

LakeLand Village Community Club Newsletter

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www.LLVCC.com



March 12, 2009

SECURITY PHONE: 340-3931

LLVCC Bulletin Board

Monthly Board Meetings 4th Wednesday March 25, 2009 5:30 p.m. LakeLand Village Clubhouse Property Owners Welcome	Community Club Office Hours Monday, Wednesday thru Friday 9 a.m. to 12 noon Tuesday 3 p.m. to 6 p.m.	Community Club Website www.LLVCC.com
YARD DEBRIS CLEAN-UP THURS – SUN, MARCH 19-22 9:00AM-4:30PM	<i>EASTER EGG HUNT AT THE BEACH ON SATURDAY, APRIL 11 9:30AM</i>	FAMILY FISHING DERBY MAY 16TH 8:00AM – 10:00AM – WEIGH IN AT THE BEACH GAZEBO

PRESIDENT'S MESSAGE –

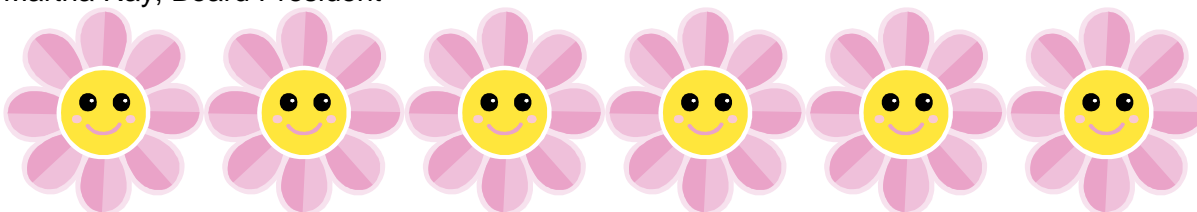
Thanks to everyone who attended the Budget/Election meeting on Feb. 24th as well as thanks to the 115 property owners that turned in proxies. The budget proposal was accepted, all three candidates for the board were accepted, and the 2008 audit was waived. As we look forward to spring, we will have three 20 yd containers in the beach parking lot for yard debris on March 19,20,21,22. They fill up fast so get there early. The lake will be planted with trout on April 3 and the annual family fishing derby will be May 16th.

We have had a very successful fiscal year that concludes on March 31. It is expected that expenses will come in below budget, however due to recent economic conditions, it is the first year we have had several foreclosures and more than the usual number of residents that have not paid their 08-09 dues. 895 dues invoices for 2009-2010 were sent out at the first of this month with a due date of 4/1/09.

Property improvements for the past year include completion of the restoration of the walking path at the west end of the lake, purchase of six new picnic tables, completion of the rock wall at the beach and purchase of security cameras. Ron Hagedorn has agreed to make some much needed repairs to the boat ramp. There are no additional large projects anticipated for the forthcoming year.

Please enjoy our common properties as Jim Burton works very hard at keeping all the properties clean and safe for your enjoyment. Also, if you wish to reserve the gazebo at the lake for an event, call the office as soon as possible to make your reservation as the summer dates book up quickly.

Martha Ray, Board President



BLOCK WATCH

Compared to other urban and metropolitan area's, Lakeland Village residents lead a safe and relatively crime free existence. We do suffer the occasional mailbox vandalism's, graffiti tagging, thefts, and "Port-A-Potty tip overs, but these crimes are few and far between. The reason for this low crime rate is due to the daily security patrols from our own LLV personnel, and simply because of the type of close knit community Lakeland Village is.

History has shown however, that with the deepening nationwide financial crisis, the increasing mortgage defaults and foreclosures, and the devastating rise in unemployment rates, (9.2% in Mason County), crime rates will more than likely rise as well. "Crimes of opportunity", residential burglaries, robberies, and domestic violence may all see increases in frequency and severity. Although we in Lakeland Village will probably not see the same level of crime rate rise as compared to larger metropolitan areas, we must be aware of the possibility, and take self initiated preventative methods to protect ourselves and our neighbors.

If Lakeland Village does see an increase in criminal activity, it will more than likely be in the "Crimes of Opportunity" category. These crimes include but are not limited too, thefts from vehicles (locked and unlocked), thefts of tools or any item of value left unattended, thefts from garages where doors were left open, and residential burglaries. These are crimes that are not necessarily planned ahead of time, but are committed because the opportunity simply presented itself to a suspect, via an open door, or unattended valuable.

Crime can never be **completely** eliminated, but we can make it more difficult, much riskier, and less appealing to a suspect. We do this by simply being aware of our surroundings and the potential risks, and practicing a few sound crime prevention habits.

1. Don't leave garage doors open and unattended. An open door is an open invitation, especially during garage sales.
2. Don't leave tools, yard equipment, etc, out in the open.
3. Lock your vehicle if left outside.
4. Don't leave anything of value in your vehicle when parked at home or a public parking lot. Loose change in the ashtray, or the suction cup mark on the windshield from a GPS device can be incentive enough for a break in.
5. Don't leave outgoing mail in your mailbox for pick up.
6. Retrieve your incoming mail as soon as possible. Mail theft and identity theft's are rampant in the nation.
7. If going out of town, notify security so your home can be checked in your absence.
8. Make good use of exterior lighting. Crooks don't like to be seen.
9. Know your individual neighborhood. If your neighbors are out of town and it snows, walk back and forth a couple of times from their mailbox or garage to their front door. It gives the impression that the residents are home. The Northshore community saw an increase in residential burglaries during the recent heavy snowfall for those residents wintering down south.

These are only a few of the prevention methods that can be utilized for your protection, They may not always be convenient or comfortable, but neither is calling 911 to report a crime or loss. To quote an age old axiom, "*AN OUNCE OF PREVENTION IS WORTH A POUND OF CURE*".

Richard Caron
LLVCC Board member
Tacoma Police Sergeant (retired)

The **BISTRO** is now open under new ownership. Barbara Yarnall is the proud new owner of the restaurant. Call 275-7111 for reservations. Hours: six days a week lunch and dinner (closed Monday).

Many residents call the Homeowners' office looking for individuals that can do yard work. This would be a good opportunity for any high school age kids who might be looking for work to leave their information with the office.

Jim Burton, our superior maintenance manager, wishes to thank the following individuals who gave him much needed help in spreading 8 ton of rock along the path at the lake in an effort to eliminate erosion: **Tom Trueblood, Ernie Hahto, Scotty Ray, Ron Hagedorn.**

- **SPRING CLEAN-UP** will be March 19 – 22, 2009 from 9:00am – 4:30pm Thurs/Fri/Sat/Sun. It will cost you \$3.00 for a car or \$5.00 for pick-up or trailer. Please call 275-3508 if you have any questions.
- **Sarah Eckert Orthopedic Guild**, which supports the Mary Bridge Children's Hospital in Tacoma, is holding a **fundraising Bunco Party and Luncheon on Friday, March 20, 2009; 10:30am at the Lakeland Village Clubhouse.** Bunco tickets are \$20.00 which includes lunch beverages and bunco. Raffle tickets will be available.. . For more information or tickets, please call: Dorothy Topness 275-7216 or Judy Olliges 275-6965.



WELCOME TO THE NEIGHBORHOOD!!!
Dana Rodia, Sterling Drive
Richard Shafer, Old Ranch Rd.

NEWCOMERS' MEETING

There will be a "Newcomer's Meeting" on Wednesday, April 15, 2009 at 6:30pm at the Clubhouse.

We hope to impart some valuable information regarding the community to anyone who has moved here in the past six months. All you "Oldtimers" are welcome to drop in and meet the new neighbors.

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Please remember to complete a green "Project Permit Application" before painting, roofing, adding a shed, removing trees, or any other changes to the exterior of your home.

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REMEMBER: no walking on the golf course paths unless you are golfing.