

Sunland Division 7 Condo Association

Newsletter – September 4, 2018

REMINDER: Important meeting for all Division 7 homeowners

Includes election of 3 Board Members and approval of the 2019 Budget

Division 7 Annual Meeting

Thursday, September 20th @ 9:30am

Location: The Gathering Place

NOTE: Amended ballot and proxy were mailed to homeowners (not tenants) on Tues 9/4.

If you did not receive the initial homeowners packet of information earlier in August or do not receive these amended items by Monday, September 10th

please contact Nancy Baer at 360.477.4513

NOTE: See info on SLOA Annual meeting on page 2.

ALL RESIDENTS: Note there is a water service line leak in the road near Building 117. A repair will be scheduled as soon as possible after the Labor Day holiday. Be aware that this will entail heavy equipment and possible blockage of that frontal road area during repairs.

Message from the President of the Board, Steve Lavelly

Diseased tree removal:

For the past 6 months our Landscape Committee and Board have been actively assessing the aging and diseased trees in Division 7 and working with SLOA to determine where there is a danger of a tree falling on a street, on any people, or on a building in our division. This a part of the governance of the Board and we take that responsibility very seriously.

The prevention of trees falling is critical not only for safety but also to avoid an impact to our budget if or when a tree does serious damage to one of your homes under our care. The issue of liability due to injuries to a person or damages to a building is one we take very seriously – and what you elected us to do.

The process that is used by the Landscape Committee and by the Board in order to make an informed decision regarding a dangerous or diseased tree is the same process and criteria we use in all instances – we actively follow the advice of tree experts, SLOA Board reviews, the Landscape Committee's recommendation and our Division 7 Board's review and decision.

We recently removed several trees, after utilizing this process, and we will continue to take action, as budget constraints will allow, on the most critical problems with our aging trees. Hats off to the Landscape Committee for tackling this important part of protecting our neighborhood and making significant progress this year.

We hope to see many of you at the Annual Meeting. Please note the date and time above.

Steve

SLOA Annual Meeting Scheduled

REMINDER: The SLOA Annual Meeting will be held on September 19th at 5pm in the Golf Course Ballroom.

Doors will open at 4:30pm.

Residents will be asked to sign in and those that have not turned in an absentee ballot will be asked to vote for 3 candidates for the Board of Directors.

Contact Ricki Bele at the SLOA office for more information or ballot information.

Architectural & Maintenance Committee Updates:

Mike Mowatt and Joel Ogden, Directors of Maintenance report:

- The re-roof of Building 117 was successfully completed in late August and was the last **major** maintenance project in the 2018 budget.
- The gutters on Building 137 will be replaced this week.
- In addition to these items, the usual routine maintenance tasks for this time of year are ongoing.

Landscape Committee Updates:

SPRINKLERS:

The very active Director of Landscaping, Richard Streeter, has tackled the standing water issues in the swampy areas behind a lot of the homes on the south side of Hilltop. It appears that he has found solutions to at least a part of the problem and are working to finish all repairs to the sprinkler system in that section. What Richard has done to date is already improving the wet lawn areas. It has also been confirmed working with the golf course staff that this is not a problem with their watering but is in fact probably a problem with our aging sprinklers.

It will take quite a bit of time to review all these swampy areas and identify and complete repairs.

NOTE - FOR RESIDENTS in Buildings of 133 through 151, located on the south side of Hilltop Drive: the sprinkler systems have been temporarily shut off for the side yards and golf-course facing yard areas. This will allow the ground to dry and will assist in identifying all leaks for repairs.

TO ALL RESIDENTS: If you notice a problem in your yard with standing water or with significant dry spots that do not get watered consistently, please CONTACT – Richard Streeter, Landscape Chair at (360) 912-1201, if you have not already done so.

WEED BRIGADE: Our Weed Brigade is forming soon – and will work throughout the fall to pull weeds and remove some minor dead areas on some of our evergreen shrubs. Several of you have expressed an interest in doing this and we will confirm dates to those of you who have responded. Stay tuned for more info. If you are interested in joining the Weed Brigade to help beautify our street, please contact Richard Streeter at the number above. We hope to get out in front of the weeds this fall so that we face fewer for the contractor to remove next summer. We promise to make it easy – and rewarding!

Former Longtime Resident of Division 7 SunLand Passes

John Pollock, a long time former resident on Hilltop Drive, passed away on July 31, 2018 at the age of 84. John had moved to the Chicago area last year where his wife, Marilyn, still resides.

John was cremated, and his ashes were spread in the waters of Sequim Bay.