

# Sunland Division 7 Condo Association

Newsletter - September 2022

## Owners Informational Meeting: Re: Special Assessment Composition Roof Reserve

*Thursday, Sept 15<sup>th</sup>, at 4:30pm*  
*Location: Gathering Place*

This meeting will give all owners an opportunity to ask questions of the Board prior to voting on the Special Assessment. It is not the meeting where votes will be counted. *If you prefer, you may deposit your sealed Ballot or Proxy in the box provided at this meeting.*

Reminders: All Owners are allowed and encouraged to vote on this proposed Special Assessment but only the Composite Roof Owners will be invoiced for this Assessment if it passes.

You may send any questions via email to President Steve Lavelly at [columbo@fastmail.com](mailto:columbo@fastmail.com). At the meeting, we will answer those questions submitted, as well as respond directly via email to those who sent in questions.

## Annual Owners Meeting

Thursday, September 29<sup>th</sup> at 4:30pm.  
Location: Gathering Place

- Election – Board of Directors
- Review of 2022
- Review ONLY of the Draft 2023 Annual Budgets
- Ratification of vote/proxy results

The Annual Board meeting will be in person at the Gathering Place on Thursday, September 29, 2022 at 4:30pm.

All Owners have been given official ballots and information on the issues to be discussed and voted on. Remember you must turn in your Ballot or Proxy prior to OR at the Annual Meeting prior to the call for vote ratification. *(See voting instructions on the back of the Ballot or Proxy.)*

*The agenda will also include the election for Board of Directors and a review only of the 2023 budgets.*

If you have issues or questions for the Board that you would like addressed at the meeting, please submit by Tuesday 9/27 to Steve Lavelly at [columbo@fastmail.com](mailto:columbo@fastmail.com).

Division 7 Website  
[www.sunland-div7.com](http://www.sunland-div7.com)

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

## Homeowner's insurance vs HOA insurance?

Want to check your homeowner's insurance coverage against what the HOA covers?

Attached to the email with the newsletter, you will find a copy of the HOA insurance certificate as well as valuable information to give to your agent or to review yourself!

## Annual Meeting – Voting Packets

By now, all Owners should have received their Annual Meeting Packets of information including Ballot and Proxy forms.

If you have NOT received your packet, please email Board Secretary, Brenda Owens, at [bjowens25@gmail.com](mailto:bjowens25@gmail.com) or phone her at 509-952-3629.

Reminder that Ballot boxes are set up at 117A and 148 Hilltop. Please drop your Ballot or Proxy in the box prior to the Annual Meeting. We need you to vote for a quorum!

## MAINTENANCE UPDATES

- 108 Deck is finally completed! Thanks go to the residents who were patient while additional construction was done to get ready for gutter installation. Gutters will be installed on Tuesday, September 20<sup>th</sup>, and some minor painting touch up will also be done by Steve Carr on trim and siding that was replaced. New gutters will also be covered with screens at some point.
- Glass replacement was done on two units – one that had a critical break in a window due to a flaw in the glass. Next on the list is 134A – which will be done as budget allows. Glass is at an all-time high and our budget did not go as far as it would have last year. Savage Glass has indicated they expect it to go done – and hopefully next year we can get more windows done, since our budget for 2022 is gone for now. We will continue to get measurements as requested and will be scheduling measurements others on the list as soon as the contractor is available.
- Skylight resealing – we are still searching for a vendor to service skylights – if anyone knows of a company that will do this, please let Joel know as soon as possible. Glass companies that have done it in the past no longer are offering this service.
- West side gutter will be replaced on 126D due to leakage; remainder of gutter replacement as needed on 126 building will be done during re-roofing – scheduled for 2023.

If you have any questions, please call Joel Ogden at 805-217-0689 or enter a Request for Service form found on the Division 7 website - [www.sunland-div7.com](http://www.sunland-div7.com).

## LANDSCAPE UPDATES

- First, a big **Thank You** to all of you who have been lending a hand with landscaping, such as pulling out dead shrubs, pruning plants around your building, spreading compost, and turning on irrigation or doing other watering. We hope all residents will thank these neighbors when you see them. A few of these workers we want to specifically recognize are Bob LeMaster, David Lotzgesell, Ted Foster, Tony Cline, Rob Baer, and Barbara Powell. I'm sure I have missed some helpers, so our apologies!
- We will be turning the irrigation system off sometime in October. It seems like we get a broken sprinkler fixed and then a pipe breaks, so will still deal with those until system is off.
- We have hired a crew from Shelton to do some planting for us over the next few weeks. They will also be helping us install a French drain by building 117, where we have had an ongoing drainage problem, so you will see some digging going on in that area.
- Remember as we approach fall and winter, rodents are looking for warmth and coming closer to homes, so don't encourage them by feeding birds.
- We now have a contractor to trap moles for us and have had some success. If you're seeing evidence of moles around your property, please contact Rob Baer or Steve Lavelly, and we will add you to the list.
- One last reminder SLOA and Division 7 **do not allow outdoor wood fires**. Any fire pits or other wood burning devices must be fueled with propane only. If you are unsure, check with SLOA or Division 7 before you go to the expense of purchasing something you can't use. In our environment, burning wood is a major danger, especially on a non-concrete surface.
- We still need someone to step in and be the Landscape Director. Please give this some consideration as it is vital if we want to continue to have our homes and area looking great.

## Map Your Neighborhood Class (MYN)

### Disaster and Emergency Response Training

Hilltop was well represented at the MYN meeting last Thursday at the Gathering Place. This program and video presentation was organized to help individual 'Pods' in our county to get organized and plan for disasters and emergencies. It is hoped that this will connect the people in each Pod to each other so that they know what first steps to take and what resources are available on their street, if disaster strikes. A disaster is not just an earthquake – it can be any event that results in necessary systems being overwhelmed or non-existent – such as utilities, roads, bridges, and response teams. By working together as a Pod, we can support each other in the initial hours after a disaster strikes, and more easily plan and train neighborhood groups for timely responses for as long as needed, particularly when 911 is unavailable.

The instructors have been conducting these presentations by Pods throughout Sunland. If you were unable to attend, please consider attending any of the next MYN presentations for other Pods – held every Thursday at 2pm at the Gathering Place. Valuable materials will be available to take home with you as well as a list of your Pod members. **Contact Joel Ogden to confirm your attendance or with any questions – 805-217-0689.** You will so glad you attended!

- *What Pod are we in Division 7?* We are in Pod 33 with building 104 residents.
- *What are the next steps for our Pod?* We need to document every resident on Hilltop, including tenants and owners, on the contact sheet that was prepared. We need to note email address as well as any children or pets that reside in our Pod. We also need to record any special training, skills, or talents that our Pod could use to assist during a disaster. Volunteers will be helping Joel collect this information and set up a meeting place to discuss responses and resources. More information will be forthcoming.
- *What do we need to do as individuals?* Each resident needs to consider attending the next Pod presentations, which are for anyone who wishes to attend (see meeting details above). Secondly, it is up to residents to take the 9 Steps List handed out at the meeting and get started, so that you are ready to respond for your family immediately. The materials that will be given to you will greatly assist in this. In addition, once the contact list for our Pod is organized, be sure you receive a copy and keep it with other material for quick retrieval.