

Spring and Summer Newsletter

Sunset Sands Website: 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 Jan Taylor, Vice President Carl Steuernagel, Treasurer Vacant, Secretary Tanya Hoffmann, Director of Development/Environmental Wayne Frye, and Director of Maintenance Roger Taylor

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.

NORTH BEACH WATER MEETING, MONDAY, APRIL 20, 2015

Sunset Sands Community Association had a good turn out of 12 Members attending this monthly meeting with concerns about the quality of water service our members receive. We filled the meeting hall and they had to bring more chairs in for us. We essentially got what we were requesting. The Water Bureau will start their Engineering Survey this year and will start the installation and start-up by Spring 2016 with all the work completed by June 1, 2016. A big Thank You to everyone who attended.

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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Annual Meeting Notice for Election of Officers and our annual Picnic June 20, 2015 9:30 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 4-6 open positions for the Board of Directors. If you can serve on our Board for a 2 year term, we welcome you to volunteer. 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 Treasurer resigned mid year which makes Carl Steuernagel the only remaining Board Member for the coming year. The Meeting will begin at 9:30 AM and run until 12:00 noon. The meeting will be adjourned and our annual picnic will begin. We supply the Meats, sodas & water. You bring your favorite side dish and/or a dessert.



**FEEDING WILDLIFE
IS A CRIME**

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



Maintain your Property, it's a requirement in our CCR'S



www.sunsetsands.net

Clubhouse, Park, Gate and other SSCA Renovations

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.

These are the renovations accomplished in Sunset Sands using money from logging.

Club House upgrade & repairs—Replaced single pane windows with thermal pane windows & same with front and rear entrance doors; Repaired old sub-roof structure and replace old roof with new 35 year roofing; Replaced outside roof chimney; Repaired and/or repaired all inside chimneys; Replaced interior batting; Replaced all outside siding; Replaced front and back; Porch decking and much of the substructure; Repaired and/or replaced much of all outside wiring and lighting; Painted club house outside and much of inside; Replaced/repaired/repainted many outside rails;

Grounds upgrades & repairs—Replaced Picnic Tables; Replaced Play equipment; Repaired and/or replaced Bridge to Island; Replaced 100's of feet of underground wiring to out buildings and gate; Repaired and replaced BBQ grills and covered area; Replaced tractor and new attachments

Some of the items yet to be purchased or repaired and completed this spring & summer New Auto and People Gate to Park & Club House; Garage/Shop requires repairs and painting; BBQ supporting structure needs replacing; Replace/repair 227th Front Entrance Sign.

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 will annually identify properties that need to be kept up in good repair, that are not in compliance with our governing documents.

CLUBHOUSE RENOVATION IS COMPLETE

The Clubhouse has new beautiful front doors and the deck repair is complete. If you haven't seen the new doors you might want to swing by when you're in the area. Pictures don't do them justice.

We plan on replacing our Park Gate as the final renovation of the park and grounds. We are hoping to have it complete by early this summer.

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.

Proposed 2015-2016 Budget

Ordinary Income/Expense

Jun 2015 — May 2016

INCOME

Clubhouse Rental	925.00	
Facility Key Replacement	150.00	
Membership Dues	51,424.00	
Dues Late Fees	1,700.00	
Interest Income	<u>530.00</u>	
Total Income		\$54,729.00

EXPENSE

Accounting Fees	3,840.00	
Advertising	460.00	
Annual Barbeque	215.00	
Bank Service Charges & Fees	92.00	
Equipment Purchase	250.00	
Equipment Rental	175.00	
Fuel (Diesel, Gas & Propane)	1,000.00	
Insurance, Business	7,013.00	
Janitorial Service	4,253.00	
Landscaping Services	8,700.00	
Legal-Professional Fees	1,000.00	
Lien Expenses (Filing & Removal Fees)	900.00	
License & Permits	318.00	
Materials	900.00	
Miscellaneous Business Expenses	210.00	
Office Supplies	750.00	
Part-Time Help	4,000.00	
Postage & Delivery	452.00	
Repairs & Maintenance	2,500.00	
Security	250.00	
Service , Parts, Tools & Supplies	2,500.00	
Tax, Business (1120-H)	218.00	
Tax, Property	904.00	
Telephone	940.00	
Utilities, Electric & Gas	2,817.00	
Utilities, Garbage & Recycling	186.00	
Utilities, Water	665.00	
Website	100.00	
Total Expense		\$45,608.00
NET INCOME		\$9,121.00

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Mailing Label

Annual Meeting 2015 Election of Officers, Four-Six 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 20, 2015, 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.

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 _____, 2015 By: _____ (Member)

Submitted By: _____ (Member)