

Sunland Division 7 Condo Association

Newsletter - August 2023

NEXT BOARD MEETING

Thursday, August 17, 2023, starting at 4:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, **August 17, 2023 at 4:30 pm.** 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, August 16th 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. The forms are on the top of the page that comes up - noting "click to open", Fill out and submit!

Questions or Issues? Call Carol Stults, 425.802-0301.

SHRED EVENT COMING UP!

In case you missed out on shred events this past weekend, here is another option scheduled:

August 26th 8am-11am – Castell Insurance- 426 E. Washington Street – free - donations go to the Boys and Girls Club!

New Website Updates

Have you been to the Division 7 website lately? We are working on some major revisions to the site to make it user friendly and reflective of Hilltop Drive (new photos?), but in the meantime here are some updates that you might notice:

- The current year agendas, minutes and newsletters are all that show now when you click on those items under About Us and Owner Info menus. The older documents are now retrieved by clicking on the link "Archived Minutes and Newsletters" box directly below the Board of Director Meeting Minutes <https://sunland-div7.com/bod-minutes/>. This keeps the pages for these items shorter so that scrolling is held to a minimum.
- In the Owners Only section, we also archived the financials that are not current year – note the box links for the Budget and Insurance Policies. Again, this puts the older information in a linked archive location making the pages shorter when scrolling.
- The Meeting time information on the Home page was adjusted (scroll down to see) to leave the "third Thursday info" but remove the yearly actual scheduled dates and to just note that the newsletter contains the most recent dates for Board Meetings. This helps us to keep the site accurate, and we don't have to update the full list with changes when needed.
- We expanded the categories for Landscape Requests for Service to assist Landscape in data tracking..
- The link to the online Requests for Service was moved up to the top of the Request For Service page rather than at the bottom. The links to the hard copy printable forms are still there, but aren't at the top anymore. This makes it easier for the owners to use the online requests AND encourages them to do just that!
- Suggestions? Please email Carol Stults at carols48@gmail.com. We would love your ideas!

Landscape Update from Kelly Foster, Landscape Director

Email: foster55551@gmail.com

Phone: 360-280-6764

- **Brett Romano from Peninsula Water Solutions has completed many irrigation assessments, repairs and adjustments, including adding a new timer device on island #1 that works beautifully. Brett is now here weekly for half a day, improving the system and addressing issues.**
- **Vendor for mole removal has successfully trapped two – but more pop up. Several traps have been set where reported mole hills were seen.**
- **Ambro's Landscape has completed over 30 landscape request since the end of April, in addition to their other duties. The system in place to direct his work based on Requests for Service, and on observations of the Landscape Committee is working well – and a lot of progress has been achieved.**
- **We continue to seek a solution to aggressive raccoons on the south side back lawns in particular.**

Thank you to everyone on the street for working together. If you see something that needs attention, please submit your Request for Service via the website as noted in this Newsletter!

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

Maintenance Update from Joel Ogden, Director

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

- **Maintenance Budget for 2023 is almost depleted.** Because we started repairs very early this year, we have almost completed all the projects we anticipated doing. There remains two decks to either repair or replace, as well as regular maintenance to be done this fall. For any requests for service, we will be assessing by priority. Maintenance projects usually wind down after September, and we anticipate that happening soon! It will be important to submit Requests for Service so that we can track needs both for this fall and for 2024. *See front page of this Newsletter for instructions on how to submit a Request!*
- **Privacy Walls and Fences –** We have had some requests for repairs to privacy walls and fences. While budget is quickly being depleted this summer, we will assess each request and prioritize most urgent needs – most will be budgeted for replacement next year.
- **Road work is almost done –** The crack seal project is almost finished – we have a few areas where we have asked them to come back and add more seals, which should be completed shortly.
- **Roof cleaning has begun by In the Clear. Please be aware that Ian may be on your roof soon!**

Are you prepared for a fire in your home?

The tragic fire that has ravaged Maui this past week is beyond comprehension. It serves as a stark reminder that emergencies happen, including fires, that take away everything you use on a daily basis.

Please consider the following as you review your own emergency plans:

- Do you have fire extinguishers in your home and garage? Are they still fully charged and easily accessible?
- If a fire destroyed your unit or entire building today, what do you need in the first week to survive and deal with the loss?
- Do you have a way to retrieve passwords, banking accounts, and cash for immediate needs?
- Do you have a copy of your driver's license and credit cards (both sides).
- Do you have an external back up of your computer data?
- Do you have an extra cell phone charger stored in a safe place? Do you have a copy of your contacts stored in your cell phone in case your phone is gone?
- Are all these items stored in a fireproof safe? Have you given copies of these items to a trusted friend or family member who does not live in your home?
- What medicines do you need to survive the first month?
- Do you have a packed backpack or other bag that you can grab quickly with needed items for the first 3 days? Review the recommended lists for 3 day/21day/30 day bags at this site (also attached to this email):
 - <https://www.clallamcountywa.gov/235/Emergency-Kit-Lists>
 - Be sure to have medications included!

Most importantly, are you putting yourself, your family, AND the neighbors who share your unit at risk in your condo unit by not following safety practices, particularly as it relates to flammable items –annual cleaning of any wood-burning fireplace chimneys, safe electrical system components, safe use of candles, no candles left burning overnight, safe use of any flammable liquids or no outdoor wood-burning firepits!

Remember that how you live may affect those who share your building as it relates to safety, and in particular fire hazards.

For more information, please contact Joel Ogden, (Phone: 805-217-0689) our CERT lead volunteer on Hilltop Drive, for any CERT materials that will assist you in being prepared.

You can also access information at the CERT website -

<https://www.bellelealand.net/about-4>.