

Sunland Division 7 Condo Association

Newsletter - August 2022

Board Meeting – August 18, 2022

4:30-6:30pm

The monthly Board meeting will be in person at the Gathering Place on Thursday, August 18, 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 8/16 to Steve Lavelly at columbo@fastmail.com.

Division 7 Website

www.sunland-div7.com

Owner Only menu log- in is:

22Hilltop20

Find all info and documents of our Association!

Nominating Committee update:

The Board has approved raising the maximum number of Board members from seven (7) to nine (9).

While we struggle to find volunteers to run for the Board, it is hoped that by focusing on more Board members, the duties of some of the busier Board positions, such as Landscape and Maintenance would be best covered with two Board members rather than one.

Thank you to those who have stepped up to run in September. Please consider running for the Board – you may be able to share duties in a position with another Board member, making the commitment much more manageable.

If you want more information, please contact Steve Lavelly or Rob Baer. They would be happy to discuss the options with you to allow you to serve and still enjoy life on Hilltop!

Steve can be reached at columbo@fastmail.com.

Rob can be reached at rsurojo@aol.com

FYI - Document Shredding Events

There are 2 shredding events scheduled in Sequim:

August 27th – Castell Insurance is having their annual shredding event – 426 E. Washington St. Donations accepted.

Sept 10th - Community Shred Event is scheduled – location is Kitsap Bank – 1320 W. Washington by Walmart.

Map Your Neighborhood Class (MYN)

Emergency Response Training

Thursday, September 8th

TIME: 2pm

PLACE: Gathering Place

This program and video is organized to help train neighborhood groups for a timely response to disaster when 911 is unavailable. The instructors have been conducting these presentations by 'pods' throughout Sunland and now it is time for our street to come and learn the plans for emergency response, so that we can react efficiently but effectively on OUR STREET. Materials will be available to take home with you.

Please consider attending this important event. For more info, contact Joel Ogden – 805-217-0689.

LANDSCAPE UPDATES

- **Irrigation Repair updates:** Sanford Irrigation has been out several times this summer for repairs to our irrigation system. Sanford has also set times on the different zones and made some zone changes as well. One zone waters 3 times per week now (had been previously set to water only once a week). If you see dry spots, please let Steve Lavelly or Rob Baer know of the locations.
The control box at the end of the property will need to be replaced next year.
- **Who let the moles out???** The moles are back in full force on Hilltop. We have struggled to find a vendor who traps moles for a reasonable price. David Lotzgesell, Board member, has placed 3 traps on the south side of 163 for us, and we will be adding 3 more next week on the north side of 134. If you have moles, please fill out a Request for Service on the website so that we are aware.
- **Ambros Landscape:** Jason Ambros has lost his employee and is looking for a replacement person. That being said, he is running behind on some projects. He will be spraying for weeds starting next week, and will fertilize lawns the week after, weather permitting. Please be patient as he is doing his best to keep up working alone. If you have a work request for Landscaping, please fill out a Request for Service form on the website or call Steve or Rob. **Please do not ask Jason to do a job for you, as he will only do work paid for by the Association that comes from Rob or Steve.**
- **Bird Feeders:** Thanks to all who removed their bird feeders. Those who have not need to do so as soon as possible. The food draws rats and mice which are causing damage to our units.
- **Pets:** We still have some who are not disposing of dog and cat feces. The landscaper will not mow where this is the case – please pick up after your pets! Also remember that cats are also not to be running freely. Thanks to all of you who follow the Rules and Regulations, for the good of all.

MAINTENANCE UPDATES

- **Re-roofing of 108 building** continues with some rain interruptions and some additional construction repairs that were needed. Fortunately, so far, those additional repairs have only amounted to an additional \$2,900. The gutter construction was a part of this reroofing adding additional time to the project. The target date to be completed is August 19 now. **Please remember to be cautious coming onto Hilltop Drive as there will be construction vehicles parked near 108 building from Monday through Friday during this time of construction. Our profound thanks to the residents at 108 for their patience while this project is completed.**
- **Glass replacements** – Glass contractors – where or where are they? We are unable to find responsive glass contractors but hope that the latest contractor is going to come through in the next week to complete projects that have been pending for much too long. Joel is continuing to press for results, but this has proven to be frustrating for all concerned. We are also still searching for someone to assess some skylights as well, but have been unsuccessful in finding anyone available. Our thanks to those of you who have been approved for glass replacements but are still waiting, we salute your patience.
- **Gutters** – Most gutters issues have been addressed, although we still have the challenge of keeping the gutters clear of debris so that they do not overflow. That will always be the case. There are still some remaining gutter repairs needed. Bids have been received for parts of 116 building due to some issues with older gutters. Joel is working with the contractor to determine best time for this repair, as 116 is due to be reroofed next year, with gutter conversion included. Partial repairs may be done now to secure the older gutters before winter sets in. Stay tuned.
- **Decks** – Steve Carr has been power washing and staining decks, which will continue at least through September. No further deck replacements are scheduled for this year, but several decks are slated for next year.