

# Spring and Summer Newsletter

Sunset Sands Website: [www.sunsetsands.net](http://www.sunsetsands.net)

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

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



**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

## Notice of Late Fees for Late Payment of Due's

Remember late fee's are assessed, for those members that fail to pay their annual assessments before January 31. This has always been a requirement under our Governing Documents. The Administrative laws require the Board of Director's to immediately file a lien on any property that has failed to pay their due's after January 31, properties are subject to late fee's and foreclosure as outlined in our Governing Documents. Owners are responsible for updating their correct mailing address & contact info.



## Annual Meeting Notice for Election of Officers and our annual Picnic June 28, 2014 9:00 AM—12:00 Noon

We invite all members in good standing to attend our annual meeting, and to participate in our election of new officers. There will be 3 open positions for the Board of Directors. If you can serve on our Board for a 2 year term, it should be an easy term. The organization is set up so the work is more streamlined and the office is now in the club house as a great service for our membership. If we fail to receive enough nominations, we may be required to change our By-Laws to have only 5 members on our Board as an emergency measure. We really need 7 members to ensure that your elected Board of Directors can serve the membership effectively. The Meeting will begin at 9:00 AM and run until 12:00 noon. The meeting will be adjourned and our annual picnic will begin. We — supply the BBQ, sodas & water. You bring your favorite side dish and a dessert.

## Enforcement Policy and Fine Schedule

The Board of Directors has 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!

Please, maintain your homes, properties as outlined in our CCR's; keep up the paint, or stain, and replace or repair roofs as needed. The enforcement committee has identified properties that need to be kept up in good repair, that are not in compliance with our governing documents.

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FEEDING WILDLIFE IS A CRIME



SANDRIDGE GANG



*Thanks for your volunteer work for replacing our new playground equipment and for the Sunset Sands Nature Trail*



*Maintain you Property it's a requirement in our CCR'S*



[www.sunsetsands.net](http://www.sunsetsands.net)

## 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**

## MAJOR REPAIR WORK ON CLUBHOUSE, No Additional fee's for members

The roof and fireplace pipe and mounts were rotted and in need of immediate work. The Clubhouse also had major dry rot and damage to some of our windows.

The Board used our approved 5 year plan to utilize the logging funding from our danger tree removal project. Also some owners had their lots cleared for future development. We have worked closely with Pacific County Officials during this process.

The Clubhouse has new double pain windows, a new back door and new wood walls.. Also we had insects eating the wood support

beams inside the clubhouse. We are fumigating and spraying to kill the insect larva.

We have updated our camera's and security system and plan on replacing our Park Gate soon.

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 having a drawing at the Annual Meeting to reward one of our volunteers. That volunteer will win the fabulous green picnic table that has been in the clubhouse.

## Danger Tree Removal Program

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 tree on the greenbelt next to your lot! Send the completed form to our Board of Directors to have tree(s) inspected and removed. For additional information contact the Director of Environmental Services Roger Taylor.

The Tree Removal Release from Liability form is found on our new website: [www.sunsetsands.net](http://www.sunsetsands.net) If you want to clear your lot for development please check with Pacific County Community Development for any additional requirements. The logger is gone for the summer. He will be back in November. He will be finishing up in Division 1 and going into Division 2 at that time.

## Proposed 2014-2015 Budget

### Ordinary Income/Expense

Jun 2014 – May 2015

#### INCOME

Clubhouse Rental	625.00	
Facility Key Replacement	70.00	
Log Income	15,000.00	
Membership Dues	53,250.00	
Dues Late Fees	500.00	
Interest Income	<u>650.00</u>	
Total Income		70,095.00

#### EXPENSE

Advertising & Promotion		
Annual Barbeque	110.00	
Other Advertising & Promotion	450.00	
Bank Service Charges	50.00	
Computer & Internet	100.00	
Equipment Rental	250.00	
Fuel	300.00	
General Liability Insurance	2,405.00	
Professional Liability	298.00	
Janitorial	3,432.00	
Lien Filing Fee	740.00	
License & Permits	35.00	
Office Supplies	700.00	
Postage & Delivery	350.00	
Professional Accounting Fees	900.00	
Professional Legal Fees	1,500.00	
Repairs & Maintenance	800.00	
Sanitation	227.00	
Service & Parts	350.00	
Small Tools and Equipment	250.00	
Supplies	2,300.00	
Tax, Business (1120-H)	2,000.00	
Tax, Property	969.51	
Telephone	1,250.00	
Tools	25.00	
Utilities, Electric	2,700.00	
Utilities, Propane	400.00	
Utilities, Water	<u>750.00</u>	
Total Expense		23,641.51

#### NET INCOME

**46,453.49**

# ATTENTION

Dues Rules seem to have been forgotten!  
SO HERE THEY ARE!

Dues are \$125.00 per lot.  
Invoices are mailed out the first week in October.

DUES ARE DUE JANUARY 31<sup>ST</sup>!

FEBRUARY 1<sup>ST</sup> THEY ARE LATE!!

THE LATE FEE IS \$25.00 PER LOT!

IF NOT PAID IN FULL BY FEBRUARY 15<sup>TH</sup>, YOUR KEYCARD WILL  
BE DE-ACTIVATED.

THE RE-ACTIVATION FEE IS \$30.00 PER KEY.

FEBRUARY 16<sup>TH</sup>, LIENS WILL BE FILED

THE LIEN WILL INCLUDE DUES, LATE FEES, FILING FEE, RE-  
ACTIVATION FEE, INTEREST AT 5% AND CERTIFIED MAIL  
CHARGES.

THEN YOUR ACCOUNT GOES TO THE ATTORNEY FOR COLLEC-  
TION AND YOU ARE RESPONSIBLE FOR THE CHARGES IN-  
CURRED.

**NOTE: ANY PAYMENT ARRANGEMENTS MUST BE MADE BE-  
FORE JANUARY 1<sup>ST</sup>!! "NO EXCEPTIONS!"**

## Sunset Sands Information Sheet

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**PLEASE COMPLETE THIS FORM TO UPDATE YOUR INFORMATION AND MAIL TO:**

Sunset Sands Community Association  
P.O. Box 44  
Ocean Park, WA .98640

**PLEASE PRINT**

Owners Name: \_\_\_\_\_

Owners Phone Number: \_\_\_\_\_

Owners E-mail Address: \_\_\_\_\_

\_\_\_\_\_

Sunset Sands Address: \_\_\_\_\_

\_\_\_\_\_

Owners Address (If Different): \_\_\_\_\_

PLEASE LIST THE KEY-CARD NUMBERS YOU HAVE: \_\_\_\_\_

**(ALL KEY-CARDS MUST BE IDENTIFIED)**

Renters Name/Names: \_\_\_\_\_

Renters Phone Number: \_\_\_\_\_

Renters E-mail Address (optional): \_\_\_\_\_

**PLEASE NOTE: ALL NEWSLETTERS WILL BE SENT VIA E-MAIL UNLESS YOU ASK FOR IT TO BE MAILED! THIS IS THE LAST ONE THAT WILL BE AUTOMATICALLY MAILED.**

**PLEASE CHECK ONE:**

E-MAIL MY NEWSLETTER

MAIL MY NEWSLETTER

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Mailing Label

**Annual Meeting 2014 Election of Officers, Three Current Openings:**  
**MUST BE AT MEETING TO BE NOMINATED**

## 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 28, 2014, 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.

\_\_\_\_\_  
FILL IN NAME OF DESIGNATED PROXY HOLDER  
(must be in attendance 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.