

Sunland Division 7 Condo Association

Newsletter - June 2023

NEXT BOARD MEETING

Thursday, June 22, 2023, starting at 1pm!

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, **June 22nd, 2023 at 1pm.** 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, June 21st to the Board President, Rob Baer, at presidentdivision7hoa@gmail.com.**

- Division 7 Website - www.sunland-div7.com (Owner password 22Hilltop20)

REQUEST FOR SERVICE forms –

Go to – www.sunland-div7.com/owners-only/

Enter password **22Hilltop20**

Click on 'Request for Service' box. Scroll down until you see the forms noting "click to open", Fill out and submit!

Questions? Call Carol Stults, Communications Director
Cell - 425.802-0301.

SLOA Pool Open!

SLOA opened the pool on Sunday, June 18th. Pool hours are 9am to 6pm every day. Please refer to the posted flyer sent by SLOA for restrictions during those hours.

Please be aware that this means added traffic to the east end of Hilltop Drive. Slow down and exercise a great deal of caution when you turn onto Hilltop Drive as there will now be a lot more activity in that immediate area.

Welcome to new Owners on Hilltop!

Three new families have joined the Hilltop family as owners in June. These included:

- 116D – Tom and Annie Jenkins
- 126B – Tolbert and Diane Mayfield
- 134A - Karen and Steve Tucker

The Social Committee will be welcoming these owners in person, but please take time to stop and say hello!

Maintenance Update from Joel Ogden, Director

Email: joelogdenc5@aol.com; Phone: 805-217-0689

- **Decks:** Completion of the new cement patios at 119C and 137D is nearing. Some wood rot found on the west wall abutting the small porch/patio at 137D is being repaired, adding to the cost. This just illustrates the need to be aware of any leaks, even small, as water can cause damage. Please report seeing any wet areas on siding or fascia boards, or leaks from skylights or gutters.
- **Roofs:** the reroofing at 116 building is also nearing completion. Final installation of gutters will be done hopefully by the end of June to complete this major project. We will be assessing several roofs due for replacement in the next 10 years in order to schedule appropriately the need for reroofing. More info to come once this evaluation is completed.
- Large maintenance projects are being done early, leaving very little budget for any **major** construction, but enough to cover small repairs that are needed through the remainder of the year.

Landscape Update from Kelly Foster, Landscape Director

Email: foster55551@gmail.com Phone: 360-280-6764

It continues to be a very busy time of year for keeping our lovely grounds in good condition. The Landscape Committee has a list of all service requests that have been submitted along with the status of each. The requests are assessed and prioritized by the Landscape Committee.

Irrigation:

We have a new irrigation repair contractor now, working with Kelly. All outstanding service requests along with other potential issues are being assessed and repaired as time and budget allows. We appreciate your patience as we continually improve our irrigation system!

Landscape:

Our contractor, Jason Ambro, has been able to hire someone to work for him. Along with mowing, edging, and weeding, they have been completing many service requests, particularly pruning. June is one of the months that certain pruning occurs, depending on the plants involved. Please send in a Request for Service if you see something that you think needs pruning. Kelly will meet with you, take pictures and work with Jason on prioritizing.

A big thank you to all the volunteers who run the manual systems!

Building(s)	Volunteer(s)
108 and 116 A	Karen Orazi
Grass Park between 116/126	Toni Cline
117 B	Lori Tracey
117 C	Penney Van Vleet
119 A	Kelly Foster
121	Steve Welborn
126 and 142 B&C	Katie Venator
134	Dawn Kerns
142 D and 148 A	Steve Lavelly
156	Rob Baer
Equipment Box	Rob Baer
Island 2	Bob LeMaster

All service requests for pruning need to be assessed by determining the following:

- Is it the responsibility of the HOA or the owner?
- Is it the best time of year to prune the plant?
- What will the surrounding area look like if something is pruned back?

Please remember that our Rules and Regulations require requesting permission for any pruning or planting to be done on landscape areas managed by Division 7 Association. Send in a Request for Service rather than prune or plant something without the Landscape Committee's approval! If you prune trees or shrubs without approval, you may be subject to replacement costs or transfer of maintenance responsibility to the Owner.

Rodents, Wildlife, and Ants:

- Please pick up after your dog, even if it is near your unit. **Dog feces attract rats and other rodents.**
- **Carpenter ants** continue to be found on Hilltop and the owners are completing their responsibility to have the areas treated. Please let Kelly know if you see any carpenter ants.
- Traps are currently set for moles in front of units 157-163. Please notify Kelly if you see any new mole mounds.
- There continues to be a lack of services to remove **raccoons**. **Please remember not to feed wildlife!**

If you see something that you believe needs to be taken care of, please use the Service Request Form on the Division 7 Web Site. <https://sunland-div7.com/owners-only/request-for-service/>. Enter the password (if you do not have it let Kelly know).

If you have any questions and/or concerns, please email Kelly Foster, Division 7 Landscape Director at foster55551@gmail.com

4TH OF JULY PICNIC ON HILLTOP DRIVE – YAY!

TUESDAY, JULY 4TH
12 NOON – 2PM.

Let's get together this year between the 2nd and 3rd island on Hilltop Drive for fun and good food – including burgers, hot dogs, and potluck dishes, weather permitting.



Division 7 HOA will provide the meats, buns, condiments, plates/eating utensils, and water.

Please bring the following from your home:

- Chair(s)
- Any other drink you prefer
- Dish according to the following ABC last name categories:
 - A through L - Salads or side dishes
 - M through P: Chips, dips, finger foods
 - Q through Z: Desserts

If you need assistance getting yourself or the above items to the picnic, please call Nancy Baer at 360-477-4513 for a ride.

GAMES will be set up and all are welcome to play!

VOLUNTEERS NEEDED: we need help with set-up and clean-up!
Please call Nancy at 360-477-4513 to volunteer!

