

# Sunland Division 7 Condo Association

## Newsletter January 2023

### NEXT BOARD MEETING

Thursday, January 19, 2023, starting at 4:30pm

A brief Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, January 19, 2023 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 Wednesday, 1/18 to the Board President, Rob Baer at [presidentdivision7hoa@gmail.com](mailto:presidentdivision7hoa@gmail.com).

Division 7 Website - [www.sunland-div7.com](http://www.sunland-div7.com)  
Owner Only menu password is **22Hilltop20**

### Attention Book Readers!

**Come meet other book readers and share what you have read!**

A new type of book club is meeting on Wednesday, Feb 2, 2023 at 7pm at 140 Hilltop Drive. The format will be a bit different than most book clubs, where the participants read the same book.

This Book Club format is 'Bring Your Own Book (BYOB) – where you each share with others a book (or two!) you have read or listened to, enjoyed, and would recommend to others.

**If you have questions, please contact Joel McGehee, host, at 425-501-5922.**

### Board Positions

Kelly Foster has agreed to be nominated to the Board on January 19<sup>th</sup> to replace Brenda Owens who has moved. Kelly has semi-retired after 21 years of public service for the State of Washington. Kelly has a depth of experience in organizational change management, training, and project management. If approved by the Board, she will fulfill the position that expires in September, 2024. She has expressed interest in assisting the Landscape Director on projects.

We still have a need to fill the Secretary Board position, and this will be discussed also at the Board meeting. IF you are interested in joining the Board, we have room, as the Board can include up to 9 members. Please contact Rob Baer, for more information – his email is: [presidentdivision7hoa@gmail.com](mailto:presidentdivision7hoa@gmail.com).

**THANK YOU, THANK YOU, THANK YOU!!! Hilltop Neighbors are the best!**

**From Nancy Baer, Social Committee Chair** – Many, many thanks to all of you who worked on the New Year's Eve Party. Debbie McGehee and Dawn Kerns helped with set-up and cleanup with Rob Baer and Joel McGehee adding muscle, plus Carol Stults of raffle basket fame, and Bruce and Bev Hardcastle's gift basket idea – great generosity for their donations, Pat Palmeri and Katie Venator for cleaning up afterwards, and all the great food providers who plumped us all! AND whoever else helped and were forgotten here! What fun!! *Editor's note: thank you to Nancy Baer for her hard work on this event!*

**From David Lotzgesell (Insurance Committee)** - Thanks to all of you for responding so quickly to our email regarding the electrical panels in your units! We had 54 responses within 3 days – what a great bunch of neighbors! And no Stab-lok panels were found! Hooray! We apologize if we sought you out when you had already responded – the responses came in so fast, it was hard to coordinate the list updates! What a great problem to have! Your assistance was nothing short of amazing!

## LANDSCAPE UPDATES

From Scott Bower, Landscape Director  
Bowerscott0528@gmail.com

**Update on Jason Ambro** – Jason reports he is feeling great – which is great to hear. A former employee has come back to work for him and will be a great help. This is someone he really like as a worker, and he is excited to have him back.

**Snow and storm debris removal** – work is still being done to clean up the debris caused by December snow and windstorms in January.

**Pruning** - There are still some large trees to prune in the next few weeks, particularly at 161 and 163. Positive feedback has been received from owners regarding the pruning Jason Ambro has been doing!

**Water bill for irrigation** was received, which included detail on the location of the 9 meters. Recording this information in the Landscape files will help to start a tracking system for repairs to each line, location of lines that feed off of each meter, usage of each section in order to spot leaks before they get bigger, and system updates needed. More to follow from Scott and Rob, as they determine usage for each meter for the last two years by gathering data from Sunland Water. Great irrigation project!

While January is not our busiest time, it will soon be time to look at all the irrigation lines for repairs needed – only one known at this time is in front of 108B.

**MOLES** – we understand the frustration of owners seeing the landscaping destroyed by moles. We have been looking at alternate solutions and will provide updates as we to reach out to contractors to help. Unfortunately, the trapper we relied on for a long time closed their business, but we are continuing to explore solutions, as are several other HOA divisions within Sunland, and especially the Sunland Golf Club.

If you have any issues, please enter a Landscape Request for Service form found on the Division 7 website:

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

## MAINTENANCE UPDATES

**GUTTERS:** NW Gutters has been able to work on the street this past week, and will return for more repairs soon. The damage from the ice/snow as well as needed repairs due to older gutter includes work on several buildings. We hope to have the work done completely in the next 2 weeks. If you have not reported a gutter issue before, please do so by submitting a Service Request.

We will attempt to keep on top of clearing out gutters of debris, recognizing that our trees produce a lot of debris, and it is not always possible to get to all of them quickly after a windstorm.

**SIDING REPAIR:** We are still waiting on our contractor for a fascia/siding repair at 126B which has been pending for some time. While weather is a factor, we do want to stay on top of wood repairs while it is warmer.

### SEALING ON SKYLIGHTS:

We have completed sealing a few leaking skylights and clerestory windows.

**ROOFS:** So far, roofs are not showing any signs of leaks due to the storms and wind. We anticipate starting a reroofing project in June or July, depending on weather.

If you see any signs of leaks to the interior of your ceiling/walls or garage ceiling/walls, please let us know. We are putting a significant effort to update and repair gutters, which should result in less wood rot in fascia and siding. We appreciate your help in staying on top of this important maintenance work.

If you have any maintenance issues, please enter General Service Request on the website.

If you have questions, phone Joel Ogden, at 805.217.0689 or by email –

[joelogdenc5@aol.com](mailto:joelogdenc5@aol.com).