

# Sunland Division 7 Condo Association

## Newsletter – October 2021

### NEXT Division 7 BOARD MEETING

**Thursday October 21, 2021**

**4:30-6:00pm**

The October Board meeting will be in person at the Gathering Place at 4:30pm, and will continue on the third Thursday of each month in that venue unless new restrictions are needed in the future. All Owners are invited to attend. *Per the state mandates, all participants must wear masks – regardless of vaccinations.* See the Division 7 website for the full agenda.

**If you have issues or questions for the Board that you would like addressed at the meeting, please submit by Wednesday October 20 to Steve Lavelly at [columbo321@pm.me](mailto:columbo321@pm.me).**

### NEW COMMITTEE ANNOUNCEMENTS

The Committees of Division 7 are a vital part of the success of the whole division. After the Annual Meeting, the Committees regroup and start a new year. We are actively seeking volunteers to serve on some of these Committees. Please contact Steve Lavelly at 360-477-4252.

Some of the openings include:

- Audit and Finance Committee – works with the Treasurer to oversee financial issues as well as the annual audit.
- Social Committee – oversees 2 social events each year and welcomes all new residents.
- Data & Records – want to just enter data related to our maintenance and landscape requests? Easy to do from your own home.....or maybe you love to file?
- Nominating Committee – presents candidates for the election of Board members

### Division 7 Website

[www.sunland-div7.com](http://www.sunland-div7.com)

Contents of our website include

- Rules and Regs
- Bylaws
- CCRs
- Request for Service
- Reserve Study Info
- List of Board members
- List of Committees
- Board Meeting info
- Board Minutes
- Financials

Owner Only log in is:  
**19Hilltop20**

### Board Position Open

Janene Piecuch has submitted her resignation from the Board of Directors. We are sorry to lose her on the Board and her wonderful attitude. If you have any interest in serving on the Board via appointment, please contact our Nominating Chair, David Lotzgesell at 360-582-7404 or President Steve Lavelly at 360-477-4252.

### PHOTOS of Division 7 needed for our website!

Our Photo Gallery needs some updating with more current photos of Division 7 itself – not just of the surrounding area beyond our street.

As you walk our street, please take a photo of the beautiful landscaping – especially of the fall colors that you are enjoying right now. Or take time to step out on your deck or porch and take a picture of the view you enjoy – golf course, trees, landscaping, or hillside. Or maybe photos of the deer on Hilltop?

There are also landscape areas that were planted in the past 5 years that have now grown into beautiful displays. Please feel free to send any photos you have taken in the past that show the beauty during any season.

**SEND PHOTOS to Social Chair – Carol Stults – [carols48@gmail.com](mailto:carols48@gmail.com)**

### Neighborhood Updates –

**Our neighbor at 156C – Brent Richards – passed away after an extended illness. Our condolences to his lovely wife, Donna Richards – and to his extended family.**

## MAINTENANCE UPDATES

### **Maintenance updates – (and a big thank you to Joel Ogden for assisting in the transition!)**

- The deck repairs at 121A are completed – Steve Carr did a super great job on this, working to mitigate any further wood rot on the deck support and beam infrastructures.
- Roof repairs are complete on 108B/C and are deemed successful, since no leaks have occurred during the last rains.
- Deck repair on 143 (replacing 2 boards that had deteriorated) is completed.
- Deck replacement for 134C is scheduled for the third week in October.
- Bids for decks on 137A, 137C and 137D are being arranged from several contractors – by the November board meeting we should have a sense of the costs and get on the contractors schedules for spring 2022.
- We are also inspecting all decks and deck privacy walls for any signs of damage due to water and will be tracking all that need attention. **If you have any ‘soft’ boards or some questionable wood issues on your deck that you have not reported, please do so by going to the Division 7 website (see page 1 of the newsletter) and filling out the maintenance form. We would like to get a completed handle on all repairs needed on decks and privacy walls.**
- Reroofing schedule will be adjusted based on input from 2-3 roof companies assessing the roofs most in need of replacement. We will keep all members informed once we get all info in place and Board approval. The 2 roofs currently scheduled for replacement in the next 2 years is 116 and 108.

**If you have any questions, please call Carol Stults at 425-802-0301 – we are happy to visit with you at any time. NOTE: Jerry and Carol will be out of town from Tuesday Oct 19 through Sunday Oct 23. In case of a maintenance emergency, please call Steve Lavelly 360-477-4252.**

## LANDSCAPE NEWS

**Fall has arrived** - time to winterize the outside of your home.

- Make sure you disconnect your outside hoses and put covers on your outside faucets. Jerry Winders has volunteered to assist anyone who feels they need help with this – call him at 360-775-9271.
- Clean up those annual plantings. Throw as many as you can in your personal garbage, the larger annual plants may be placed in the refuse pile on the center island.

**Irrigation Status** -The southside irrigation water has been turned off for the winter. The remaining water on the north will be shut off by the end of October at the latest.

**Rodents are coming in from the cold!** This is a good time to set mouse and rat traps around the perimeter of your home. If you choose to use rodent poison, please be aware of the placement outside for the protection of our pets. We’re starting to get reports of residents having trouble with mice or rats getting inside in walls. If you need a professional, the HOA has utilized Angles Pest Control (360-452-1727) for wasp control, but they do rodent extermination as well. Another firm reported by one Div 7 resident has also been used – Sunrise Pest Control – 425-242-4736. Note that rodent extermination is the owner’s responsibility. Moles in the landscaping are the responsibility of the HOA.

**North Backyards** - The black drainpipes on the north side slope will be buried the first week of November weather permitting.