: *please catch and release as much as possible to build up the fish population in the lake and provide more sport for everyone.*

COMMUNITY ACTIVITIES

Allyn Days – July 17/18 – Port of Allyn

*Annual Patio & Bake Sale July 17th 9:00am
St. Hugh Episcopal Church
280 Wheelwright St.*

*Courtyard Sale July 17 8:00am
North Bay Lutheran Community Church,
Lakeland Drive, Allyn*

*Taste of Hood Canal – Belfair – August 7th

THERE ARE FOUR SECURITY CAMERAS AT THE BEACH AND PLAYGROUND FOR YOUR SAFETY AND TO AID IN VANDALISM PREVENTION.
