

# Sunland Division 7 Condo Association

Newsletter - March 2023

## NEXT BOARD MEETING

**Thursday, March 16, 2023, starting at 4:30pm**

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, March 16, 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, 3/15 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**

### ***Goodbye to the Lotzgesells!***

It is with a great deal of sadness that we say goodbye to David and Teresa Lotzgesell, who will be moving from 155 Hilltop in late March.

Both David and Teresa have served on our Board and on Committees since their move to Hilltop Drive. Thank you for serving Division 7 with your time and energy and for being such great neighbors!!

Join us in wishing them nothing but happiness in this new life adventure!



***Happy St Patrick's Day!***

***Here's to the luck of the Irish for all of you on Friday!***

***“For each petal on the shamrock, this brings a wish your way: Good health, good luck, and happiness for today and every day”. (Irish Blessing)***

***It is said that the whole world is Irish on March 17<sup>th</sup>! Enjoy!***

### **Rules Reminder of the Month**

Every month we will feature a reminder of one of the Division 7 or SLOA rules, since we have revised the Rules and Regs, and since there are many new residents on Hilltop.

***RULE and REGS: Article IV #A – Each owner shall install and maintain darkness-to-dawn automatic lighting on the street side of their Unit. Owner-required maintenance includes regular cleaning, bulb replacement, and repairs as needed***

Please check your outside lights after dark to ensure that they are working properly, replacing the bulbs when needed. Most, if not all, of the lights are automatic. If yours operates on a switch with the automatic sensor, please be sure it is always in the on position. This not only helps those who are on the street after dark, but is a deterrent to crime on Hilltop as well. Thank you for noting this reminder and double checking your lighting!

## Landscape updates

Scott Bower and Kelly Foster have begun working towards the start of the irrigation watering season. They will be meeting with Sanford Irrigation on 3/28 re some repairs needed prior to turning on the water – particularly at 117C and 108A.

Mole removal status – the contractor hired was not able to catch anything and has pulled her traps. She will add the traps back once the moles reappear.

Once the weather warms up, they will also be working with the Owners between 142 and 148 building to complete a project proposed last fall.

Here's hoping spring is going to arrive with warmer temperatures soon!

Email Scott at [bowerscott0528@gmail.com](mailto:bowerscott0528@gmail.com) or Kelly Foster at [foster55551@gmail.com](mailto:foster55551@gmail.com).

### **IMPORTANT NOTICE! EFFECTIVE TODAY!**

The Request for Service forms will be located under the **Owners Only menu** of our website, due to scammers using the forms to email the Board members. NOTE the password needed!

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### **Updates from SLOA**

SLOA President John Hammond invited Board members of the condo divisions in Sunland to start meeting together with him – perhaps quarterly. The first meeting on Feb 22<sup>nd</sup> was attended by the President of Div 16 (Foursome Drive) as well as Rob Baer, President and Carol Stults, Secy/Treasurer of Div 7. At this meeting, John updated the group on many of the initiatives they are focusing on, **which, in some cases, may take time to research and determine next actions:**

- SLOA is finalizing the conversion to a HOA Management database that will assist them in tracking owners, an online directory for the website, issuing invoices, and other administrative tasks.
- Possible change in Pool hours – proposal for hours to be increased so that the pool is open later in the day. They hope to coordinate with the Golf Club for food to be available.
- Possible play structure for families with children
- Possibly adding a dog park area.
- Sunland-wide better wi-fi availability if possible, researching by talking with PUD and IT experts to explore possibilities.
- Updating the SLOA website

Division Board members discussed some joint issues being faced, including tree roots causing significant issues, possible contracting with one landscape contractor across all condo divisions if that would help attract larger landscape firms, and difficulty finding a bookkeeper.

It is hoped that these meetings will continue and will be well attended, as it is an opportunity to interact with other HOAs on joint solutions and educate SLOA on what the divisions face, and how they are being addressed.

### **MAINTENANCE UPDATES**

**GLASS REPLACEMENT:** Bids are in for the next scheduled glass replacements and installation will start within the next 3-4 weeks once glass that is ordered is in. Joel will be in touch with owners to schedule installation. Once these 3 installations are completed, there will be no budget dollars for any further glass replacement for this year, unless a window breaks completely. However, we may do measuring in the fall for those windows remaining to be done in early 2024. Maintenance is tracking the outstanding requests by date received and budget availability.

**DECKS:** The Board will be reviewing final bids for deck replacements on Thursday – all bids are in to replace decks at 137C, 137D, 161, and 119C. If you have any issues with your deck, please let Joel know as we are tracking requests by the date they are received. The requests that come in first are assessed for repair vs replacement and are scheduled according to budget availability and date request is received.

**If you have any maintenance issues, please enter a General Service Request on the website – it is now located under the Owners Only menu and requires the password. See red box above for more info!**

If you have questions, phone Joel Ogden, at 805.217.0689 or by email – [joelogdenc5@aol.com](mailto:joelogdenc5@aol.com).