

Sunland Division 7 Condo Association

Newsletter - October 2022

Board Meeting – October 20, 2022

4:30-6:30pm

The regular monthly Board meeting will be in person at the Gathering Place on Thursday, October 20, 2022 at 4:30pm. All Owners are invited to attend. See the Division 7 website for the full agendas.

If you have issues or questions for the Board that you would like addressed at the meeting, please submit by Tuesday October 18, to Rob Baer, at presidentdivision7hoa@gmail.com.

Division 7 Website
www.sunland-div7.com

Owner Only menu log- in is:
[22Hilltop20](#)

Resident on Hilltop has passed.
We are sorry to report that Grace Wallace, resident at 147 Hilltop Drive, passed away on September 20.

Our condolences to Joel and Debby McGehee (Grace's daughter), who reside at 140 Hilltop, and to their families.

We will miss seeing Grace walking along Hilltop!

Special Owner Meeting
Scheduled for November 17th
4:30pm- 5pm
at the Gathering Place

Please note that a Special Owner Meeting will be held prior to the regular schedule Board meeting on November 17th at 4:30pm prior to the regular Board meeting.

Only agenda item will be ratification of the 2023 Budget. Informational packets and Ballots/Proxies will be sent or hand delivered by November 2nd.

Watch for more info in the November newsletter

New residents on Hilltop Drive

We welcome the new Owners of 163 Hilltop - Sandy Berryhill/Matt Huish who purchased the property in late August. Sandy's mother, Mary Berryhill, will be residing at 163 (Sandy and Matt reside close by in North Sunland Division 17).

We also welcome new Owners at 133B – Dennis and Tatiana Warth. Dennis and Tatiana have home in Lake Havasu City, but we hope to see them when the weather is hot there!

A hearty welcome to Sunland and Hilltop Drive from all of us!

Editor comment: It has been sad to say goodbye to some residents who have moved or passed in the last two years, but luckily for us all, the new residents who have moved into Hilltop are busy updating and beautifying their new digs, meeting new neighbors, joining in meetings and events, energizing Hilltop with new enthusiasm for the wonderful street and area in which we live. Thank you, new residents, for engaging in our neighborhood so enthusiastically and adding to the value of our properties by enhancing and renovating your own new homes. We are so glad to have you!

MAINTENANCE UPDATES

If you have any questions, please call Joel Ogden at 805-217-0689, or email him at joelogdenc5@aol.com. If you have an request for maintenance, please first enter a Request for Service form found on the Division 7 website - www.sunland-div7.com.

- Maintenance is busy wrapping up 2022 projects including the drainage area (with Landscape Committee) near 117A. For now, that drainage area is dry and is being monitored by the Owner and the Landscape Committee to note when the ground becomes saturated to better assess best remedy for the swamp that occurs at times.
- We still have a pending skylight repair, and are having a great deal of difficulty finds a contractor now who will repair or reseal skylights. We thank the Owner for their patience – we will keep trying!
- Siding repairs at 126 and 108 are still pending and will probably be addressed in 2023, due to budget constraints. Bids are being sought now and we hope to secure a contractor as soon as possible, even to schedule the work in 2023.
- Last 2022 glass replacement on the schedule at 134A is going to be completed early 2023. Contractor has the glass, and we will delay the installation until we have budget dollars in 2023 to complete. Remainder of glass replacement requests will be rebid in 2023 when we hope glass prices fall!
- Possible damage due to a sink hole was noted in the driveway at 134A. Maintenance has sealed the cracks and is seeking bids for repairs.

LANDSCAPE UPDATES

- Meetings with SLOA re better year-round landscape maintenance and drainage on their property on Hilltop surrounding the pool area have been somewhat successful. Joel and Rob also discussed with Board President, John Hammond, the continued location of the large dumpster on the street besides this area - not hidden per SLOA rules. Kathy Renehan, new Greenbelt Committee Chair, has agreed to have the ugly tree stumps removed from this area, if approved by SLOA, and walked the property with Rob and Carol Stults, taking a lot of notes on areas that need to be better maintained. Kathy agreed to review this with the Board, and we hope this will result in a more pleasing site for all Hilltop residents. Kathy is also going to address the parking issue, particularly troublesome when the pool is not in operation. We had the opportunity also to educate them on the property lines – defining the land owned by Division 7 vs SLOA. We appreciate the quick response from John and Kathy on this issue. More updates to follow!
- Significant irrigation line leak at 121A has been repaired; additional leak at 117C has been reviewed and the water to that north front area has been shut off for now. Contractor will be out to provide an estimate for repairs, which may be done in the spring 2023, since irrigation lines will be shut down soon for the winter. Landscape will keep the owners of 117 affected informed of the final decision.
- Irrigation lines will be shut off as soon the rain starts.
- Ambros Landscaping is starting to prune shrubs this week, and that work will continue for several weeks. Low branch tree pruning will be tackled when all the leaves come down.

Disaster and Emergency Response Training

Map Your Neighborhood Class (MYN) – have you been to a meeting yet?

The instructors have been conducting these presentations by Pods throughout Sunland. If you have been unable to attend, please consider attending any of the next MYN presentations for other Pods.

When are the meetings scheduled you ask? Pod meetings are held every Thursday at 2pm at the Gathering Place through October 27th. There are also extra meetings at 6pm on Thursday for those who could not attend their Pod presentation. Anyone can attend any of these times – no matter which Pod you live in. Valuable materials will be available to take home with you as well as a list of your Pod members.

Contact Joel Ogden

To confirm meeting times, your attendance or with any questions – 805-217-0689.

DO NOT miss this FREE opportunity to hear a great professional presentation on how to connect with your neighborhood should ANY emergency arise and how to get organized in your own home!.

CERT sponsored events coming up – open to everyone!

UPCOMING EVENTS

Tuesday - November 1, 2022 - 6:00 pm - Sunland Golf Club

“Chief Doom” Cascadia Subduction Zone presentation with lots of new information and tips for disaster and emergency preparedness.

Tuesday - November 8, 2022 - 6:00 pm - Sunland Golf Club

Jim Buck will discuss “30 Days Camping in Your Home”. How to survive and get through major emergencies and disasters.

Pass the word and bring interested friends and neighbors and your questions!

Reprinted from the CERT October 2022 newsletter!

HOW DO YOU



EAT A DINOSAUR?

The same way you prepare for an emergency or disaster: 1 bite at a time!!

What to buy in:

October

Canned Fruits & Vegetables
Dried Fruits - Raisins, Apricots
& Cranberries
Soups
Broth
Pet Food
Spices
Sugar & Flour

November

Baking Supplies - Flour, Sugar,
Yeast, Chocolate Chips,
Condensed Milk, Oil
Pie Filling
Spices
Nuts & Dried Fruits
Candy - Halloween Clearance
Soups & Broths
Coffee & Tea
Spaghetti Sauces
Canned Fruits & Vegetables

December

Baking Supplies
Pie Filling
Spices
Nuts & Dried Fruits
Broth
Crackers
Cream Soups
Canned Green Beans
Sodas

Winter Tires
Car Care Supplies
Jeans
Fall Fashion
Camping Gear
Sports Equipment
Grills
Bicycles
Big Appliances
Cookware
Horses

Aluminum Foil
Plastic Wrap
Disposable Baking Pans
Cookware & Knives
Tools
Pressure Cookers
Food Storage Containers

Disposable Baking Pans
Aluminum Foil & Plastic Wrap
Cookware
Toys
Tools
Batteries
Winter Coats & Clothes
Motorcycles
Sewing Machines
Water Filters
Chain Saws
Generators
Pressure Cookers
Party Supplies
Air Conditioners
Gas Grills

