

Sunland Division 7 Condo Association Newsletter – October 1, 2019

Division 7 Board of Directors

2019 ANNUAL HOMEOWNERS MEETING UPDATES

The Annual Homeowners meeting was held on Wednesday, September 18 with great attendance. Board President, Steve Lavelly, reviewed with residents the past year's accomplishments and Treasurer Dawn Kerns presented a review of the budget and finances of Division 7. The budget was ratified and approved by the vote of the homeowners. Members also elected Dawn Kerns and Richard Streeter for three-year terms expiring September 2022. Thank you to all members who attended!

The Board held a short meeting afterwards and elected the following officers:
President – Dawn Kerns
Vice-President – Nancy Baer
Secretary – Teresa Lotzgesell
Treasurer – Carol Stults

Don't forget that you can read all monthly Board Meeting minutes as well as the complete minutes of the Annual Meeting on our Division 7 website. You will also find all the Committee Directors and members listed as well.

<https://sunland-div7.com>

2019 BOARD MEETING SCHEDULE for the remainder of 2019 - all at 4:30pm:

- *Thursday, Oct 17*
- *Wednesday, November 20*
- *Wednesday, December 18*

All meetings are at the Gathering Place.

2020 BOARD MEETING SCHEDULE

The 2020 Board meetings will be held on the 3rd Thursday of each month at 4:30pm.

Key Committee Directors:

- *Maintenance and Co-Directors – Joel Ogden and Steve Lavelly*
- *Landscape – Richard Streeter*

Reminder – to submit a work order for either of these committees, please see our website – <https://sunland-div7.com>, click on the menu “Request Service” and fill out the form.

American Red Cross Workshop coming to Sunland!

An American Red Cross workshop will be held:

Monday, October 14 from 9am to 3pm

Location: Sunland Golf & Country Club ballroom.

This Shelter Workshop is free and will be very informative regarding what to do when a disaster strikes. **All are welcome to attend!**

Sign up the clubhouse bulletin board or call Bill Wheeler @ 360-582-0452 for more information - or email him at bkwheeler7@msn.com.

Farewell to some Furry Friends!

Alan and Maxine Smith's little darling, Sophie, has recently passed over the Rainbow Bridge.

Chris Thudium also had to say goodbye to one of her dogs, Frodo, as he also passed recently.

These cherished pets will be missed on our street.

HOLD the DATE!! – the Division 7 Annual Christmas Party will be held Sunday Dec.15th - 5:00PM at the Gathering Place!
More info to follow next month! HO HO HO!!

VOLUNTEER Recognition

During the Annual Meeting, members of the Board, and the homeowners present, expressed thanks to some of the Board members who were either ending their terms or taking on different roles for the next year. For those of you not in attendance, the following people were recognized. We thank them for their work on behalf of all of us.

- ***Steve Lavelly has served for a number of years as President of Division 7 – We all applaud his efforts in leading all the volunteers to accomplish a great deal in the last 3 years. Fortunately, Steve will still be on the Board, and will now serve out his term as the Co-Director of the Maintenance and Architecture Committee with Joel Ogden.***
- ***Mike Mowatt is ending his service on the Board. Mike led the Audit Committee and the Maintenance Committee, and willingly assisted with special projects. We thank Mike for his service to us in so many capacities. Great job Mike, you will be missed....***
- ***Richard Streeter was re-elected for another 3-year term so luckily is not going anywhere! He was recognized by the audience members for his work as the Landscape Director. Richard has tirelessly worked to solve the sprinkler issues, has upgraded a significant amount of our landscape areas, and has given his own expertise and labor to make a great deal of difference to Hilltop Drive while minimizing expenses. Way to go Richard!***

Maintenance Committee updates from Directors Joel Ogden and Steve Lavelly

What's happening in the neighborhood? We have both been busy, considering we just started as the new directors three weeks ago.

Joel has overseen the power washing and staining of five decks on the south side. He has another four decks that he hopes to get finished before winter. Joel and Steve have looked at several Request for Service projects and have added those to Steve Carr's schedule. Steve Carr is running about three weeks behind, but weather permitting he will get to you soon.

Steve Lavelly has been overseeing the painting of the four units on the south side of the street – 157,159,161, and 163. There is just some trim and touch up work remaining to be done. Joel and Steve L will do a final walk around with Scot Wiley, the paint contractor, and hopefully sign off on its completion at that time.

We have hired a contractor to do a deck repair and replace at 116-A. The contractor is working on permits for that project and we think he should be on site in the next 2-3 weeks. He will also do some repair work on building 117, prepping it for painting next spring.

Starting around the second week of October, our roof contractor will be on site putting safety anchors on the peaks of roofs of all 18 buildings. These are required by the state of Washington to be used by any worker that is 4 feet or more off the ground. They must attach with ropes to said anchors. Many companies are not bidding work if the anchors have not been installed as they stand to get large fines from the state. The state is out weekly looking for violators. Other divisions in Sunland have already added the anchors to their buildings. The roof anchors have been approved by the Board. The cost for all 18 buildings is approximately \$15,000 total.

Joel and Steve L are working on a gutter cleaning schedule for the division – we hope to have it ready to implement sometime in October. The goal is to make sure all gutters are getting done in a timely manner. We also hope to have a schedule for power washing driveways and moss control of roofs. A few things your fees pay for that you may not be aware of:

- Power washing driveways
- Gutter cleaning
- Moss control on roofs.

If you have a Request for Service for Maintenance, remember the forms can be filled out online and sent from your computer. If you're not home when we come by, we now have door hanger cards that we will leave to let you know we have been there, and what the next steps may be concerning the work request you submitted.

If you have an emergency, please call: **Steve Lavelly at 360-477-4252 or Joel Ogden at 805-217-0689.**

Remember we are heading into winter, so all work depends on weather conditions.

One last update – Steve L has not gotten a call back from WAVE concerning the cable work they are to do. He has a call into his contact to see what their plan is for starting the work.