

Sunland Division 7 Condo Association

Newsletter - July 2022

Board Meeting – July 21, 2022 4:30-6:30pm

The monthly Board meeting will be in person at the Gathering Place on Thursday, July 21, 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 7/19 to Steve Lavelly at columbo@fastmail.com.

Division 7 Website

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 22nd at the Annual Meeting. The Committee has talked with many of you in the neighborhood about running, and what we have heard is – I have done it once and never again, I am too busy, I volunteer with other organizations, and the list goes on. We have a limited pool to draw from, and we may have to ask you to step up more than once. If you do not wish to be on the Board, please consider serving on a committee. **Contact Steve Lavelly at columbo@fastmail.com today if you can serve! We need to fill a couple of vacancies, and would be happy to visit with you.**

“No one can do everything, but everyone can do something.” Have you found your something?

4th of July – our thanks to Social Committee:

A huge thank you to Nancy Baer and the entire Social Committee who worked so hard to deliver delicious picnic food to us due to the cancellation. They are planning an ice cream social in August! Once the date is announced you will want to be there! Stay tuned.

Helpers included Debby McGehee, Joan and Bill Zook, David McInnes, Ken Nielsen, Kitty Hawks and Rob Baer – who boxed up and delivered everything for a nice lunch.

IMPORTANT Reminder – 3rd Quarter Dues Assessments are due July 31st.

For those who choose to pay quarterly, you will not have received a 3rd Quarter invoice, as quarterly invoices are no longer mailed per our notification to members in June.

3rd Quarter Invoices are due July 31st. If you need to confirm the amount due for your unit, please email Carol Stults, Finance Committee, at carols48@gmail.com. Thanks for your prompt attention to this change.

DON'T FEED THE BIRDS! **Please take all bird feeders down.**

We all enjoy seeing the birds in our area, but because of bird feeders, we are experiencing a significant issue with rats and mice on Hilltop. They have damaged interiors (which is the owner's responsibility to fix). Several owners have had expensive repairs because of this issue.

These rodents chew through the screens that cover vents, under eaves, and in crawl spaces. If you are attracting rodents, there is a very good chance your neighbors will be affected as well with an infestation and incur some expenses repairs.

The Landscape Committee will be doing a visible inspection looking for feeders in the next several days.

Welcome new neighbors!

New neighbors will be moving into 151 Hilltop Drive – Ed and Sharlene Busch. They have lived just off Woodcock, near the Sunland area. Welcome to Hilltop Drive – the best neighborhood ever!

LANDSCAPE UPDATES

Welcome to new Board member, Scott Bower (126B). Scott has been appointed to fill Bill Zook's position and will be the contact for Landscape issues. Reminder to please submit a Landscape Request for Service (found on the website). Scott's email is bowerscott0528@gmail.com, and phone number is 360-460-8201.

Landscape updates:

- **Bark Mulch:** Bill Zook had more bark mulch delivered and it is available to all owners in the west end island. Contact Scott if you have any questions about using it.
- **Ambros, our landscape contractor, will be working on beds now, pruning and cleaning things up.**
- **Mapping of irrigation systems:** Scott is planning on starting to map the irrigation systems – more info to follow as he completes sections.
- **Pests – Many reports have come in regarding damage caused by all kinds of pests. Carpenter ants were swarming in the last month on the south side trees, and reports of rodent damage to screens covering vents have been reported. Please put in a Request for Service if you notice any pest damage – either for Landscape or Maintenance.**

Finally, our thanks to Bob LeMaster for managing the yard waste area and dumping the contents!

MAINTENANCE UPDATES

- **Joel is back!** Joel Ogden, Maintenance Director, is now back – Joel and Carol Stults are transitioning all pending projects to him over the next month. Contact either Joel or Carol if you have any emergency issues.
- **Road Repairs** were completed with little disruption to residents. We appreciate the professionalism of Lakeside Industries as our partner in keeping the road sound. This repair will help to extend the life of the road. Maintenance will continue to fill cracks to keep water out, as well as monitor any areas where tree roots are causing issues. Thank you to the residents at 121 and 119 Building who were so patient while repairs were done.
- **Deck repairs** – we are almost out of budget dollars for deck repairs this year- and are finalizing a repair only at 126B. But we are budgeting for the replacement of decks at 119C and 137C and D for next year.
- **Re-roofing of 108 building** will be taking place starting July 15th as you read this newsletter. This will be a 3 week process due to reconstruction of the embedded gutters to standard gutters. **Please remember to be cautious coming into Hilltop and driving by 108, as there will be significant construction vehicles parked from Monday through Friday during this time of construction.**
- **Glass replacements** – Glass contractors have been SLOW, to say the least. There are several of you who have waited for over 4 years for glass replacements. Some of this delay was due to COVID driven supply disruption, but also budget constraints. We have had a bidder from another glass company and are in the process of using them for two units. We do have a running list by date of requests for glass replacement and will continue to replace glass based on that list.
- **Damage from Pests** – Two units have had damage from pests – one from rats chewing through eave screens, the other with carpenter ants infesting through the roof skylights. The eradication of pests is the responsibility of the unit owner. Outside vent screens that need to be replaced are the responsibility of the Association in general. *Please carefully read the front page information re bird feeders which attract rodents.*