

Sunland Division 7 Condo Association

Newsletter - September 2023

NEXT BOARD MEETING

Tomorrow - Thursday, September 28, 2023, starting at 4:30 pm

The regular Board meeting will be held at the Gathering Place (135 Fairway Drive) on Thursday, **September 28, 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, September 26th 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". Click on the link, fill out and submit! You will now get a line telling you it was sent or highlighting missing required info!

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

Attention Readers

6:30 pm Thursday, October 12, 2023.

The BYOB Readers Club is meeting at The Gathering Place
135 Fairway Drive, Sequim, WA 98382

The format is a bit different than most book clubs, where you all read the same book.

This format is **Bring Your Own Book (BYOB)** here you each share about a book (or two) you've read (or listened to), enjoyed and would recommend to others.

Future BYOB meetings: October 12 and December 14(?)

If you have questions, contact Joel McGehee
Call or text 425-501-8890 (text is best)

Email metronjm@gmail.com, put **BYOB** in subject line

HOLD THE DATE

ANNUAL HOLIDAY PARTY

**Thursday, Dec 21st - 5:00pm
at the Gathering Place!**

Details will be forthcoming from the Social Committee, and Yes, it is early to think about the Holidays,, but mark your calendars NOW so you won't miss this event!

You will not want to miss the food, fun and famous gift baskets!

**Want to volunteer?
Contact Nancy Baer, Chair, at 360.477.4513.**

A Sad Goodbye and Best Wishes for the Streeter family!

Richard and Teresa Streeter (and Elliott) are moving from Hilltop Drive in mid-October, leaving big shoes to fill as neighbors. We are all so grateful for the volunteer work that Richard and Teresa have done for Division 7 and wish them well in their new home near Spokane. You will be missed!

Landscape Update from Kelly Foster, Landscape Director

Email: foster5551@gmail.com

Phone: 360-280-6764

- **Irrigation Update** – Brett Ramono from Peninsula Irrigation continues to conduct repairs and adjustments throughout the Division. Thank you to those who have sent in a service request so Kelly can keep the Irrigation Service Requests up to date. We continue to add timers to areas that have manual operation only. This work will continue until we need to close the irrigation off for the season, possibly mid-October.
- **Landscape Service Request Update** – Jason Ambro's continues to work on service requests that have been sent in. There has been a lot pruning and debris clean up along with the ongoing mowing, weeding, etc.
- **Pest Update** - Katie Adolphsen has trapped some moles, but they continue to be an issue.
- **Tree Removal** - Kelly has been working with three arborist contractors to have trees assessed and bids made for tree pruning and removal. Emails will be sent out prior to any major pruning or removal.
- If you have any questions and/or concerns, please email Kelly Foster, Division 7 Landscape Director at foster5551@gmail.com

Maintenance Update from Joel Ogden, Director

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

- **Project at 137D** – we had been working on repairing some rotted wood on the northwest corner of the side porch of 137A, found during our cement patio installation. Of course, we found more water damage on the lower part of the west wall, resulting in additional costs. This project will be funded under the Emergency Reserve Account, as operational maintenance budget has or is going to be spent on other repairs. As always seems to happen, we find more water damage when we repair what appears to be a small area. **To Owners – IF you notice any wood that appears to be wet all the time, or the paint is peeling and the wood appears swollen, please report it immediately. Please also report any sprinklers that seem to be hitting any of the siding or wood decks. We realize that water damage may not be apparent early on, but if it is, this will help us to keep on top of water that is seeping under the siding, which will help to minimize the cost of repairs. We appreciate being told about any areas of siding that need attention.**
- **Maintenance Budget for 2023** – The budget allotted to maintenance is almost depleted for 2023. Major projects will be scheduled for 2024, so please continue to report via Request for Service form, so that we have noted them on the pending repairs for next year. We certainly appreciate all of you who are now entering Request online – it makes the administrative duties a lot easier – and keeps the Association records complete for your unit. Keep it up!