

# Sunland Division 7 Condo Association

Newsletter – December 2020

## December Division 7 BOARD MEETING - CANCELED

Meeting scheduled for Thursday Dec 17 will NOT be held this month.

If you have issues or questions for the Board that you would like addressed before the next Board meeting on January 21, 2021, please submit to Dawn Kerns at: [dkerns125@yahoo.com](mailto:dkerns125@yahoo.com).

Merry Christmas  
and Happy New Year!



*What a year 2020 turned out to be!  
May all of you enjoy peace and hope  
this Christmas season as you  
celebrate - probably mostly at home.  
May you find joy in the simple things  
around us - the love of family, the  
beauty of the area in which we live,  
and especially the support of  
wonderful friends and neighbors.*

*Enjoy the upcoming holiday as well as  
the start of a new Year!*

## Fireplace Safety Rules

Do you use your fireplace or woodstove?



- Have it inspected by a professional.
- Clean your chimney and/or stovepipe.
- Use proper fuel.
- Avoid creosote buildup.
- Keep a glass or metal screen in front of fireplace to prevent embers or sparks jumping out.
- Do not burn paper in your fireplace.
- Put the fire out before you go to sleep or leave your home.
- Put ashes in a metal container with a lid, outside, at least 3 feet from your home.

## Speaking of Safety!!

**DRIVERS** – please remember to drive slow on our street – there are so many walkers and dogs on our street! The speed limit is 15 mph which is your responsibility to note. We all need to watch carefully for others as we drive down the road to home. ALSO take 2 looks backing out of your driveway.....YIKES!

**WALKERS** – It is your responsibility to wear bright colored clothing hopefully with some reflection on your coats, hats, shoes or gloves. In case you haven't noticed, our street is very dark. As you walk your dog or yourselves, please take a look in the mirror in your bathroom WITH THE LIGHTS OFF – can you see yourself? If not please find a way to be seen easily by drivers.

## **Board news from November**

The Board reports that the issue related to the number of units in Division 7 has been placed on hold and no amendment has been filed to the CCRs to date. Thank you to all who voted or who responded with questions. Owner cooperation on our attempts to take care of what seemed to be a time-sensitive issue is very appreciated.

As you may recall, a mortgage loan company had asked that we clarify the number of units in our division since the county considers 108 B/C to be one residence for purposes of real estate taxes and assessments but our CCRs designate that as 2 units. However, while we were taking action to review and collect votes, the sale that was pending closed without further request for change, negating the urgency to file an amendment in November. We have asked that mortgage company to confirm what changed, what precipitated the call to us indicating a necessary change, and how the process could have been easier on all parties.

The Board is now consulting with a very capable lawyer re filing an amendment to the CCRs, as there are several matters to consider that may need to also be updated that are directly tied to the number of units in our Division. This legal expert has already proven to be diligent in her research and in her conclusions.

It is our intent to keep all owners informed and be completely transparent about all aspects of the CCR review. Stay tuned for more specific information and updates as we take our time to ensure accuracy that will minimize any barriers to obtaining mortgage loans – something that has been rare to date – but an important issue to correct for future buyers and sellers.  
Stay tuned for the rest of the story.....!

## **A big Hilltop welcome!**

New homeowners - William and Joan Zook - moved into 151 Hilltop recently. Be sure to stop by and say hi!

Zook family – you seem to already be a part of Hilltop Drive in many ways – we welcome you to the best street in Sunland!

We sincerely hope you enjoy your new home.

*We certainly wish Graham and Marcia Fysh well – they were great neighbors who will be missed!*

## **Board positions open!**

We continue to need 2 volunteers for appointment to the Board. It is important that we fill these positions soon!

If you wish to discuss volunteering on the board, please phone one of the following Board members for more information.

- President Dawn Kerns  
406-370-2984
- Vice-President Brenda Owens  
509-952-3629

## **Maintenance Updates**

Final roofing project on Building 121 is wrapping up. This finalizes what was a major structural project to fix extensive leakage not only to the roof but to the siding and support beams.

Thank you to Steve Welborn, Carol Rutledge, Jeanne Fisher and Jean Wooldridge for their patience with all the construction noise.