



# Sunlight Quarterly

Volume 5, Issue 1

November 26, 2014

## 2014 Holiday Party & Potluck



Make plans to come to Sunlight Waters' biggest social event of the year, on Saturday, Dec. 6th at 6pm in the Clubhouse. Bring a side dish or dessert to share (optional).

**Appetizers, baked ham, roast beef, potatoes and refreshments will be provided.** Everyone coming through the door will receive a **free** raffle ticket and a chance to win a prize. **Everyone is invited, including families and friends..**

Merry Christmas & Happy New Year!

New to the community? Here's a chance to meet your new neighbors and introduce yourself.

Doors open at 5:30pm.

Hope to see you there!



**Reminder:** Residents with dogs need to register them with the office. **It's free!** The owners of unregistered dogs are subject to a \$25 fine. Owners who rent out their property need to notify the SLWCC office and provide contact information for their tenants. Make sure your tenants understand all Sunlight Waters rules. Owners are responsible for fines incurred by tenants.

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## Fall 2014 Community Improvements

The Sunlight Waters' Board of Trustees has undertaken a number of projects that will facilitate communication, enhance property values, improve access and reduce expenditures. Many of these projects are expected to be complete by the end of the month:

- An outdoor bulletin board has been ordered and will be installed at the corner of Twin Lakes Road and Sunlight Drive. Notices of meetings, events, and newsletters will be posted on the board and extra copies of the Sunlight Waters' Quarterly will also be available there. Thanks to Vice-President Dave Korpi for installing the board!
- Due to popular demand, two sets of multi-unit mailboxes will be installed shortly. The first set has sold out, but there are units still available in the second set. To reserve your locking mailbox, please contact the Sunlight Waters' office. Cost is \$75. Thanks to Trustee Mike Quiett for his work on this community project.



See *Improvements*, Page 2

## Swimming Pool Improvements Scheduled for Spring

The re-lining of the pool last year did not go as planned. The contractor did not apply the new liner material correctly, resulting in peeling that became evident as the pool season progressed. The contractor has agreed to remedy this by completely removing the failed liner material, restoring the sub-surface of the pool, and installing an upgraded liner.

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See *Pool Improvements*, Page 2

## Clubhouse Community Bulletin Board

General information for property owners, including newsletters, board meeting minutes and policy information, is posted on the bulletin board in the clubhouse. Copies are available. The office does not have to be open to obtain this information. If you don't have a Security Key Card for access to the clubhouse, come by during office hours and ring the door bell and we'll let you in. The Board posts information on the website monthly to keep property owners informed. If you don't find the information you need please contact the office at 509-674-7303, sunlightwaterscc@yahoo.com.

SLWCC Board Meetings are held **2nd Saturday** of every month except January, June and July at 10AM in the Clubhouse meeting room. If you have any questions or concerns for the Board please contact the office at 509-674-7303.



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## Improvements

- Local contractors Denny & McCuen have replaced the old single-pane clubhouse windows with new energy-saving double-pane thermal windows. They also constructed a new access ramp from the clubhouse to the food court and pool area. The ramp is built to code, with a more gradual slope, making it easier for those with mobility issues.
- The Board of Trustees has made an offer to buy a property in Sunlight Waters to replace the caretaker residence that burned in the 2012 Taylor Bridge fire. Escrow has not closed, so the Board has not yet made an announcement about the purchase, but the insurance settlement from the old residence must be reinvested to avoid a 25% tax penalty on the funds. There is a significant cost advantage in trading housing for caretaker services rather than paying cash wages, and the Board would like to have a caretaker on the premises as soon as possible to help reduce community maintenance costs.

## **DUES & ASSESSMENTS**

All yearly dues, assessments and fines (if applicable) will be invoiced and mailed to all property owners prior to December 31<sup>st</sup> of each year. Dues and assessments are calculated per lot. After April 1<sup>st</sup> any remaining balance will be charged 1.5% interest per month until paid in full.

All dues, assessments and fines are due by March 31<sup>st</sup> (payments must be postmarked or in the Sunlight Waters business office no later than March 31<sup>st</sup>) in order to vote at any Annual Meeting.

After March 31<sup>st</sup>, any account that has not been paid in full becomes delinquent. The SLWCC office will send another statement. If you cannot pay your account in full, please contact the office to set up a payment plan. As long as regular payments are made, no further collection procedures will be taken.

After 90 days, if the property owner has not made arrangements with SLWCC and the account has not become current, a letter will be sent informing the property owner of the lien process.

If the account has not been satisfied after one year, the account may be turned over to collections and a lien against the property will be recorded with Kittitas County Auditors office. A filing fee and release fee of \$144.00 will be charged to your account with Sunlight Waters Country Club, Inc..

If you would like to set up a payment plan or have any questions or concerns in regards to your account please contact the SLWCC office 509-674-7303 or sunlightwaterscc@yahoo.com.

The Board and Community would like to thank Teddy Ryland, Steve & Sherry Pepke, Sandra Sharp, Joanne Briggs and Margerie Sinclair for all their hard work decorating the Clubhouse for the Holidays.

Sunlight Waters would like to extend a warm welcome to all our **new** neighbors..

David and Karen Hebert

John Davis

Ted Cochran



David and Katherine Winnett

Donald and Lillian Williamson

James Dahlquist

SLW Board would like to thank Chris Taylor our Pool Attendant for opening, closing, and keeping the pool clean, safe and in compliance for the Community this Summer, great job!!

Also, Justin Welch, our Grounds Keeper for the Common Area around the Lakes. He kept the area clean, free of weeds and the grass mowed all Spring & Summer. Thanks!!

## Pool Improvements

The work, valued at about \$33,000, will be done at no charge to the community. The work is expected to be complete by the Annual Meeting, weather permitting. Pool Season starts Memorial Day weekend, weather permitting and runs through Labor Day weekend.

The **Dumpster** located at the Clubhouse does not belong to Sunlight Waters or the Community. Its use is for those who subscribe and pay a fee per month to Waste Mgt.. Unauthorized use is "Theft of Services", it's a \$500 fine. You will be reported and possibly assessed a fine.





## Covenant Enforcement Policy

The SLWCC Board of Directors wishes to remind owners that covenants and restrictions (CC & R's) are a valuable and intrinsic part of our real property deeds. Enforcement of CC & R's is an important fiduciary responsibility of the Board. When a property owner fails to comply with the CC & R's, the Board must begin a process, the purpose of which is to bring the property owner into compliance. This protects the interests of all members of the community.

### Covenant Enforcement Process

- 1) A violation is observed and reported to the SLWCC business office.
- 2) The complaint is forwarded to the SLWCC Board for review.
- 3) If the Board finds the complaint valid, a reminder letter/courtesy notice is sent to the property owner.
- 4) The owner has either:
  - a) Fourteen days to correct the problem and notify the office that they have done so.
  - b) Seven days to notify the office to request a hearing of the issue by the Board. This is to allow the property owner recourse if they feel the complaint is in error or to apply for an extension of time to come into compliance.
- 5) If the owner fails to either correct the problem or request a hearing, a fine will be imposed.
- 6) In the event that the violation in question is repeated within six months of the original event, the process will be repeated, but the fine will be increased.

The Board wants everyone to understand that it does not wish to impose fines on anyone. Their goal is only to bring property owners into compliance. Fines are the least intrusive mechanism allowed by the CC & R's to accomplish this goal.

### **In order to assist in the orderly conduct of board meetings and to ensure that all interested community members have the opportunity to express their concerns, the policy is as follows:**

Residents must contact the SLWCC office **three days prior** to any board meeting where they wish to address the Board. You can contact the office by one of the options listed.

By email: [SunlightWatersCC@yahoo.com](mailto:SunlightWatersCC@yahoo.com)

By phone: 509-674-7303

By fax: 509-674-5201

By mail: Sunlight Waters Country Club, Inc.

150 Clubhouse Road

Cle Elum, WA 98922

Or you can fill out a request form available in the Clubhouse and drop it in the mail slot.

If you prefer, you can send a letter to the SLWCC office and the Board will address your concern and will respond by mail within 7 days of the next Board Meeting.

- ◆ Your concerns, opinions, suggestions or complaint will be completely confidential.
- ◆ Residents will be given 5 minutes to express their concerns, suggestions or opinions, during a 30 minute period prior to any business meeting.
- ◆ In the case of personal attacks, disruptive behavior or insults, the disruptive person will be asked to leave; if they refuse, the meeting will be adjourned.

**The SLWCC Board of Directors meets the 2<sup>nd</sup> Saturday  
every month except January, June and July at 10am in the Clubhouse.**

SUNLIGHT WATERS COUNTRY CLUB, INC.  
 150 CLUBHOUSE ROAD  
 CLE ELUM, WA 98922



*Sunlight Waters business office hours are Tue, Wed, Thur 12pm ~ 3pm ~ 674-7303*



**Sunlight Classifieds - Serving the Needs of our Community...**

**\*\*\* The Sunlight Waters office will be closed Nov. 26th, 27th also Dec. 23rd, 24th, 25th and New Years Day. If something requires immediate attention please contact your trustee.\*\***

Planning a party & need more space and lots of parking? The Sunlight Waters Clubhouse with full kitchen is available to members who are current for a \$25 utility use fee. For more information contact the office at [sunlightwaterscc@yahoo.com](mailto:sunlightwaterscc@yahoo.com) or call 674-7303.

**Announcements**  
**Board Meetings** are held 2nd Saturday every month at 10AM in the Clubhouse. This December Board Meeting will be on Sat. 12/06/2014 at 10am. Please treat our roads with care & drive responsibly. We all pay to maintain them. There is now a \$500 fine for actions that damage our roads. **15 miles per hour** is the speed limit on all SLW's roads. If your behind on your dues and want to **make payments** please contact the SLW office. Our **Webmaster** is a volunteer in the community and wishes that all requests and questions be directed through the SLWCC office. SLWCC office hours are Tues. Wed. & Thur. 12-3pm. If you don't have a key card, ring the bell.

**Reminders:** All residents who walk their **dogs**, please be considerate to your community and clean up after your pets. All dogs are to be on a leash or verbal control and are not allowed in the clubhouse. The **dumpster** at the clubhouse is not for general use, you must subscribe. Please be aware that **street parking** for any extended time is prohibited. **Dumping** in or around Sunlight Waters is **against Washington State Law** and SLWCC By-Laws, you will be reported & receive a fine.



**\*\* Want to place an ad in the Newsletter? Call, email or fax the SLWCC office.\*\***

office 509-674-7303 ~ fax 509-674-5201 ~ [SunlightWatersCC@yahoo.com](mailto:SunlightWatersCC@yahoo.com)  
[www.sunlightwaterscountryclub.com](http://www.sunlightwaterscountryclub.com)

**Sunlight Waters Board of Trustees** ~ Please feel free to contact your trustees if you have questions or concerns or would like to volunteer for your community...

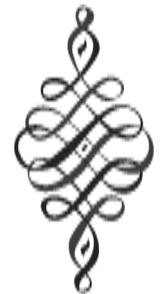
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