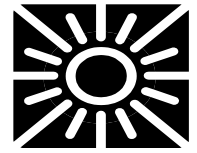


# Sunland News



August 2006

## **August Board Meeting**

The board meeting was held August 19 with all board members present: Phil Meenach, Jack Kling, Jim May, Ken McNeal, Ron Dicklin, Doug Shorb, Jack Bielinski, Mike Moran, & Scott Seely. Reports were heard from officers and committee chairmen.

**Financial:** Jim May outlined a preliminary organizational chart for board members and personnel. Pool and park expenses exceed the budgeted amount because of unexpected costs for repairs and replacement of the security lock system. Spending for the balance of the fiscal year will be limited to essentials. To maintain budgetary constraints, all future purchases over \$500 will require purchase orders approved by the appropriate committee chairman.

**Park & Pool:** Mike Moran and Jack Bielinski will solicit estimates for resurfacing the bathhouse walls and floors necessary due to peeling paint and flaking floor covering. Other repairs and replacements will be placed on hold until funds become available. A solid covering on the pavilion ceiling to eliminate birds and bats from roosting will be installed during the fall or winter. Vegetation on the park shoreline is choking off beach access. Ron Dicklin, chairman of the Planned Development committee, will present the problem to the PUD official in charge and request that we be allowed to clear the park beach area similar to other parks on the river.

**Reserving the Pavilion:** A \$125 deposit will be required for reserving the pavilion beginning next fiscal year. \$25 of the deposit will be non-refundable to help cover replacement of the deteriorating tables and chairs that are borrowed from the fire hall for pavilion activities. Deposit refunds will be reduced by the expenses for damage repair and trash removal. A reservation agreement will be available soon.

**General Maintenance:** Slats in the fence around Wells 1 and 2 were installed incorrectly. Following the board meeting, several volunteers worked on the fence, completing a large portion of the job.

**Water Maintenance:** Water meters are required by the Health Dept. beginning October 1, 2006 for all new services. Cost to homeowners will be \$1500. Currently installed water services have 10 years to comply with State water meter requirements. Members are encouraged to begin paying into their meter account to avoid a major expense all at one time. A special interest-bearing account will be opened for this purpose.

Broken stop and waste valves will no longer be replaced. The valves will be removed and a meter vault and cross-over installed in preparation for installing meters at a later date. Cost to replace the stop and waste valve will be \$800 beginning Oct. 1, 2006. To prevent broken valves, homeowners are asked to call the office (509-785-3100) for ser-

vice when water needs to be turned off or on. No charge will be made for this service.

The latest Water Consumption report indicated that we are within licensed amounts. Location and repair of leaks and conservation methods have been reasonably successful in reducing excessive water use. Members should continue to conserve water by following the irrigation regulations outlined in last month's newsletter—odd numbered addresses should set sprinkler timers before midnight and even numbered addresses after midnight. No sprinkling should be done during daylight hours.

**2007 Water Project:** The on-going water main replacement project will begin after September 1 in hopes that the majority of work can be completed before hard freezing weather. There are 6600 feet remaining to be replaced. An estimated 5000 will be completed this year.

**Wireless Internet & Sunland Website:** Doug Shorb has negotiated an agreement with Saddle Mountain Wireless to install a tower at Sunland to provide wireless internet service. Construction should begin within a few weeks. Saddle Mountain will bear the total construction expense. Costs to homeowners for wireless service are variable, depending on purchase or lease of necessary equipment. Saddle Mountain will provide free service for the Sunland office and the website.

### **Miscellaneous:**

Jack Kling is checking into the possibility that Sunland could accept dues and assessment payments from members by way of Paypal or credit cards.

The next board meeting will be held September 16, 2006 at the old office next to the fire hall. All Sunland members are encouraged to attend.

## **Thank you, Sunlanders**

Many thanks to the following volunteers who helped with the fence slats on August 19. Your time and support of your community is greatly appreciated:

Ken and Debbie McNeal	Scott Seely
Randy Green	Mike Moran
Tyler Lawrence	Phil Meenach
Sal and Kathy Mugnos	Jack Bielinski
Doug Shorb	Jack Kling

## **Newsletter by e-mail**

Send a message to [sunland@nwi.net](mailto:sunland@nwi.net) if you would like to receive your newsletter via email. Nearly 100 members are receiving their newsletter this way, saving a considerable expense in postage, envelopes and time.

## **- Attention Homeowners- Broken & Leaking Water Valves**

Most stop-&-waste valves are nearly 40 years old. Age as well as turning them off and on with homemade tools have resulted in many broken or leaking valves. Beginning immediately, members must call or email the office to arrange for turning valves on or off. There will be no charge for this service.

## **Community Info**



- **Pavilion Deposit:** Currently, there is a \$100 deposit required to reserve the pavilion for private gatherings. After Oct. 1, the deposit will be \$125, \$25 of which will be non-refundable. The refundable amount will be the balance after expenses for trash removal and damage repair have been deducted. The \$25 non-refundable amount will be applied to replacement of the old tables and chairs that are borrowed from the fire hall.
- **Turning Water Off or On:** See article at top of page.
- **Burn Barrels:** PUD requests that all burn barrels be removed from PUD shoreline property. Burn barrels were banned by Washington State DOE several years ago due to health concerns. Grant County PUD appreciates your cooperation.
- **Voters Registration Forms** are available at the Sunland office.
- **Pool Hours:** The pool will close for the season Sunday, Sept. 17.
- **Store Hours:** Cap'n Ron's Store will be on a limited schedule after Labor Day, and will close for the season on October 1. Ron and the staff wish to thank all of you who patronized the store. You made it their best year to date. Looking forward to a bigger and better 2007.
- **Trash Cans:** Waste Management will provide each customer with fork-lift style trash cans soon. Customers will receive a can equivalent to the size and quantity they currently use.
- **Park Access for Handicapped:** An access between rocks near the pavilion has been opened for easier access. A handicap parking sign marks the opening.
- **Park Trash Cans** are *not* for your personal garbage. And putting it in your neighbors' cans is even worse! Pack it out or sign up with Waste Management for pickup. It's cheaper than a 12-pack of beer! Thank you.

## **FIRE and SAFETY**



Sunland volunteer fire department is looking for a few good men and/or women to help fill their dwindling numbers. Applications may be picked up at the office. We need your help.

## **Planned Development Community**

June Cade is working with Ron Dicklin to gather suggestions from members regarding their wants and wishes to be included in the Planned Development Community proposal. Following are two lists—the first are items that pertain to PUD and the second are “wouldn't it be wonderful if” requests.

### **PUD LIST:**

- Boardwalk to the sandy beach at north end of Sunland.
- Parking and beach access at the north PUD lot for people using the north beach.
- Walking trail along the river and the switchbacks.
- Sandy beach at the park; remove the brush.
- Permission to cut brush and trashy trees that interfere with water view. Some lots can no longer see the river.
- Guest docks for boats at the park.
- Deepen the water at the park to allow beach access by boats; retain an area for kids to wade.
- Cut, gather and dispose of the slimy green growth in the water and on the beaches.
- Install picnic tables and benches at Sunland's beach access path at the south end of Section Avenue.
- A clearly written set of rules and acceptable improvements allowed on PUD-managed land between water view property owners' boundary line and the waterfront.
- Removal of noxious weeds from PUD-managed land.

### **“WOULDN'T IT BE WONDERFUL IF” LIST:**

- Asphalt the roads.
- Have a midnight noise curfew Friday and Saturday nights. (NOTE: There is already a 10 p.m. curfew State law which Sunland has agreed to extend to 11 p.m. Excessive noise after 11 p.m.? Call 911.)
- Have a 9:00 p.m. noise curfew Friday and Saturday nights. (See note above.)
- Don't change anything.
- No more tickets for golf carts.
- Have Sunland purchase a party barge and provide shuttle service to the dunes on weekends.
- Outlaw motorcycles.
- Open a bar and restaurant.
- Have a sidewalk café gathering place.
- Put speed bumps on the roads.

Sunland property owners are encouraged to submit their suggestions to June via email, [junenlucy@gmail.com](mailto:junenlucy@gmail.com) or call her at 509-785-4270.

## **Trash Pickup**

Bill Cowan asks that Sunland walkers join him in picking up trash. When out for your morning walks, take a trash bag with you and help clean up after those whose trash as well as their brains are thrown out the window when they come to Sunland. Our community is not a landfill. Please help Bill and the other Sunlanders who regularly pick up trash to keep it clean.

**BOARD MEMBERS & PHONE NUMBERS:**

Phil Meenach, Pres..... 509-785-4570  
 Jack Kling, V.P..... 206-714-7010  
 Ken McNeal, Secretary ..... 206-841-1776  
 Jim May, Treasurer..... 206-255-4913  
 Mike Moran, Park/Pool..... 206-571-2538  
 Jack Bielinski, Park/Pool..... 509-355-7627  
 Ron (Opie) Dicklin, Water ..... 206-965-0009  
 Scott Seely, Water ..... 425-888-2639  
 Doug Shorb, Member Affairs ..... 206-605-5367

**Services**

**Dave Watson Construction**—785-9013  
**Sunland Contracting**—SUNLAC\*066BC. Jim Mathews, 509-785-5671, fax 509-785-1017.  
**Ag-West Services:** 509-787-5942. Spider/Pest control.  
**Bishop Spray Service:** 509-760-4958. Spider/insect control.  
**Alfonso Landscaping**—System sprinklers, lawns, tree trimming. 509-787-5089.  
**Sun Basin Lawn Care:** Tree trimming, thatch & fertilize lawns, turn water on & off, Call Arlin 509-785-5101.  
**Dura-Shine Clean** Window cleaning 509-488-3534 or 509-989-1140; email address Carlos@dura-shineclean.com.  
**Fick & Co. Roofing**—Quality work, all types. Jim Fick, phone/fax 425-745-8848.  
**Heaven's Best Carpet & Upholstery Cleaning,** 509-765-0332.  
**Joe's Carpet Cleaning**—253-852-3554.  
**Matt Horn's Professional Window Cleaning:** 509-787-7701.  
**Mike's Accessories: Battery Doc** Portable battery charger, 1.25amp for lead acid/gel cell 12V batteries. Call for details 206-795-9585. www.mikesaccessories.com .  
**Painting:** 40 yrs exp, free estimates. Rusbuldt Painting, 206-730-1475.  
**Sunland Resident Realtor,** Karen Saenz Penix. Lives & works here, 509-785-8585 or stop by 1180 River Dr SW.  
**Waste Management of Wenatchee** ~\$8/mo. 800-572-4559.  
**Dogwatch Hidden Fence Systems** Professional installation by Sunland resident. 866-526-9200, doggytrainer.com.  
**Mightyshine Window Cleaning:** 762-2838  
**Darren's Cultured Stone Design** 425-787-5043  
**Wind River Interiors** Floor tile, etc. 509-932-5066 or 509-932-6433  
**Quincy Compost Facility** accepts other yard waste FREE. 18655 Road 9 NW. Tues.-Sat. 1:50—3:10 p.m.  
**Michael's Quality Painting:** Interior/exterior; pressure wash; tile work; licensed/bonded/insured. 787-4352.  
**Mortgages**—Mike Tilley, Pilchuck Mortgage 425-754-1187 purchases or refinances.  
**House Cleaning**—Shelly Nelson, 509-750-3544.

**Classified Ads**

**MISSING** Last seen 8/16/06—1977 RED UTILITY TRAILER, Ford rear bed, WA license 2845PX. 797 Chukar PI SW, Rick Laycock, 206-948-7426.  
**FOR SALE** 1978 Cadillac Coupe de Ville. \$2,000 OBO. 25056 Lynn St., Julie Pedferri.  
**'85 WINNEBAGO MOTOR HOME** \$8750. 253-926-8920 or 509-785-1018.  
**FOR SALE** Battery operated golf cart. New batteries and charger. Good condition. \$850 obo. 509-785-2706.  
**FOR SALE** House w/120' of waterfront on west end of cove. 2 master brms, 3 baths Great for 2 families. 2-car garage.. Quiet cul-de-sac. 1187 River Dr. 206-953-7159.  
**LOT FOR SALE** Approx 100'x100' corner lot w/septic. 768 Section Ave. \$195,000. 509-785-5555/509-398-5555.  
**1990 25' MALLARD camping trailer.** Fair condition, make offer. 13' Lite Siesta trailer. Fair cond. Make offer. Both may be viewed at 788 Section Ave. 253-631-2987.  
**LOT FOR SALE** Over 400 ft of waterfront; sandy beach; southern point of Sunland. \$575,000. Call Karen 509-785-8585.  
**16.25 Nahanni** fishing/ski boat w/50hp Yamaha engine. Walk through to bow. Fish & depth finder. Almost new. \$13,000. 509-785-6703.  
**LOT FOR SALE** Extra large 50x190 view lot w/water, septic, power. Space for house on Section Ave side & garage on Boyer. \$239,000, Mike Moran 206-571-2538.  
**2001 TERRY 5th wheel,** NW Edition, like new. \$10,400. 253-209-3546 or 253-905-4630.  
**FOR SALE** 425 River Dr—1 1/2 lots, river view, triple decks. Two bed, 2 bath, 2 car garage \$229,000. Deb Adams, 509-750-3667.  
**FOUND** Tent, blown down River Drive during the last wind storm. Call the office and identify. 509-785-3100.  
**FOUND** Barbeque cover—found following same wind storm as the tent. Call and identify. 509-785-3100.

**Thank you, Ducks Unlimited,** for the excellent cleanup job after your barbeque and auction, and also thanks for the contribution to payment of the dump fees. We appreciate your community spirit. See you next year!

**\$\$\$ — OVERDUE — \$\$\$**

Thanks for your payments. The following people still owe for one or more of the following accounts: 05/06 Dues, 05/06 Water Assessment and late fees.

Bennett, Lee	McEwen, Shawn & Heidi
Greenlaw, Scott	Rasmussen, Dale
Jackson, Jay	Vert, Paul
Lawler Jr., Robert	

Other members arranged for a payment plan but have a balance due. The outstanding dues, assessments and late fees total \$5,894.50.

## Thank you, Volunteers

I want to express my thanks to the Sunland volunteers who attended to my son, Alan. They were very caring and professional. Sunland is lucky to have some of the homeowners who take the time to help when needed. My son is doing OK and with time, he will recover thanks to you very special people who were available on July 1st.  
Clarene Pickett

I would like to thank the Sunland volunteer fire department and all the patrons of the Sunland pool for assisting me on July 1st. It was an unfortunate accident and I appreciate everyone's help. I would like to personally thank the men who helped me out of the water. I'm so sorry for any inconvenience.  
Alan Cobb

## Sunlanders Plan Cruise

Winter is long, dark and cold, so why not join some of us for fun and relaxation in the warm part of the world on a 15-day cruise through the Panama Canal. Departure is set for March 31, 2007 with return on April 14. Contact Jim and Margie Mathews for more details, 785-5671.

## Emergency Phones



**Sheriff— Emergency** 911  
**Sheriff—Non-Emergency** 1-888-431-9911  
**Fire** 911  
**Water Problems** 509-398-1731  
**Power** 509-754-5079—After Hours 509-754-3541  
**Before You Dig** Call 800-424-5555 for underground phone & power wires to be located and marked.

## Sunland Estates Financial Report—July 2006

	#124/#153			#155 #157				
	#158	#100	#114	#133	#134	#135	CD'S	
	SHELTERED CD'S	CASH ON HAND	CURRENT CHECKING	05/06 DUES	05/06 WATERMAIN	06/07 DUES	05/06 WATER	
							05/06 OP	
								TOTAL
CASH BALANCE 7/01/2006	\$ 125,748	\$ 2,466	\$ 5,793	\$ 5,933	\$ 20	\$ 1,024	\$ 55,012	\$ 195,996
DUES RECEIVED		\$ 756		\$ 3,044	\$ 4,503	\$ 415		\$ 8,718
INTEREST			\$ 2	\$ 3	\$ 1			\$ 6
LIEN FEES				\$ 130				\$ 130
ENTRY FEES				\$ 520				\$ 520
FINANCE CHARGE								\$ -
TRANSFERS		(\$ 1,966)	\$ 40,000	\$ 591	\$ 1,375		\$ (40,000)	\$ -
TOTAL DEPOSITS	\$ -	(\$ 1,210)	\$ 40,002	\$ 4,288	\$ 5,879	\$ 415	\$ (40,000)	\$ 9,374
LESS EXPENDITURES			\$ 40,667	\$ 10	\$ 10			\$ 40,687
CASH BALANCE 7/31/2006	\$ 125,748	\$ 1,256	\$ 5,128	\$ 10,211	\$ 5,889	\$ 1,439	\$ 15,012	\$ 164,683

### DUES & ASSESSMENTS RECEIVABLE

05/06 DUES:		05/06 WATER MAIN:	
BAL 7/01/2006	6,027	BAL 7/01/2006	7,254
JULY RECEIPTS	(2,569)	JULY RECEIPTS	(3,157)
FIN CHG/LIEN FEE	(65)	FINANCE CHARGE	
BAL 7/31/2006	<u>3,393</u>	BAL 7/31/2006	<u>4,097</u>
04/05 DUES:		04/05 WATER TANK	
BAL 7/01/2006	1,487	BAL 7/01/2006	501
JULY RECEIPTS	(1,529)	JULY RECEIPTS	(373)
PRIOR PERIOD CHG	(68)	BAD DEBT	(40)
BAL 7/31/2006	<u>(110)</u>	BAL 7/31/2006	<u>88</u>
06/07 DUES		03/04 WATER TANK:	
BAL 7/01/2006	(1,049)	BAL 7/01/2006	10
JULY RECEIPTS	(590)	JULY RECEIPTS	
INVOICED		PRIOR PERIOD CHG	
BAL 7/31/2006	<u>(1,639)</u>	BAL 7/31/2006	<u>10</u>

### JULY EXPENDITURES - Cash

COMMUNITY AREA MAINT	3,726
COMMUNITY - LOCKS & KEYS	2,334
GENERAL MAINT & PARK	2,876
LEGAL & ACCOUNTING	550
MILEAGE/FUEL	175
LIEN RELEASE FEES	64
OFFICE/NEWSLETTER	251
PAYROLL TAXES	2,284
SALARIES (NET)	5,870
TELEPHONE	94
UTILITIES	2,366
WATER SUPPLIES/TESTING	344
INSURANCE	
ENGINEERING	100
EMERGENCY WATER REPAIR	4,632
MOSQUITO SPRAY	1,800
POOL CHEMICALS	1,738
WATER PROJECT 05/06	
WELL UPGRADE	11,463
WATER PROJECT 06/07	
	<u>\$ 40,667</u>