

# Sunland Division 7 Condo Association

Newsletter - April 2023

## NEXT BOARD MEETING

**Thursday, April 20, 2023, starting at 4:30pm**

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, April 20, 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, 4/19 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**

### ***Welcome new neighbors and Goodbye to longtime residents!***

We send a hearty welcome to new owners at 155 Hilltop – **Marye Hefty and Joe Holliday**. This is a great street of friendly neighbors, and we hope to meet you soon! Best wishes to Marye and Joe for joy in your new home.

Sadly, we also must say goodbye to longtime residents – **Jim and Gloria Fitzpatrick**. They have lived on this street for a very long time – and have volunteered many hours to our Association. As they leave at the end of April for Mercer Island, we send them our thanks for their generosity of time and talent, and wish them the very best. Jim and Gloria, you will be missed!

### **IMPORTANT REMINDER!**

The Request for Service forms are now located under the **Owners Only menu** of our website, due to scammers using the forms to email the Board members.

In order to open this portion of the website, please NOTE the password needed!

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

NOTE: This password was changed early last year, so please note the new password!

### **Contractors on Site**

Now that maintenance and landscape work is starting to ramp up, please be aware that because the area surrounding your Unit is Common Area or Limited Common Area, you may see contractors walking around the outside of your unit or on your roof.

NOTE that we will ALWAYS try to notify you of any contractor doing work directly on your Limited Common Area (patio, deck, sidewalk), or inside of your Unit, but we may not always know when contractors will be stopping by to meet with Board members regarding an issue near or for your Unit. IF you are concerned about anyone walking outside your Unit, please feel free to immediately contact any Board member for assistance.



**Hilltop Ladies Tea  
Thursday, May 25  
3:00 pm  
The Gathering Place**

**MUST** reserve your seat, only 26 available.  
Call Nancy: 360-477-4513

**Admission: \$5 donation for the Sequim Food Bank and  
6 sweets to share (cookies, tarts, tiny cakes, etc.)**

Menu: Tea sandwiches, scones, a selection of teas  
and your sweets.

Sponsored by Div 7 HOA Social Committee

**MAINTENANCE UPDATES**

**DECKS:** South lower deck at 161 is now complete – and remaining decks to be completed this summer include 137 C & D, and 119C. Some deck repairs may also be done this summer. Decks continue to be at least 40% higher than 3 years ago, but we continue to focus on keeping repairs and replacement done in as timely a manner as budget allows.

**GLASS REPLACEMENT:** Several glass replacements have been completed due to broken seals, and there will be no budget dollars for any further glass replacement for this year, unless glass in a window gets significant cracks or complete breaks. 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. Now that we are tracking carefully these requests, we should be able to keep up with replacements quicker. This does remain, however, lowest priority on the maintenance list unless the glass is broken. Thanks to the Owners who patiently have waited for this maintenance issue – much appreciated.

**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).

## LANDSCAPE UPDATES

**IRRIGATION:** Irrigation system planning has already started with a target date to turn on sprinklers around the first week of May for testing. Some sprinkler heads need repaired and will be repaired prior to use. **If you note a sprinkler head that is broken or bent, please report it ASAP - via a Request for Service or an email to the Landscape Committee listed below - so that repairs can be done prior to turning on the sprinklers.**

**YARD WASTE:** For those of you new to Division 7, (and now that Spring is almost here we think), a reminder to use the Yard Waste bins in the west island for any pruning or clean-up you are doing to your own plants. **Please do not place your dead shrubs by the side of the road or by your mailbox as there is no service that picks this up.** Please be sure to cut up larger branches, in order to maximize the space in the bins and minimize the cost to have those emptied. Signs are installed on the bins as a reminder to the Hilltop residents – what can and cannot be placed in the can. **This service is for the residents of Division 7 only – please do not let your friends from other areas use this to dispose of yard waste.**

**MOLES:** Two moles were caught and it appears there is no new activity. Repair of the bare areas due to moles will be done as the weather warms. Trapping will continue as the moles get active during warmer weather so please let the Landscape Committee know if you are seeing fresh mounds.

For any landscape questions or issues, please submit a Landscape Request for Service or Email Scott at [bowerscott0528@gmail.com](mailto:bowerscott0528@gmail.com) or Kelly Foster at [foster5551@gmail.com](mailto:foster5551@gmail.com).

## RULE OF THE MONTH

Every month we are reviewing one Rule/Regulation, especially focusing on those Rules that keep our homes and Common Areas visually attractive, help maintain safety of residents, and help to keep maintenance and landscape costs down. By highlighting our own responsibilities as Owners for everyone, hopefully we will all reap the benefit of compliance.

This month we are highlighting the Rule regarding feeding wildlife.

**General Rule re Pets and Animals** (see page 8 of the Rules and Regs) states:

- 5. To prevent damage to the Unit exteriors and interiors, and to prevent an influx of rodents and the spread of diseases that they carry, the feeding of wildlife including deer, raccoons and birds is strictly prohibited.  
Hummingbird feeders are permitted to be in use.***

While there are many of us who love to feed the birds, unfortunately this creates a very real problem, especially in condos, where others who share your building will need to deal with the rodents (rats and mice) that are attracted to your bird feeder and invade the attics and walls of units nearby. NOTE: you may feed hummingbirds for sure!

We are also faced with several raccoons who live in trees on the backyards of the south side units, and who have become very aggressive. There are limited legal options for trapping them and once removed, due to regulations, they are required to be euthanized. Also, at this time, we have not been able to find a business that removes raccoons. Reports have been received that some owners are regularly putting out food for the raccoons. The Board will be reviewing options to deal with the raccoons, but we need to be sure we don't face this again once action has been taken. Feeding these raccoons creates a problem for not only you potentially but also your neighbors, who do not appreciate having an aggressive animal near their backdoor or threatening their pets.

If Owners are not in compliance with this Rule, they will be given a warning by letter, with an opportunity to correct their behavior. If there is no compliance, SLOA will be notified, as this is also a Sunland-wide rule and fines may be levied by them.

**FRIENDLY REMINDER:** While we are also discussing this Pet Rule, please remember to pick up after your pets. Our landscape contractor cannot mow where there is dog or cat feces!



# FUNNY FOR THE MONTH

## AH, THE LIFE OF A MAINTENANCE DIRECTOR!

