

Sunland Division 7 Condo Association

Newsletter – May 9, 2020

2020 BOARD MEETING SCHEDULE – Next meeting is May 21 from 4:30- 6pm – and will be held as a virtual meeting online via Zoom app due to the restrictions on group meetings at this time.

IF you wish to participate in this online meeting and have not been regularly receiving Division 7 updates via email from Dawn Kerns, President, you will need to email Dawn at dkerns125@yahoo.com. You will get an email invitation to join the meeting from Dawn that will include all details to assist you in joining in or listening to the meeting.

The 2020 Board meetings are held on the 3rd Thursday of each month at 4:30pm. The full schedule for 2020 is posted on the Division 7 website. Meetings are usually held at the Gathering Place. Note that the March and April Board meetings were not held due to the current meeting restrictions in place.

Want info on Division 7 happenings?

Don't forget that you can read all monthly Board Meeting minutes (even meetings done online) as well as the complete minutes of the Annual Meeting on our Division 7 website - <https://sunland-div7.com/>.

Update on CERT Cargo Container site

Our Board representative, Nancy Baer, and others have been working to ensure that the siting of the container is on the agenda at the next SLOA meeting and that the SLOA Board consider a more appropriate site for this important CERT asset during that discussion.

We did consult an attorney, who indicated that SLOA (and our HOA) R&Rs, Bylaws, and CCRs are written vaguely and broadly giving SLOA lots of power and latitude in function. There is no written description of the relationship between SLOA and the Condo Divisions therefore they don't "owe" us interactions legally even if they would be obviously beneficial. If the site used for the cargo box now is on SLOA land, it is their choice to make. But, it appears they have violated their own rules by ignoring the landscape/architectural rules, not passing the box through the Architectural Director or Committee.

A homeowner committee led by Robbie Justyn (who resides at 104B Hilltop) has sent via email a fact sheet re this issue to the Board Presidents of all the other condo divisions, as well as to some individual Sunland homeowners. Nancy Baer and Carol Stults are working from Division 7 on this ad hoc committee. Robbie has received support from a number of residents in other division, including some who were not aware of the container placement yet. She also has spoken with one of the SLOA Board members who is in favor of moving the container, and who has placed this as the Number 1 issue on the next SLOA Board meeting agenda on Monday May 18. Research into the cost of a county permit and costs to camouflage the container has been done by SLOA members and it is expected the results will be presented at this meeting.

IF the Board does not vote to move the container at the next meeting, we have a petition ready to go that will be circulated to all other divisions in Sunland as well as many of the single homeowners. Stay tuned!

We are delivering to you a printed copy of Robbie's FACT SHEET with this newsletter – please pass it on to others you may know who are private homeowners in Sunland, so the facts are clear to more residents.

The SLOA meeting is being held on Monday May 18th at 3pm as a virtual online meeting. Instructions on how to participate will be sent to all SLOA members via email from the SLOA office. Please watch for this email to confirm time of the meeting and a link to join.

Landscape News

Richard and volunteers have been BUSY getting sprinkler systems ready and leaks repaired. There will always be minor leaks to the irrigation lines, as the piping is very old in many cases, and is brittle.

Sometimes a sprinkler head can inadvertently get broken – it happens easily, and no one should feel badly if they happen to break one!

BUT **please phone Richard Streeter at 360-912-1201** if that happens (or if you see a sprinkler head that is broken off) so that it can be fixed before the sprinklers next come on. We need to assist reporting any issues with water particularly when the sprinklers are in use.

A BIG Thank you to Richard for all his work.

Architecture/Maintenance updates:

Spring cleaning at Division 7 – for Joel Ogden, Maintenance Director, it is all about power washing, moss removal and cleaning gutters.

Our new vendor, In The Clear, with help from Steve Carr, has finished doing all these chores on most buildings – with just a few roofs/gutters left to be cleaned – 108 and 116, as well as all the tile roofed buildings. These should be completed in May. Way to go, Joel!

Two roofs failed this February and had to be replaced – buildings 134 and building 119. Composite Roof reserves funds were used to pay for these expenses. Roof replacements costs have gone up considerably for sure! Maintenance will adjust the roof replacement schedule accordingly.

EMERGENCY PREPAREDNESS MEETINGS

are canceled for now!

We will resume our regular meetings on the first Monday of each month once restrictions are no longer in place and it is safe for us to meet.

Watch for more details in the next newsletter!

If you have any questions, please phone Joel Ogden at 360-504-2459 (home)

Fourth of July Picnic

Due to uncertainty in having large gatherings, the social committee is focusing on having the 4th of July Picnic on Labor Day weekend - still to be confirmed based on any restrictions this summer.

This is a popular event on our street! The final date will be set and announced so that you can Hold the Date.....stay tuned for more info.

We will definitely want to celebrate our independence this year - whenever it is safe to do so!

