

Sunland Division 7 Condo Association

Newsletter – March 2022

Board Meeting – March 17, 2022

4:30-6:30pm

The monthly Board meeting will be in person at the Gathering Place on Thursday, March 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. You are no longer required to wear a mask to attend. 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, March 15 - to Steve Lavelly at columbo321@pm.me.

A Happy St. Patrick's Day to all on Thursday!
May the luck of the Irish be with us all!



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.

HOLD THE DATE!! - Sunland Division 7 Condo Association SPECIAL MEMBERSHIP MEETING

A Special Membership Meeting for Division 7 will be held on

**Thursday, April 21st
4:30pm – 6pm**

LOCATION: Gathering Place

Agenda will include:

- Vote/proxy count for ratification of the Amended and Restated Declaration - CCRs.
- Presentation of revised Bylaws
- Regular Board meeting agenda

WATCH for your packet of information, proxy, and ballot to be sent by April 1, 2022.

New Neighbor!

Welcome to Ethan Mair – new owner at 133C Hilltop. Ethan works for Bill Mair Heating and Air, and is happy to join all of us on Hilltop Drive.

So glad to have you, Ethan.

Neighbor moving – best of luck, Donna!

Sadly, we say goodbye at the end of March to Donna Richards at 156C. Donna is moving to Puyallup to be near her family, and we wish her well. She has some furniture for sale – love seat, nightstands, recliner, etc – if you are interested contact Donna at 360-681-7462.

LANDSCAPE NEWS

The Landscape Committee met on Saturday March 12 to discuss some landscaping issues that will be presented to the Board on the 17th. These issues were identified either at the last Board meeting or by owner request.

Issue #1 – Landscape treatment of common areas this year

In the past, we have added bark to the community landscaped areas. This year there has been a suggestion to add a mulch mix that includes fertilizer (manure), soil and sand to improve the condition of some unhealthy looking plants and help build-up the soil. Because budget is limited, this would be done instead of barking.

The options discussed were:

1. Add a bark (3") treatment as is traditional
\$28.00/yard - estimated 150 yards = \$4,200 plus approx. \$7,875 for hauling and spreading for a total of \$12,075
2. Change this year only to mulch (2") (would not have the look of bark)
\$32.00/yard – estimated 100 yards = \$3,200 plus approx. \$5,250 for hauling and spreading for a total of \$8,450
3. Add strong liquid fertilizer (something like Miracle-Gro) only. We are waiting to talk to our landscape contractor this week on the practicality and cost. The cost of application is included in annual maintenance contract
4. Others:
 - Skip altogether for one year
 - Contact a soil scientist to evaluate current conditions and recommend the best course of action
 - Have the landscape contractor remove some of the over-burden

Issue #2 – Management of landscape debris “dump”

At the last Board meeting the cost and other issues associated with maintaining this service was discussed. The cost per year now is about \$1,500, which includes three haul-a-ways. With concern for the budget, the convenience of this service has to be weighed against the cost and any other available options. Several options were discussed and those are to be discussed with the landscape contractor and the Board at the March 17 meeting.

The options discussed were:

1. Maintain as a valuable service to the community without change
2. Limit the amount of landscape debris to several garbage cans located at the current site and picked-up weekly by the landscaper (if the landscape contractor will agree) at a reduced cost or in exchange for eliminating something else in the current contract with a contract modification
3. Make landscape debris the responsibility of the owner/tenant by closing the site and having the garbage service remove debris from individual cans along with regular garbage service

Issue #3:

The owner at 156D has requested on several occasions going back about ten years to remove a large fir tree they believe to be a potential hazard. Steve and I met with an Arborist last week to evaluate the tree. His belief is that the tree does not pose a high risk. He did recommend trimming several overhanging large branches and also removing several large broken branches hung-up in the canopy that could cause damage to the residence if they were to become dislodged. We also had him estimate the cost of removing some low-hanging branches over Hilltop drive and one large overhanging branch at 137A Hilltop. Both of these measures had been requested by owners last year.

The options discussed were

1. Do nothing this year and put it off for the future
2. Remove hazard branches from large fir tree at 156D only. Cost would be \$925
3. Remove all branches identified by Landscape Directors. Total cost would be \$1,860 (\$450 for overhanging Hilltop branches and \$475 for Branch at 137A)

If you have questions or comments, please contact Bill Zook (360) 490-0919 or Steve Lavelly

Exciting Opportunities to help the Maintenance Committee!

Without much effort you could assist us in keeping Hilltop Drive and our homes maintained. Here is a list of what we need from all of you as owners:

- PLEASE check your garages and storage areas for any exterior paint that is marked for your building – If you have some paint, please let us know at the email or phone below so that we can obtain the formula for documenting. This helps us so much with future repairs, and keeps the cost down if enough paint is available for touchups.
- PLEASE notify us if you see peeling paint, leaking or falling gutters, trim boards that are loose, or any other issue you feel needs attention.
- PLEASE consider volunteering on the Maintenance and Architecture Committee – we need some ambassadors to help us spot trouble areas before they escalate into bigger, more expensive projects. We provide the coffee and donuts! 😊

MAINTENANCE UPDATES

- Drainage and gutters – We are working all of March to repair gutters that were damaged in the ice and snowstorm of Christmas 2021. We hope by the end of April to be done with those repairs! Next up is the repair on building 133, replacing gutters mostly on the north side. We will continue to monitor those gutters that were reported to us, but only needed caulking or minor adjustments. If you have any issues with gutters, do not hesitate to put in a Service Request immediately or phone/email us directly.
- We have received one set of bids for reroofing buildings 108, 116 or 126 – all due in the next 2-3 years for replacement – all 3 are ~ 25 years old. The bids have now jumped again to \$72,000 and \$74,000, over a 10 percent increase in 2 months. The remaining bids will be coming in on Monday, we hope! We will be reroofing 108 first, and hope to have the bidding process completed for a vote this Thursday at the Board meeting. Needless to say, this rise in cost will significantly impact our Composite Roof Reserves, which the Board will be addressing in the next few months.
- **Completed projects since February Board meeting include:**
 - Repair of the privacy wall between 134A and 134B. Painting to be done when weather permits.
 - Repair of the north front deck of 121B – with significant repair to the gutter drain as well.
 - Repair of the small sidewalk at 108B where there was a significant drain issue, including adding a French drain to prevent future damage.
 - Replacement of an upper gutter at 157 – which was torn off the upper fascia during the winter storm.
 - Completed some small roof repairs on both 157 tiles and on 116 building.
- Call for other bids – we have additional requests for bids from our contractors for repairs or replacement of decks at 126B and 161. We are still working on finalizing the deck projects at 137 building and will be making final decisions on those as weather improves enough to do the projects.
- **If you have any maintenance issues, please call Carol Stults at 425-802-0301 or Jerry Winders at 360-775-9271 - or email carols48@gmail.com.**