

Sunland Division 7 Condo Association

Newsletter – February 2022

Board Meeting – February 17, 2022

4:30-6:30pm

The monthly Board meeting will be in person at the Gathering Place on Thursday February 17, 2022 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 Tuesday, February 15 - to Steve Lavelly at columbo321@pm.me.



Hope your day is filled with joy and love from family, friends, and neighbors!

Division 7 Website has a new password for Owner Only menu.

New Owner Only log in is:
22Hilltop20

www.sunland-div7.com

You do NOT need to log in to issue a Request for Services for either Maintenance or Landscape.

On the above website, pick the menu item Request for Service, fill out completely and hit Submit.

If you have any issues, please contact Steve Lavelly.

New Board Member Appointed

A big welcome to the Board goes out to Bill Zook, owner at 151 with his lovely wife, Joan. Bill will be filling the Board position that expires in September 2024.

Bill and Joan moved to Hilltop Drive in October 2020. It is a privilege to have them as neighbors, and we appreciate Bill's willingness to assist.

Bill will be the Chair of the Landscape Committee, with Steve Lavelly remaining as Co-Chair to assist.

Bill's email is bjzook2@msn.com if you have need to reach him.

Reminder to fill out a Request for Service to reach Bill for any landscape needs/suggestions.

New Neighbors!

Welcome to Jenny and Greg Patrick – new owners at 121C Hilltop. Jenny and Greg will be in residence on weekends and other times during the summer. Stop and say hello! Good to have you here, Jenny and Greg.

LANDSCAPE NEWS

- Thanks to Bill Zook for stepping up to serve on the Board as Landscape Director. Bill is a welcome addition to the Board and his help is greatly appreciated.
- The yard waste pile has been picked-up as of 2/12/2022. We would like to ask that any small branches, leaves, and needles be put in your personal trash containers when possible. The price to have the pile removed, like everything else, has gone up dramatically. Thanks for your help on this matter. Another way to help with increasing costs is to put a Request for Service to landscape via the website. Then we will have the contractor do the pruning and weeding for you – under his contract, he is paid to do this work, so he removes the waste under his flat rate contract.
- Two more ongoing problems: Some of you continue to feed the birds. SLOA has reminded all Sunland residents - **DON'T FEED ANY WILDLIFE** - and Division 7 has also asked you to take down all bird feeders as the seed draws rats, mice, and raccoons. That being said, you are allowed to have hummingbird feeders. Bill and I walked the property last week and saw several bird feeders still out – please remove. The other problem relates to people not picking up after their dogs. We believe that most of this is the result of people and their pets who do not live on Hilltop walking through Division 7; however, we do have owners who let their animals run without a leash and without picking up after their pets. Dogs and Cats need to be leashed when outside.

Thank you to all of you who are so diligent in taking care of your pets' needs and for helping to keep Hilltop Drive such a great place to live.

Thanks,

Bill Zook – email - bjzook2@msn.com

Steve Lavelly – email - columbo321@protonmail.com

MAINTENANCE UPDATES

- Drainage and gutters – Those of you waiting for gutter repairs should be hearing from us soon for a set date for replacement or repairs. If you have not turned in a request for service for any gutter damage experienced during the storm, please do so.
- We are waiting to receive the final bids for roofing so that we can decide the greatest need – bldg. 126, 116 or 108 – all due in the next 3 years for replacement. The cost of replacing a whole building the size of these three buildings is now well over \$60,000 (a \$20,000 jump from bids in 2020). Once we determine greatest need, we will get on the schedule for this summer for one of these roof replacements. The Re-roofing schedule will be updated accordingly.
- The repairs to the 108B/C unit is almost completed, with damage to interior walls from gutter leaks causing wall and ceiling damage to one bedroom. This will factor into the decision re reroofing, but since these leaks were related to poor gutter design, rather than roof failure, we will wait to see the overall condition of the roof as assessed by three roofing companies before we decide. A tarp has been placed over the roof area to safeguard from further damage.
- **SECOND REMINDER** – if you have any issues with leaks, privacy walls, fences, gutters, or drains, please submit a service request. The Board will be reviewing the estimated costs of maintenance for the next 3-5 years and need to be aware of potential maintenance!
- **If you have any questions, please call Carol Stults at 425-802-0301 or Jerry Winders at 360-775-9271 - or email carols48@gmail.com.**