

Sunland Division 7 Condo Association

Newsletter - June 25, 2018

FIRST EDITION of Neighborhood Newsletter rolls out!

The Board of Division 7 has voted to send out a monthly newsletter – printed and delivered to you – **and** will be posted on the Division 7 website – www.sunland-div7.com.

This monthly newsletter will include:

- Committee actions and updates – giving all the Div 7 residents the latest status on projects or work being done.
- Reminders regarding rules and processes to follow for the betterment of all.
- Updates from the Div 7 Board on future planning and budget decisions.

Please feel free to send any suggestions for the newsletter or let us know if you would like to volunteer for the newsletter committee: Email: carols48@gmail.com.

Thank you to Debby McGehee and Graham Fysh for their assistance in serving on the committee!

Approval Process for Projects updated by SLOA and all HOAs in Sunland.

There remains confusion at times on exactly how to notify SLOA and/or DIV 7 Board of projects you are anticipating to your home or yard located in Division 7. The guidelines and processes are now clearer based on a joint meeting with SLOA staff and all HOA board representatives.

Please review the PROJECT PROCESS below for the correct steps for approval of any project – landscape, construction or any changes that affect the community property. See the SLOA website (www.sunlandowners.com) and/or the Div7 website for the correct form(s) to use for approval and to review the rules re changes to properties and landscapes.

PROJECT PROCESS

If Div 7 residents have a construction project, landscape request (even planting or replacing one shrub) or any project that affects the Common Areas, the following steps are to be followed always.

1. **Submit form to Div. 7. Forms available on division website Request for Service: Landscape and Maintenance.**
2. **Div. 7 Landscape or Maintenance Director will review and then send on to SLOA with our recommendation form.**
3. **SLOA will let our directors know if the project has been approved, we in turn talk to homeowner. SLOA will sometimes contact homeowner.**

REMINDERS FOR EVERYONE:

RACCOONS: We continue to have a raccoon problem; **please DO NOT feed them.**

DEER: Does are still having fawns right now and are protective; there have been several reports of deer approaching people persistently, especially while walking dogs. Be aware of the deer and their movements and do not confront a doe as she may be protecting a hidden fawn.

FOURTH OF JULY DIV 7 CELEBRATION PLANNED!

*See the invitation on page 3 –
hope to see everyone there!*

Landscape Committee Updates:

NEW LANDSCAPE PROJECTS:

The Landscape committee has worked hard the last 8 weeks to beautify 2 of the common areas in Division 7. After a full walk through of the neighborhood, and review of all properties, there is now a way to keep good records on what is needed and select how we can update sections on our street to ensure eventually over the next few years, everyone has beautiful shrubs and trees around their homes and in our common areas. Improvements are of course being made to stay within the budget and more projects will be coming as the budget allows. It may take a few years to catch up, but it is the intent of the landscape committee to methodically improve all properties to a defined standard.

There have been some questions from residents on how landscape projects are selected to be implemented and in what order. A full neighborhood plan is being worked on within the committee and projects will be selected in the order of most urgent need, particularly regarding trees that are leaning posing a hazard to homes or residents. Shrubs that are completely dead will be removed and in order of priority replaced. All of this plan will be presented for approval by the board and implemented each budget year.

Some residents have come forward in the past 6 weeks, submitted landscape plans for approval, and then paid for the plants and labor to update the areas around their homes, after approval was received by the committee. The landscape committee has reviewed their plans to confirm they are within the Div 7 and SLOA guidelines. The cost for these individual projects were not born by Div 7 budget but by the residents, following the SLOA and Div 7 guidelines. The plantings were also chosen to keep maintenance to a minimum. If you have a request to remove or add any landscape plants, please check the PROJECT PROCESS section of this newsletter and/or on the website before proceeding.

There remains confusion at times on exactly how to notify SLOA and/or DIV 7 Board of landscape changes. The guidelines and processes are now clearer for doing these projects after meeting with SLOA. **Please review the PROJECT PROCESS on Page 1 in this newsletter for the correct steps for approval of any project – landscape, construction or any changes that affect the community property.**

If you have landscape updates you would like to do at your own expense, please follow the process laid out in this newsletter to ensure that the plantings and changes are done according to the rules.

SUMMER IS HERE:

Rhodies and other flowering shrubs are blooming with still more colors to come, replacing all the gorgeous tulips and daffodils we had in the spring all around Sunland. This transition to summer is not only beautiful but also a busy time for the landscape committee and contractor.

WEEDS: Note that the weeds are now coming up fast with all of our May and June sunshine making it difficult to keep up with clearing them. Geoff has sprayed and per his contract he is scheduled to weed every three weeks.

SPRINKLERS: The Landscape Committee is aware that there is not enough consistent water in some places and in other places we have too much. We are working on this issue now, but if you could report to Richard Streeter if there are any leaks or low water pressure, it would assist with getting all sprinklers fine-tuned. More on the sprinklers in the next newsletter. CONTACT – Richard Streeter – (360) 912-2980



Architectural & Maintenance Committee updates:

Mike Mowatt and Joel Ogden are working to complete the backlog of maintenance requests, complicated by very busy contractors and vendors in the area. They ask for your patience as each request is being scheduled as quickly as the contractors are available.

If you have a maintenance request, please use the form located on the Div 7 Website – and drop in the box located by the mailboxes near 108 Hilltop.



You're Invited

Division 7

4th of July Barbecue and Potluck

Wednesday, July 4, 2:00 pm to 4:00pm

On the grounds in front of
buildings 142 & 148

RSVP:

Toni Tobin 360-504-2992

Debby McGehee 360-477-4089

Dawn Kerns 406-370-2984

Baer's 360-477-4513

Hamburgers and lemonade plus plates, cups, silverware and bottled water will be supplied. Last names beginning with the letter A thru O please bring a salad or side dish to share.

P thru Z please bring a desert