

Sunland Division 7 Condo Association

Newsletter - November 2023

ANNUAL MEETING

Thursday, November 16, 2023, starting at 4:30 pm

The regular Annual Owner Meeting for 2023 will be held at the Gathering Place (135 Fairway Drive) on Thursday, November 16, 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 3pm today - Wednesday, November 15th to the Board President,

Rob Baer, at presidentdivision7hoa@gmail.com.

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

VOTE – VOTE – VOTE – VOTE – VOTE – VOTE

No - there is no political election that requires you to vote now!! WHEW!

BUT we do have an important ballot for all Owners at Division 7 to fill out, sign and return – and **we need everyone to submit their vote**. Our CCRs require at least 32 people to vote to confirm a quorum for 63 voters, and we are short of that number as of today.

Have you submitted your ballot for the 2024 Budgets and voted on the Board member candidates?

If you have voted, **thank you!** **If you have NOT, note the following:**

- IF you are **not** attending the Annual Meeting, you **must** have your Ballot and Proxy in by 4:30pm tomorrow Thursday Nov 16 - at the start of the meeting -to be counted. If you have not mailed your Ballot and Proxy in by now, please contact the Board Secretary – Carol Stults 425-802-0301– and **arrange to send it via email**. The mail is notoriously slow and it might not get here to be counted if you mail it now – **OR please deliver it to the Ballot boxes (at 108 A and 142C) OR email it in**. We can also pick up your Ballot in the sealed envelope provided if needed.
- IF you **are** coming to the Annual Meeting that is great, **but be sure to bring your Ballot!** You will have time at the meeting to ask any questions before you mark your Ballot **if you are in attendance**.
- The Annual Meeting date and time? – **This Thursday, 11/16 at 4:30pm.**

Landscape Update from Kelly Foster, Landscape Director

Email: foster55551@gmail.com

Phone: 360-280-6764

- A big thank you to Katie Venator for documenting the various valves and irrigation boxes that needed to be used for winterizing. Brett Romano, the irrigation contractor for Division 7 worked with Katie and Kelly to ensure all irrigation pipes were drained and all irrigation water turned off for the season.
- Kelly continues to coordinate weekly with Jason Ambros on any service requests that come in and/or identifying trees or shrubs that need pruning. Jason has been working hard on debris clean up.
- The mole trapper has removed her traps and will pick this up next spring. At least 8 moles were trapped, however like many pests it is difficult to eradicate them permanently!

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: joelodenc5@aol.com; Phone: 805-217-0689

- **Skylight leak and roof leak** – we had a tree branch stab the roof at 117D on a rainy windy night, and also a leak in a skylight at 108D. Allen Roofing came out and repaired both in a VERY timely manner and we appreciated his response and the quick reporting by the Owner/Tenant! We ask that owners report any drips or wet spots on the interior of their units from their skylights so we can assess whether they need sealed (which we can do easily) or the edging around the glazing has completely cracked away from the exterior of the glass, and needs repaired or replaced.
- **Maintenance Budget for 2024** – We have interviewed more contractors and will be having bids come in for 2024 work. These interviews have helped to identify several contractors who are excited to work for us, and to take the time this winter to map out the 2024 projects so the new Maintenance Director can hit the ground running. Look for work to begin in the spring as soon as weather breaks.
- **Powerwashing and gutter cleaning** – the colder temperature, wind and rainstorms have contributed to some slick patios/steps as well lots of debris on roofs and sitting on top of the gutter guards. Steve Carr will be stopping by the Units who reported issues. If you are noticing any algae growing on your steps please let us know by putting in a Request for Service.

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.

THANK YOU!

A huge thank you to the following neighbors for their past efforts – they made a difference to the residents on Hilltop Drive!

- A shout out to Judy Ogilvie and daughter Anne Milligan for hosting the Owners in Division 7 last Thursday night. Everyone who was able to come had a great time. Lots of new faces and that made it extra special. Thank you Judy and Anne for the little mini cornbread/hot dogs treats and the beautiful mini-meatballs – and most of all for sharing your warm, lovely home with us.
- A long overdue thanks go to Ted and Christie Foster. For many years, when weather permits, Wednesday afternoon is a time for Ted and Christie to bring out the lawn chairs, placed on or near their driveway, and visit with any neighbors who join them. It is a great time to chat and rest in the shade or the sun. AND it was all their idea. Even after a day of doing yard work, they were sitting with neighbors under a tree smiling and chatting. How great is that! Thank you, Ted and Christie, you are special people!
- Thank you to Bob LeMaster for continuously emptying the yard waste bins when they fill up and for all he does to keep Hilltop Drive looking so good! You make a difference!
- A special thank you goes to Dave McInnes and to Rob Baer for responding on a very windy, rainy evening at 7pm to help with a roof leak that occurred as a result of a tree limb falling onto 117D. Owners Alan and Maxine Smith surely appreciated this quick response - and not only the help! Dave brought the right equipment to secure the water to avoid any damage to the interior floor or walls. Thanks so much for not even hesitating to grab raincoats and come help when the Maintenance Director was ill!
- Thank you to all the Owners who paid their invoices in 2023! We are fortunate as an HOA to have no past due accounts and to live where Owners support the Association by paying their dues in a timely manner. A blessing for the Treasurer for sure! 😊

HOLD THE DATE

ANNUAL HOLIDAY PARTY – DIVISION 7

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

Details will be sent out from the Social Committee in an email soon - mark your calendars NOW so you won't miss this fun Division 7 event! Food, fun and famous gift baskets! Drinks provided or BYOB!

**Want to volunteer? – gift basket wrapping, set up, cleanup – come have fun helping to put on this holiday party!
Contact Nancy Baer, Chair, at 360.477.4513.**