

# Sunland Division 7 Condo Association

## Newsletter - June 2022

### Board Meeting – June 16, 2022

4:30-6:30pm

The monthly Board meeting will be in person at the Gathering Place on Thursday, June 16, 2022 at 4:30pm, All Owners are invited 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 6/14 to Steve Lavelly at [columbo@fastmail.com](mailto:columbo@fastmail.com) (note this is a new email for Steve. Please update your contact information for him.

#### 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.

#### Nominating Committee update:

The election for the Board of Directors is schedule for September 22<sup>nd</sup> at the Annual Meeting. Please contact Steve Lavelly at [columbo@fastmail.com](mailto:columbo@fastmail.com) if you are interested! We need to fill a couple of vacancies, and would be happy to visit with you.

#### Emergency Response – Cascadia Rising 2022

June 13<sup>th</sup> – 16<sup>th</sup> there will be a national exercise that tests readiness of all organizations to meet the response needs in the event of a Cascadia Subduction Zone Earthquake. Our assigned CERT team members will be participating – great time to look at the CERT site for guidance in planning individually for an emergency. **Your job as residents is to post the OK sign in your window!** (if you can't find yours, make one) and tape it to a window or wall visible from the street!

#### IMPORTANT - Changes in Quarterly Dues Invoices Effective June 15<sup>th</sup>

As a cost-saving measure, the Board voted in May to make changes in our invoicing procedures. This will save a lot of volunteer labor time but also cut our postage costs.

On January 1, annual invoices will be sent out indicating both annual and quarterly payment options, and will still include a separate line item for Annual Roof assessment fees. You will need to note amounts and due dates for payment for 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> quarter.

For those who choose to pay quarterly, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Quarter invoices will no longer be mailed. Beginning with the 3<sup>rd</sup> Quarter invoices this year, we will no longer mail quarterly invoices (scheduled to be sent out June 15<sup>th</sup> and due July 1<sup>st</sup>). We will send out an email reminder each quarter 15 days prior to due date only to those who pay quarterly, including the date that payments are due, and will provide information on how to confirm the amount due if you are unsure. For those few who do not use email, we will provide a written reminder delivered in person. This is the process used successfully by several of the other Sunland condo divisions as well as Sunland Water. We encourage you to set up your own reminders to send in your quarterly dues payments.

If your account is past due, you will receive a full statement via email outlining amount due and any interest charged.

## **Welcome new neighbors!**

New residents on Hilltop include Julie Turnross at 156C, and Steve and Elizabeth Griswold at 149 Hilltop Drive. We are happy you chose Hilltop Drive and look forward to seeing you on the street!

## **LANDSCAPE UPDATES**

**Landscape Budget Planning** - A comprehensive landscape budget planning document was developed for 2023-2025 that calls for barking in 2023 and 2024 and the automation of the entire irrigation system by 2025. This would require a slight increase in the annual landscaping budget of about 5% per year over the next three years. This document will be considered by the Finance Committee and the entire Board at the June 28 working meeting for developing budgets for owner's consideration this fall.

**Owner Project Approval forms** were distributed to the three do-it-yourself barking and screening projects paid for by the Unit owners - to be completed by the end of June.

**Tree Trimming** - Arbor's Edge completed the tree branch removal at 156D and tree trimming along the West end of Hilltop Drive to restore vehicle clearance.

**Sprinkler Repairs** - Sanford Irrigation completed sprinkler and pipe repair at five locations in Division 7.

**Requests for landscape service** were responded to regarding 117A, 159 and 161.

## **MAINTENANCE UPDATES**

- **BUDGET Review:** A comprehensive evaluation of every building was done by Maintenance Committee to enable us to budget for 2023 more accurately. That list of maintenance needs include all aspects of repairs that are needed but have not completely been listed before. The evaluation has shown the usual power washing and gutter repair needs that were already known. But clearly it also has shown that we have some work to do to repair privacy wood fences between units. While we cannot repair all of them at once, we will certainly be working on a plan for best way to update these wooden walls. We are working on a budget that will hopefully not increase the Maintenance budget more than 8% more than last year. We are also working to utilize some new contractors who appear to be more available so that we complete as much as we can in 2022 on the budget allowed for this year.
- **Road Repair** in area across from building 121 is scheduled to be done as soon as the rain stops – hopefully in July. We will alert residents to the repair once date is confirmed.
- **Completion of cement patio** to replace the wooden rotted deck at 137A was a success. More conversions are planned for ground level decks, as long as the cost of wood remains high. Cement patios have a lifetime of 50 years with little maintenance, while wood decks, even with Trex or other synthetic decking, are being replaced every 15-20 years in the wet climate we live in – particularly on the south side of Hilltop. Thank you to the Streeters for being willing to take a chance on the change!
- **Re-roofing of 108 building** will take place in July, if the weather cooperates. This will include a conversion of the embedded gutters to regular gutter system, since the embedded gutters resulted in a lot of leaks. Buildings 116 and 126 are the next 2 roofs slated for reroofing and in need over the next 2 years. These 2 buildings will need to convert the embedded gutters as well, driving up the cost of reroofing. Composite roof bids jumped in 1 year from \$63,000 to \$80,000 (including the gutter conversion costs). The Board is looking at all options to ensure the Composite Roof Reserve account remains at the appropriate level.
- **Bids** are being sought or are being considered for additional work including deck repairs and gutter repairs that continue to come in due to the heavy rains, as well as privacy walls that need repaired.



## **DIVISION 7 - 4TH OF JULY FESTIVITIES**



*Join us Monday, July 4<sup>th</sup> for this popular Hilltop Drive event!*

The 2nd Annual Patriot Parade will start at noon at the east end of Hilltop Drive. You can decorate yourself, your vehicle, your pet, your golf cart, your bike - and your spouse - then line up in front of 117 building behind the shiny red Corvette starting at 11:30 am.

**PARADE** start time is 12:00 noon - Spectators needed!

**PICNIC** will start at 12:30pm- located between islands 2 and 3, in front of 147 and 148. There will be no potluck or tables to help keep us virus safe.

### **What do you need to bring?**

- your chair(s),
- plates and eating utensils,
- favorite beverage.

**What's on the Menu?** Division 7 HOA will provide pulled pork and/or chicken on a bun, potato salad and coleslaw, ice water and dessert.

**GAMES:** Cornhole, Jenga, and Yard Pong will be set up. Come make a fool of yourself with your neighbors!

**RSVP NEEDED** - Social Chairman, Nancy Baer, is arranging the Festivities this year and needs your help.

Call 360-477-4513 or send an email to [rsurojo@aol.com](mailto:rsurojo@aol.com) to RSVP or to offer help. **Please RSVP attendance by June 30th!**

### **Volunteers needed:**

- Need to borrow several tables for food.
- Drivers to transport a few people from home to picnic site and back home again.
- People to help set up before the parade and clean up afterward.

*Let's celebrate all the good in our nation-*

**Come join the fun - IT'S GOING TO BE GREAT!**