

Spring and Summer Newsletter

New Website: www.sunsetsands.net



DON'T FEED THE BEARS

Special points of interest:

- Wildlife in Sunset Sands
- New Enforcement Policy
- New Budget No Increased Dues
- Annual Meeting
- New Playground Equipment
- New Sidewalk to Showers
- Danger Tree Removal Program

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*Sunset Sands Community Association
PO Box 44 Ocean Park, WA 98640*

Greetings from the current Sunset Sands Community Association Board of Directors: President Tom Manning, Vice President Pam Reynolds, Treasurer Sheron Huisman, Secretary Tanya Hoffmann, Director of Development Wayne Frye, Director of Maintenance Bill Huisman and Director of Environmental Roger Taylor

Notice of Annual Meeting

Our annual meeting is scheduled for June 22, 2013 at 10:00—12:00 noon. Followed by our annual barbeque. The Association will provide the meat, hamburgers, hotdogs and buns, along with condiments and soft drinks. The rest will be potluck so bring some veggies, rolls, salads, deserts or what ever you like! Be prepared to have an enjoyable afternoon with your neighbors and friends.

The first part of the annual meeting will address some important Association business. The by-laws require the Board to submit our proposed next fiscal year budget for the memberships approval and to present proposed updates of our By-Laws. We appreciate those volunteers that helped us develop this new budget and we do not anticipate any surprises. We are operating in the black again, and we are saving several thousand dollars into our house account, which we will now refer to our Capital Improvement Fund. The new 5 year Capital Improvement Plan sets our priorities for funding.



New Enforcement Policy and Fine Schedule

The Board of Directors have the responsibility to enforce the approved covenants and By-Laws for the Association. Members and renters that violate our governing documents will be subject to fines and penalties. Please follow the Rules!

Littering is a problem in our project, soda and beer cans along with dumping ash trays and trash along our roads will not be tolerated. We will

be placing video cameras along the roads that are wireless and we hope that this will eliminate some of our littering problems after we fine the culprits. The video cameras will also help stop recent burglaries and should aid our Sheriff's Office apprehend these criminals. Remember owners if you have renters you are also held responsible for their actions and subject to fines and legal action for any of their misbehavior and



Secure Your Trash & put out on Trash Pick-up day

Sunset Sands has our fair share of wildlife and we all enjoy seeing and watching these animals from a safe distance. Just a reminder that we have had some Bear and wildlife problems reported this year.

Trash cans are an easy target, so if at all possible only put your trash out the day of trash pick-up which is on Wednesday mornings. We also have lost some pets to bears and coyotes. So make sure all pets are under your control and on a leash.

All Wildlife can be dangerous so do not approach or feed wildlife. If you have wildlife problems contact the association or the

Washington State Department Fish and Wildlife Office. Watch out for the nesting geese and other large waterfowl, that can attack you and pets if you walk near a nesting place. Shorty Island may have some nesting birds on the island. Remember these nests are also protected by the US Fish and Wildlife Service and are not to be disturbed, if by happenstance you find one in our development. If a nest is on your property please contact the USFWS for assistance.

**NON-EMERGENCY
Poaching/Violations or
Dangerous Wildlife Complaints
1-877-933-9847**



*Donate a new Park
Bench with your name
our in remembrance of a
friend or family member.
Pick the area you would
like!*

\$150 Installed

Brand New Playground Equipment and Sidewalk

New Playground Equipment

Sunset Sands Community Association has purchased new playground equipment that meets the new safety standards. This equipment will replace the old and unsafe equipment. Special thanks to the Bill and Sheron Huisman, Roger and Jan Taylor, Butch Mullennix for taking on this difficult project. The Playground area was dug up new drainage lines installed, with new soft sand and wood chips placed over the area.

The Association has put in a new sidewalk from the clubhouse parking lot to the restrooms and showers. This was an identified project that benefits our membership and guest while camping or using the park.

Again we want to thank our Budget review committee and our volunteers for the hard work and for making our community a better place to enjoy and live. We are looking for some more volunteers that can help our Association complete some additional projects.

Danger Tree Removal Program



The Danger Tree removal project is to remove many of our blow down and leaning trees, or any trees the are a tree length and a half to a structure. The Green Belt is being cleaned up and many members have requested danger trees removed from their property as well. We have entered into a contact with a logging contractor to remove these trees at no cost to our members. This is a one time occurrence, so if you need a

danger tree removed you MUST complete the liability Release form. Even if we remove a danger on greenbelt next to your lot! Send the completed form to our Board of Directors to have the tree inspected and removed. For additional information contact the Director of Environmental Services Roger Taylor or Bill Huisman.

The Tree Removal Release from Liability form is found on our new website:

www.sunsetsands.net

Proposed 2013-2014 Budget

INCOME	TOTALS	PENDING LEGAL ACTIONS
Club House Rental	1200.00	
Interest Income	41.00	
Late Fees	1000.00	
<u>Member Dues</u>	51750.00	
Key Income	<u>115.00</u>	
	54106.00	
Unpaid Dues	7507.66	5 Foreclosures
	<u>2160.00</u>	New Liens
	9667.66	
<u>Projected Income Fines, Charges & Tree Removal</u>	<u>15000.00</u>	
TOTAL INCOME	78773.66	
 <u>EXPENSES</u>		
Advertising	102.00	
Mileage Reimbursement	400.00	
Insurance	7500.00	
Legal & Accounting	750.00	
Licenses	10.00	
Office Supplies	400.00	
Postage	400.00	
Repairs	<u>100.00</u>	
Total Administration	9662.00	
Lawn Care Contractor	9600.00	
Cleaning Service	<u>4800.00</u>	
Total Operations	14400.00	
Fire Permits	100.00	
Fuel: Gas/Diesel	1000.00	
Materials	500.00	
Rental Equipment	800.00	
Service & Parts	750.00	
Supplies	250.00	
Tools	<u>300.00</u>	
Total Maintenance	3700.00	
 <u>TAX LIABILITIES</u>		
Corp 1120	300.00	
Property	<u>1800.00</u>	
Total Taxes	2100.00	
 <u>UTILITIES</u>		
Telephone	700.00	
Electric & Propane	1600.00	
Water	600.00	
Garbage	<u>225.00</u>	
Total Utilities	3125.00	
TOTAL EXPENSES	32987.00	
PAY BACK TO HOUSE ACCOUNT (Capital Improvements)	2500.00	
 <u>NET INCOME RESERVE ACCOUNT</u>	 43286.66	

Sunset Sands Community Association
PO Box 44 Ocean Park, WA 98640

Mailing Label

Annual Meeting Election of Officers, Current Openings:

- *Vice-President—Open No current nominations*
- *Director of Maintenance—Open , Bill Huisman Nominated*
- *Director of Development—Open, Wayne Frye Nominated*
- *Director of Environmental—Open Roger Taylor Nominated*
- *Additional Nominations will be taken at the Annual Meeting, Nominations will close at the meeting just prior to the election. (NOTE: Must be present to accept Nomination)*

SUNSET SAND COMMUNITY ASSOCIATION PROXY FORM

NAME OF LOT OWNERS _____
(PLEASE PRINT)

The above-signed member of Sunset Sands Community Association (The “Association”) do hereby appoint the following with full power of substitution, as my attorney-in-fact and proxy to attend the annual meeting of the Association to be held June 22, 2013, with full power to vote and act for me in the same manner and to the same extent that I might were I personally at the meeting.

_____ If no individual is designated as proxy holder, this proxy will be granted to a member in good standing as determined by the Board of Directors.
FILL IN NAME OF DESIGNATED PROXY HOLDER
(must be in attendance at the meeting)

This proxy is not valid unless the member has dated it at the time it is signed. Unless otherwise stated a proxy shall expire eleven months after it is signed and no more than 3 proxy’s per member.

Dated this _____ day of _____, 2013 By: _____
(Member)

By: _____
(Member)
