



**SPECIAL MEMBERSHIP MEETING and  
 Board Meeting – April 21, 2022**  
**4:30-6:30pm**

The Special Member Meeting and monthly Board meeting will be in person at the Gathering Place on Thursday, April 21, 2022 at 4:30pm. Masks are optional and are not required. See the Division 7 website for the full agenda.

See below for website address.

**If you have issues or questions for the Board that you would like addressed at the meeting, please submit by Tuesday, April 19th- to Steve Lavelly at [columbo321@pm.me](mailto:columbo321@pm.me).**

**Division 7 Website**

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

**Owner Only menu log in is:**  
**22Hilltop20**

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.

On the site you can view agendas, governing documents,

If you have any issues, please contact Steve Lavelly.

**SPECIAL MEMBERSHIP MEETING- April 21st**  
**Information and Voting Reminders**

**HAVE you voted yet?**

Owners should have all received information on the ratification of the Amended Declaration/CCRS as well as ballots and proxy ballots for voting.

All Owners are invited to attend the meeting in person, but if not able, please **be sure to send your ballot IF YOU ARE NOT ATTENDING by end of day Saturday April 16<sup>th</sup>** as we must receive a 50% response to establish a quorum.

Special Agenda will include:

- Vote/proxy count for ratification of the Amended and Restated Declaration – CCRs (**posted on our website**)
- Presentation of already approved Bylaws (**posted on our website**)

**How do I vote by 4/16?**

***If not attending:***

- ***Mail your completed yellow proxy ballot to be received by 4/16.***
- ***Drop off your completed proxy ballot in the ballot box located on the front porch of 117A or 148.***

***If attending in person:***

- ***Bring your blue ballot to the meeting.***
- ***Please be on time at 4:30pm with your ballot in hand.***

***If I have not received a ballot, what do I do?***

***Contact:***

- ***Board Secretary Brenda Owens at [bjowens25@gmail.com](mailto:bjowens25@gmail.com)***
- ***Treasurer Carol Stults at [carols48@gmail.com](mailto:carols48@gmail.com).***

**Loss of a neighbor –**

Our neighbor at 149 Hilltop Drive, Blaine Presley, has passed away in late March.

*Our condolences to his family and friends.*

## LANDSCAPE updates

### Yard Debris changes

Bill Zook and Steve Lavelly met with the Landscape Contractor, Jason Ambros, and he agreed to start doing a pick-up from the yard waste bin without extra charge, if we agree to manage the watering as was required for him to do under his contract. Steve Lavelly and Richard Streeter have agreed to manage turning on the irrigation water, with some volunteer help, Jason will now begin this new arrangement which will save us \$1,500/year in yard waste hauling costs that were outside of the monthly contract.

OWNERS PLEASE NOTE: The rules for putting yard waste on the west island have now been changed. Receptacles have been purchased and placed in the designated area, and are to be used for yard waste only. The new rules are outlined in a ***Rules Notice attached to this Newsletter. PLEASE review the Rules Change document completely before you place any more yard debris in this area.***

*My thanks to Bob LeMaster, who has worked hard to prepare the site and has generously agreed to manage it. If you have questions re the Landscape Debris disposal, please contact Bob at his residence (137B) or call Landscape Director Bill Zook at 360-490-0919. THANK YOU!*

### Update on Bark

We have advised the Landscape Contractor that we will not be doing any landscape treatment (bark or mulch) this year due to budget constraints. All Owner comments were so helpful in reaching this decision. The Contractor has been asked to submit a bid to deliver a one-time 4-yard load of 'dark fine' bark mix – which has weed control properties of bark and the plant nutrition value of mulch. This would be available at the traditional site for owners to use as needed on their own. If reasonable enough, a second load may be ordered later this summer, depending on how the supply is used.

### Tree Trimming

Tree branch trimming to remove overhanging branches has been set for the week of May 22<sup>nd</sup>.

**If you have questions or comments regarding Landscape services, , please contact Bill Zook (360) 490-0919.**

## MAINTENANCE UPDATES

- **Gutters** remain one of the areas of focus of maintenance. The new gutters at building 133 are completed. We have also received a couple more requests to review gutter issues and are following all of those closely. Gutter screens are almost all done as well. *Do let us know if during rainy periods you notice any gutter issues including overflow and leaks.*
- **Roofing** costs are soaring – and the 108 building must be reroofed this year, due to leaks. This building (and building 116 and 126) has embedded gutters deemed a poor maintenance design, and those gutters must be replaced with standard gutters. This means added construction costs to change the design of the fascia board and roof angles, which in the case of building 108 is approximately \$15,000 extra (operating funds) added to an already high reroof cost to be paid for from reserve funds. The Board has approved a bid to replace and repair the roof at 108 this summer and will be discussing further the effect of the increased costs of roofs will have in the next few years for building 116 and 126, which also have embedded gutters. Our intent is to keep all owners informed at all times on this important part of the maintenance and reserve budgets.
- **Decks** – we are proceeding with a unique change at 137 building. 137A will be the first to convert from wood deck to concrete patio, to give us 50 years without significant maintenance or replacement costs. As this project moves forward this summer, updates will be given! There are 5 other decks that need repairs/replacement, and we are working with contractors to ensure these stay on the radar for action as budgets and weather allow.
- **Questions or concerns** – please contact Carol Stults at 425-802-0301.

## **Notice of RULES Change – April 12, 2022**

**In the disposal of personal landscape debris –  
Hilltop Drive Division 7**

**In an effort to save money and eliminate the unsightly debris “dump”, the Division 7 Board has approved a new and hopefully improved method for owners to dispose of landscape trimmings on a trial basis.**

**Starting April 12, 2022, landscape debris can be disposed of by placing it in any of the 4 large trash containers located at the site of the old debris “dump”. These containers will then be emptied, and the debris removed by the Landscape contractor on the 1<sup>st</sup> and 3<sup>rd</sup> weeks of each month at no cost to the HOA. In the past, the debris was allowed to accumulate and removed by loader 3-4 times a year at a cost of approximately \$1,500 per year.**

**In order for this system to work, it will require your cooperation and, unfortunately, some “RULES”.**

**Here are those rules:**

- *Only place plant material in the containers*
- *You can wheel a container to your residence for filling, but it must be returned to the site within 4 hours.*
- *Don't overfill any of the containers.*
- *Large branches can be placed behind the containers and will also be picked-up on the scheduled day.*
- *When all the containers are filled, no more debris can be stored at the site until after the containers are emptied by the landscape contractor.*

**Bob LeMaster has worked hard to prepare the site and has generously agreed to manage it. If you have questions, please contact Bob at his residence (137B) or call Landscape Director Bill Zook at 360-490-0919.  
THANK YOU!**