



# SAPOA 2023 WINTER/SPRING NEWSLETTER

SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION  
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*This newsletter is sent to all property owners of Sunshine Acres in the interest of greater awareness and understanding of events and happenings in our community. It is funded by SAPOA annual dues.*

## **PRESIDENT'S MESSAGE**

I am happy to report that SAPOA is running smoothly again due to the efforts of our volunteers. Community spirit and member participation are key for running our own non-profit SAPOA. I am proud we made this decision to run our own neighborhood organization as we had in the past with Volunteers!

We continue to seek Architectural Representatives for each Plat participate in establishing covenant review committees, within their plats to update their own covenants. Please see the short article on this.

We have a general meeting on April 15, 2023 to discuss these issues. SAPOA would like to help to begin to assemble your members together into respective plats to discuss and help organize to make the changes that are so badly need to occur.

We will, also begin to again have a SOCIAL hour so bring a dessert to share and spend a bit of time meeting your neighbors. SPRING IS COMING.... Please come and meet your neighbors and participate!

*Kathleen Keehn*

## **SAVE THE DATE**

**General Meeting at the  
Gardiner Community Center**  
**APRIL 15, 2023 (LOWER ROOM)**  
**OCTOBER 14, 2023 (UPPER ROOM)**  
**Social Time: 12:00p.m. Meeting: 1:00 p.m.**  
**PROXY FORM IS ATTACHED**

Please bring a dessert to share. Coffee, tea and water will be supplied by SAPOA.

### **Current 2020-2021 OFFICERS & DIRECTORS**

KATHLEEN KEEHN	President	360-808-2163
TOM POWELL	Vice-President	
ANNEMARIE MONTERA	Treasurer	425-754-2424
KAYE RICHARDSON	Secretary	310-654-3441
JACQUELENE PETERSON	Director-at-Large	

### **Before Burning Check for Burn Bans**

**Please take care in any recreational fires that you may have during this dry season.**  
**FOR MORE INFORMATION:**  
<https://ccfd3.org/>

**\$50 DUES for 2023-2024 ARE PAYABLE**  
**9/1/2023**

Per Section 2.4 of the Bylaws, we do not send out bills for the dues. Only when you are overdue will bills be sent. Liens are placed when 2 or more years are owed. There is then a \$5 BILLING FEE charged. **Dues are due by September 1<sup>st</sup>** of each year and become delinquent on October 15.

**ARCHITETURAL REPRESENTATIVES AND PLAT COVENANTS:**

Our Covenants are all terribly antiquated and need revisions as today is a different era than it was in the 1960's when these documents were written. In addition, for many years, members have depended on SAPOA to serve in this function as well as representing SAPOA. That worked well until there was a dispute that needed more representation from the Plat in a definition or interpretation of a clause used in the Covenants. SAPOA's approval was based on approved definition per current Clallam building. SAPOA wants whatever the members of the Plat decide to be formally noted and enforced by the owners within that Plat but it must be updated in the covenants, with clear and current terminology, for everyone to understand. We will be looking for members who want to act as Architectural Representatives and want to work on a Covenant committee to volunteer.

**MUSSEL BEACH ROAD KEYS:**

The road still remains closed to vehicle traffic until the weather improves (hopefully, by April 1<sup>st</sup>). At the time it is opened, you will need the NEW MBR keys so contact Kathleen and we will pass your information on to our key keeper to see to getting you one.

**COMMITTEE VOLUNTEERS NEEDED**

If you do not want to serve on the Board of Directors, please think about sharing your time and talents with the Association by Volunteering to be on a Committee. The more members we have on these Committees the less work it is for just a few people on the Board of Directors. Contact us at [sapoasequim@olyphen.com](mailto:sapoasequim@olyphen.com) or through the website at [sapoasequim.org](http://sapoasequim.org) and let us know what your interests and talents are and we will see that we find you a spot to help us.

**DID YOU KNOW.....** that Industrial Plat has been unable to convene an architectural committee for over 20 years? Their covenants require both Helen Dent and a representative from Sunshine Acres Development Corporation be in attendance. In addition, any change to their covenants requires a 2/3rds majority of all 7 plats in SAPOA. With these overwhelming impossibilities, members had no hope of ever being able to fix this. Then Annemarie reminded us that SAPOA is the appointed heir to all of Helen's and Sunshine Acres affairs pertaining to our neighborhood. SAPOA would like to help Industrial Plat update these overdue revisions and hope the general membership will support these efforts too.

It is our plan to include time for Plats to meet at this General Meeting to try and organize to work on Plat Covenant Revisions that are needed for ALL Plats.

**SAPOA BY-LAWS COMMITTEE:**

The review of our By-Laws has now been completed by the Committee and their suggestions will soon be posted on our website. We will, as well, be asking for member review & input via a survey to also be posted online & by randomly canvassing in person. We want to be very sure that we have member support for the changes before we incur the cost of mailing the ballots. We would really appreciate hearing from you and let us know if you would like to help with the canvass. You would be with a committee or Board member. It's a great opportunity to meet neighbors and learn about our community.

**COMMON PROPERTIES:**

We cleaned Mussel Beach Road and cleared out the culverts last month. We appreciate our members who volunteered to shovel heavy wet leaves on a Saturday afternoon. Many thanks to Kevin Deselms, Keith DeStefano, Diane Raven, Jitka Leggatte, Roger Allyn, Mike Williams, Doug Cornell, and Kathleen Keehn. Thank you, Annemarie, for letting us use Jack's truck and dump trailer!

We are planning a clean-up of the retention ditch at the bottom of Cascade Dr. We are waiting for moss treatment to work so it will be easier to deal with. I will be in touch with our volunteers to schedule our work party soon.

**IF YOU CANNOT ATTEND THE MEETING, YOU MAY COMPLETE THE FORM BELOW AND GIVE TO SOMEONE TO VOTE ON YOUR BEHALF.**

**SUNSHINE ACRES PROPERTY OWNERS ASSOCIATION**  
**GENERAL MEETING PROXY**

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\_\_\_\_\_ SHALL HOLD MY PROXY FOR THE GENERAL

MEETING DATED: April 15, 2023

THIS PROXY IS VALID ONLY FOR VOTES OF GENERAL BUSINESS (Minutes and Audit approval) AND TO ACQUIRE A QUORUM FOR SAID BUSINESS PER THE 2014 AMMENDED BYLAWS.

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Signature:

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Printed Name:

\_\_\_\_\_

Date: \_\_\_\_\_