

Sunland Division 7 Condo Association

Newsletter - May 2023

NEXT BOARD MEETING

Thursday, May 18, 2023, starting at 4:30pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, May 18, 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, 5/17 to the Board President, Rob Baer, at presidentdivision7hoa@gmail.com.

Division 7 Website - www.sunland-div7.com
Owner Only menu password is **22Hilltop20**

**NINE MORE SPOTS available –
Call today to reserve your place!**



**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

Emergency preparedness!

Do you have your GO BAGS ready? To be ready to vacate your home in an emergency or deal with systems in your home that are disrupted for a period of time, you need GO BAGS as CERT has recommended.

What should be in GO BAGS?

Using basic duffels, bins with handles, or backpacks, suggestions include the following:

- Flashlights and batteries
- Solar and regular phone charger
- Fire starters
- Copies of key documents – including credit cards, insurance policies and medical insurance cards, birth certificates, passports, and social security cards.
- List of medications including prescription number.
- Cash
- Food – shelf stable high protein options
- Water.
- First Aid Kit including sunscreen.
- Sleeping Bag
- Clothing – some base layers for warmth, socks, sturdy shoes or boots
- Personal hygiene products – travel size toothpaste, soap, deodorant, shampoo, baby wipes, wash cloth, towel, and hand sanitizer.
- Small tools – screwdriver, scissors, bottle and can openers, knife. Work gloves are great too.
- Two way radios

Roofing Contractors on Site

As you have noticed, the building at 116 is being reroofed. Please be aware of the contractors and their vehicles as you drive or walk by. Thank you to the residents at 116 for their patience!

This project involves not only a new roof, but also a conversion from embedded gutters to regular exterior gutters and new fascia, to avoid issues caused by the embedded gutter design. This portion of the project will be paid for out of operating funds, and will restore any damage to fascia boards, eaves and underlay found. The reroofing will be a Composite Roof Reserve Expense.

It is important that we keep addressing the root cause of maintenance issues and manage repairs that will last, especially when it comes to our roofs. We do this by using quality contractors. The Board and Maintenance Director, Joel Ogden, are committed to doing just that!

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/owners-only

*Owner Only menu password is **22Hilltop20***

NOTE: The contact phone numbers and email addresses of the Board of Directors is now on the Owner Only menu! You may use these to reach us!

LANDSCAPE UPDATES

IRRIGATION: After some repairs and testing, the irrigation on both the south and north side of Hilltop was turned on for the season. We have a few sprinklers that need to be worked on and one automatic timer on the south side will need to be repaired as it is not functioning properly. Once this is done early this week, watering can begin in full. A huge thank you to all the volunteers who will be running the numerous manual systems throughout the season. Thanks also to Steve Lavelly for coordinating this process and providing his expertise. Finally, thank you to Richard Streeter for his willingness to assist in getting the system ready to start up. Please submit a work request if you see something that appears to not be functioning.

YARD WASTE: Our thanks to Bob LeMaster for emptying and hauling off the yard waste when the bins are full. He has also volunteered to assist Ambros in dumping the contents in the truck while Jason is short-handed – Thank you Bob for all you do to make Hilltop so beautiful.

CARPENTER ANTS: We have had 3 reports of carpenter ants in the last few weeks. This is the time of the year when these ants swarm and establish new nests. **Please read the article on page 4** of this newsletter regarding identifying these carpenter ants – and what action to take! **If you notice these ants, please do the following:**

- Call a pest control company (two that are recommended are Angeles Pest Control or Dungeness Pest Control) and have them come out to assess where the 'nest' or infestation is located.
- Please notify Kelly Foster at the email listed below or Joel Ogden as listed in the Maintenance column below. They can advise you on what portion of the pest control is the responsibility of Division 7 and assess any exterior damage. In general ant control and prevention is the responsibility of the Owner, but in some cases the infestation may be located in areas that may be the responsibility of Division 7 to eradicate.

RULE OF THE MONTH

This month we highlight a regulation from Clallam County PUD that requires Division 7 adherence. The areas surrounding electrical transformers and other equipment installed on Hilltop Drive must conform to the regulation in order to allow the PUD to respond to emergency repairs, or to do regular maintenance required.

The regulation states that fencing, landscaping, or other structures must be 10 feet from the front and 3 feet from sides and back of all PUD equipment. Painting of PUD equipment is also prohibited.

PUD also notes that while delays in repairs are caused by obstructions to equipment, these obstructions also prevent appropriate airflow to equipment which impedes cooling, causing damage.

Over the next 12 months, the Board of Directors will be working on identifying any non-compliance with this regulation, and working on making corrections where needed. If you have PUD equipment on the Common Areas by your unit, and it is not in compliance, please submit a Request for Service, asking for someone to review.

MAINTENANCE UPDATES

- Warm weather allows regular maintenance to begin for the summer. Focus has been on checking decks for repairs or restaining. We will be working to complete requests on decks in the next few weeks now that weather has warmed. Replacement of decks with concrete is scheduled in July or August when more consistent warm weather will sustain pouring concrete patios.
- Roof repair to 116 building has begun including reconstruction of fascia boards. Repairs to some areas where water leaking from gutters has caused damage are also undergoing replacement.

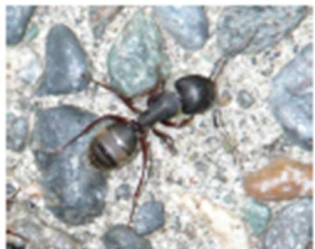
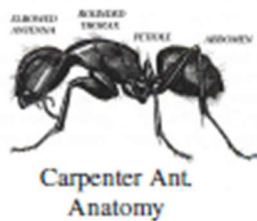
If you have any maintenance issues, please enter a General Service Request on the website – it is now located under the Owners Only menu and requires the password. See red box above for more info!

If you have questions, phone Joel Ogden, at 805.217.0689 or by email – joelogdenc5@aol.com.

Carpenter Ants

Physical Characteristics:

Carpenter ants are black in color with reddish legs. They are polymorphic, varying in size. The colony consists of Queens, Males, Workers and Majors. The evenly rounded thorax profile and the single petiole located between the thorax and the abdomen distinguishes the carpenter ant from the rest of the ant species. Their antenna is elbowed. When the ant has been feeding you will notice that the abdomen extends, causing a striping effect. Carpenter ants do have the ability to bite.



Carpenter Ant Colony

Habitat:

They dwell in logs, stumps, in ground or even under rocks. Their purpose in our environment is to break down wood, which is a very important element in the balance of our world. Carpenter ants Do Not consume wood. They nest in logs and stumps by excavating the wood, turning it into frass (sawdust) and kicking it out of their way. Frass is the evidence that there is a carpenter ant infestation. This is why railroad ties are a bad idea in landscaping, after all...they are logs cut into beam shape. As you can see by the picture, this log shows frass and the carpenter ants tending to their eggs.

When your home becomes a satellite colony by ants trailing from their parent colony, you may hear a crackling sound within your wall voids similar to that of Rice Crispies in milk. It is not necessary, nor should you, open up a wall void for treatment. The nest does not have to be exposed to kill the colony.



Frass at the base of the tree.



Nest within a live tree.

Biology:

Carpenter ants go dormant during the cold winter months. In the Pacific NW they will usually do their first swarming the first warm day in May. They will do a second swarming sometime around June or July. The males are the first to take flight when the temperature is warm enough. When they don't return to the nest the queens know it is time for flight. It is during flight that the two will mate. After mating the queen will pull off her wings and seek out a nesting area. It takes 100% humidity for her to start her first brood. The males will die after mating due to the fact that they can not take care of themselves. She will raise the first brood and after that her sole purpose is the production of eggs. The new brood will then forage for food to feed the queen and the ever growing nest.

Due to the fact that the queens need 100% humidity, she will not start her nest in your home, unless of course you have a water problem providing that humidity. When a nest gets larger satellite colonies are developed. Ants in a satellite colony will traffic between their original parent colony and the satellite colony. The damage they will do is the same as what you see in logs. Ever notice the logging trucks carrying logs with hollowed out heartwood?

Notice the 3 pieces in the woodpile that have carpenter ant damage.



Carpenter ants are busy tending to the eggs within the log. Notice the frass at the bottom of the picture.