

Sunland Division 7 Condo Association

Newsletter – November 2021

NEXT Division 7 BOARD MEETING

Thursday November 18

4:30-6:00pm

The November 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 November 17 to Steve Lavelly at columbo321@pm.me.

Construction begins on new roundabout at Woodcock and Sequim-Dungeness Way!

The long awaited roundabout construction has begun, and flaggers are in place most weekdays from 7:30am – 4:30pm through April 14, 2022. As construction progresses on the installation, traffic is anticipated to alternate from one side to the other, with no long-term delays anticipated by County Roads staff. The project could finish sooner depending on weather conditions – you can check on progress at clallam.net/roads website. There may be only one lane open at times on Woodcock as well as on Sequim-Dungeness Way.

If you exit Sunland onto Woodcock from Blakely or Cassalary Road near Hurricane Ridge Drive, please be aware that there may be delays entering or crossing Sequim-Dungeness Way. Keep watch for the guidance from the flaggers and SLOW DOWN. Speed limits in the construction are set at 25 MPH and may be subject to change based on construction needs. Significant traffic disruption will likely be Nov 22-24 while the existing roadway is pulverized and removed, again depending on weather.

It would be best for those of us who live on Hilltop Drive to avoid exiting to Woodcock if at all possible. Please also be aware of more traffic from North Sunland up Blakely to Taylor Drive. It is even more important now to come to a complete stop at the stop sign at the east end of Hilltop Drive as you turn onto Taylor.

EMERGENCY PREPAREDNESS NOW

Today is the day to address how well prepared you are for the loss of power, water, and internet for several days. Many in Western Clallam County are facing just that this morning due to significant wind and flood damage. If you have started yet to plan, box up the following and **store in one safe place to start:**

- non-perishable, packaged or canned foods and a non-electric can opener
- supply of water (1 gallon per day per person for at least 1 week) and an emergency water filter for making clean water
- battery-powered radio, flashlights, extra batteries, candles/matches
- first aid kit including masks
- cords and emergency small power packs for charging cell phones

Next check the websites below for more detail guides:

- the Clallam County CERT page at <http://www.clallam.net/emergencymanagement/index.html> and
- Red Cross info at <https://www.ready.gov/kit> for checklist and other planning aides

Division 7 Website

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

MAINTENANCE UPDATES

- Deck replacement for 134C is underway and should be completed soon if the weather improves. Unfortunately, during the demolition of the old deck, the privacy wall between 134B&C was found to contain significant rotted wood, including the structural posts, leading to additional expense to rebuild the wall.
- Storm recovery – several windstorms have necessitate cleaning gutters as fast as we can, and clearing storm drains. We will be working on all gutters and drains in the next week to get them cleared as quickly as possible. **If you have any gutter issues, please file a Request for Service on the website – or call Carol at 425-802-0301.**
- Worked with building 137 units to explore the water in one crawl space found during an exterminator visit. Redirected water away from the downspouts and cleared underground drainage tubes to ensure water doesn't enter crawl spaces, until the source of the water has been confirmed.

REPEAT REMINDER - We are still inspecting all decks and deck privacy walls for any signs of damage due to water and will be tracking all that need attention. In addition to building 137 decks, our current list for repairs includes 121B front deck, 161 back lower deck, 142B back deck upper privacy wall and 124B back deck. 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 Request for Service form. We would like to get a complete list of all repairs needed on decks and privacy walls for budgeting, in order to budget accordingly for the next few years.

NOTE re Maintenance Request form – we are working with the Division 7 website manager to improve the Service Request Form. Currently the Unit number is not showing up, even though you have entered it. Be sure to just put the unit number in once even if you cannot see it!

If you have any questions, please call Carol Stults at 425-802-0301.

LANDSCAPE NEWS

Stormy weather is the main Landscape focus!

- The focus the last 2 weeks has been clean up from the aftermath of windstorms and rainstorms. As we write this, we face another major cleanup of streets and driveways from Monday's storm! Please be patient as our landscape contractor works this week – and even next week – to clean up branches and fallen leaves.
- REMINDER – colder weather is coming – PLEASE 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.
- The bidding for the landscape contract for 2022 is being finalized this week – final decision will be made at Thursday's Board meeting.

SOCIAL COMMITTEE NEWS!

Christmas is getting closer, and the Social Committee has been discussing best way to celebrate safely. The decision was made to deliver Christmas goodie bags to all units in lieu of a Christmas potluck on December 17th. The Gathering Place is not large enough for all 50+ of us to safely distance as SLOA requires for indoor gatherings; further exploration using larger venues was simply too expensive and did not allow for bringing in our own food.

Watch for a Santa delivery at your door in mid-December from the Hilltop Div 7 elves!

CHRISTMAS PARADE –

North Sunland Division 17's 2nd annual Christmas parade is being planned, and Division 7 is invited to participate. WATCH for more info on dates and times in mid-December – you can either decorate your car or other vehicle to be in the parade OR plan a gathering on your driveway to watch the parade go by. The parade will circle through North Sunland and also circle Hilltop Drive as well. Santa Claus is guaranteed to show up! WATCH FOR DETAILS in the DECEMBER NEWSLETTER!