

Sunland Division 7 Condo Association

Newsletter – December 2021

DECEMBER 16th Board meeting has been canceled.

The Board of Directors wishes all of you a very Merry Christmas and a Joyous New Year celebration!

NEXT Division 7 BOARD MEETING

Thursday January 20, 2022

4:30-6:30pm

Reminder - If you have issues or questions for the Board that you would like addressed at the meeting, please submit by Monday, January 17th to Steve Lavelly (phone 360-477-4252 or email columbo321@pm.me.)

Invoices for 2022

As you know, a 7% increase in dues for 2022 was approved by the Owners during the Annual Meeting in September 2021.

The 2022 dues invoices will be mailed to everyone on December 16th and will reflect the increased dues amount for your unit. When you receive the invoice, please note the new amount for your unit (annual and quarterly) and adjust any automatic payments that you have set up as needed. Reminder that invoices are sent quarterly 15 days prior to the first of the quarter.

The Treasurer of the Board, Karen Orazi, will be on vacation from December 17 through December 31st. If you have any questions re your invoice, please contact Steve Lavelly, President (phone 360-477-4252 or email columbo321@pm.me.)

Greetings from the President

Merry Christmas to all of you,

As we close out the 2021 year, the Board wishes to thank all of the Owners on Hilltop for your support and encouragement.

As you noticed above, we are cancelling the December Board meeting and will reconvene in January. Note that the full schedule of Board meetings will be available on the Division 7 website before the end of December.

Want info on Division 7 happenings? Don't forget that you can read all monthly Board meeting minutes including the Annual Meeting minutes, as well as the monthly Newsletters. You will also find all the financials, Insurance Certificates, Board and Committee member lists and the Request for Service form. See the box on this page for website directions and more info.

*Wishing all of Division 7 a very Happy New Year in 2022.
Steve*

Need a copy of the HOA Insurance certificate? Find it on our website under Owners Only menu!

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
- HOA Insurance Certificates

Owner Only log in is:

19Hilltop20

LANDSCAPE NEWS

The Landscape contract is being finalized and will be effective 1/1/2022-12/31/2022. The Board approved staying with the existing contractor Ambro's Landscaping.

Irrigation lines have been winterized and turned off for the season.

Leaves and debris have been cleaned up on all street side properties and on the back of the south side homes after the big winds! The remainder of the north side and between buildings on the north properties will be finished in the coming weeks.

Replanting of areas throughout Division 7 is now on hold until spring – planning for next year will be on the committee's agenda.

Landscape and Maintenance will be working together to resolve the very wet areas around and between buildings 117-119 and 119-121. This has been an on-going problem for years and we hope to find permanent solutions.

REMINDER – the yard waste repository on the west island is for Division 7 yard waste only. It is a service that does cost us more each year – so please do not allow friends from outside of Division 7 to dump their yard waste in that area. Thanks!

If you have any questions about landscape issues, please contact the acting Landscape Directors

- Steve Lavelly at columbo321@protonmail.com
- Rob Baer at rsurojo@aol.com.

SOCIAL COMMITTEE NEWS!

Merry Christmas and Happy New Year – watch for a treat at your door soon from Committee members!

CHRISTMAS PARADE coming – Sunday December 19 – 4:30pm

Please see the flyer on page 3 sent from Division 17 – re their 2nd annual Christmas parade. Division 7 residents are invited to participate! The parade will circle Hilltop Drive this year!

We need golf carts, trucks cars, bikes motorcycles, and fun vehicles to join in. You are not required to decorate but of course we hope you will at least stick a red ribbon on the hood! ALL are welcome. Or bundle up and come outside to hear the Christmas music and see Santa for some candy!

We do need a volunteer to direct traffic at the entrance to Hilltop in case there are cars – if you would like to volunteer for about 30 minutes – from 4:30 to 4:50pm on parade day, please contact Carol Stults 425-802-0301.

MAINTENANCE UPDATES

- Drainage and gutters have been the focus for most of December. With help from the Landscape Directors, we are hoping to solve both downspout, gutter, and irrigation systems to ensure that water drains properly for all buildings. Gutters that need to be repaired or replaced that have been reported are on the list for repairs in early 2022 – the earliest that we can get any contractor here. We are experimenting with redirecting downspouts out away from the house instead of through the underground drainage system that appears in some cases to be inadequate. We will keep all of you informed as we assess options.
- Bids are in on the remaining 2021 projects – decks and concrete work – but will not be done until 2022 due to contractor schedules. We are making progress and ask for your patience while the contractors confirm the schedules for starting projects.
- Siding issues on 2 buildings are being assessed and we are waiting on bids to repair as needed.
- REMINDER – if you have any issues with privacy walls, fences, gutters, or drains, please submit a service request – we cannot assess all maintenance needs if we don't get notified of problems. The Board will be reviewing the estimated costs of maintenance for the next 5 years and we would like your help to be sure we know what needs fixed!
- **If you have any questions, please call Carol Stults at 425-802-0301.**



Sunland Christmas in the North! Parade!

Division 7 and 17

Sunday, Dec 19th 4:30pm



Up on Hilltop reindeer pause
Here comes good old Santa Clause
Down on Blakely there's floats with toys
All for our neighbors - Christmas joys!

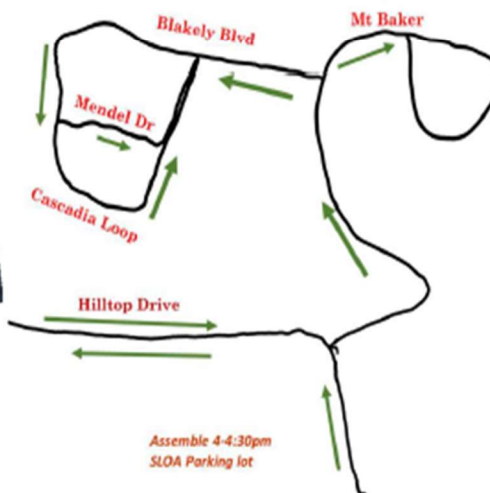
Ho, Ho, Ho, who wouldn't go
Ho, Ho, Ho! who wouldn't go
Up and down Sunland, Click click click
Wave "Merry Christmas" to good Saint Nick!

Decorate cars, golfcarts, cycles, bikes, walk along...
Join the parade or come out to wave!

4:15- Assemble at SLOA office parking lot

4:30 - Parade Start

Hilltop Drive - Mount Baker - Blakely -- Cascadia Loop - Mendel (Circle each x2)



Call 907-382-0848 for Questions

Hope everyone joins the fun! Merry Christmas and Happy Holidays!